



Government of Telangana
Registration And Stamps Department

Doct. NO : 5227/2024

Payment Details - Citizen Copy - Generated on 28/11/2024, 02:49 PM

SRO Name: 1602 Chikkadpally

Receipt No: 6446

Receipt Date: 28/11/2024

Name: RAGHAVENDRA PAGADALA

CS No/Doct No: 5326 / 2024

Transaction: Mortgage without Possession

Challan No:

E-Challan No: 377A6I281124

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 28-NOV-24

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				1600
Deficit Stamp Duty				5000
User Charges				500
Total:				7100

In Words: RUPEES SEVEN THOUSAND ONE HUNDRED ONLY

Prepared By: AAKASH

459850

OTP Verified



Signature by SR

సబ్-రిజిస్ట్రార్,
చిక్కడపల్లి

Phone No:
Sold To/Issued To:
P Raghavendra
For Whom/ID Proof:
DhanushrajaConstruct



NOV-27-2024 17:12:23
₹ 0000100/-
ZERO ZERO ZERO ZERO ONE ZERO ZERO
Other
38152671732727543449-00065429
3815267 08/2012

SCANNED

Document no. S227 of 2024.

SIMPLE MORTGAGE DEED (WITHOUT POSSESSION)
IN FAVOUR OF GHMC

THIS SIMPLE MORTGAGE DEED WITHOUT POSSESSION IS MADE
AND EXECUTED ON THIS THE 28th DAY OF November, 2024 AT
HYDERABAD, T.G., BY:

1. Sri. Guda Vidyanath, S/o. Late Guda Venkata Subrahmanyam, aged about 63 years, Occ: Retd. Pvt. Employee, R/o. Flat No.404, Sai Sahara Apartments, Premises No.1-9-91/A/1, Ramnagar, Hyderabad-500020, T.G., (Aadhar No.XXXX XXXX 1476, PAN:AFQPG2172L, Mobile No.9885604896).
2. Smt. Varanasi Seshendra Lakshmi, W/o. Sri. Varanasi Ravindranath, D/o. Late Guda Venkata Subrahmanyam, aged about 61 years, Occ: Household, R/o. Flat No.101, Shiva Dhanush Nilayam, Premises No.6-3-252/1/5, Erramanzil, Khairatabad, Hyderabad-500082, T.G., (Aadhar No.XXXX XXXX 1700, PAN:ACPPG6440H, Mobile No.9908187824).

Contd...2

For DHANUSHRAJA CONSTRUCTIONS LLP

Designated Partner

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Chikkadpally along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1600/- paid between the hours of 2 and 3 on the 28th day of NOV, 2024 by Sri Raghavendra Pagadala

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 RAGHAVENDRA PAG [1602-1-2024-5326]	RAGHAVENDRA PAGADALA(R)DHANUSHRAJA CONSTRUCTIONS LLP (DGPA HOLDER) 3-6-23 FLAT NO 601, BASHEERBAGH, HYDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 A SAI KIRAN::28/11/2024 [1602-1-2024-5326]	A SAI KIRAN 13-4-239/1/A SABJI MANDI, HYD	
1		 MOHAMMED SADDAM [1602-1-2024-5326]	MOHAMMED SADDAM 4-19-78/1 MAHMOOD NAGAR, K V RANGAREDDY	

28th day of November, 2024

Signature of Sub Registrar
ChikkadpallyBiometrically Authenticated by
SRO ATHI MALEKARJUN
on 28-NOV-2024 14:51:25

SI No	Aadhaar Details	E-KYC Details as received from UIDAI:	Photo
1	Aadhaar No: XXXXXXXX8396 Name: Pagadala Raghavendra	Address: S/O Pagadala Dhanush Kumar, Khairatabad, Khairatabad, Hyderabad, Telangana, 500034	

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	5000	0	0	0	5100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	1600	0	0	0	1600
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	7100	0	0	0	7200

Rs. 5000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1600/- towards Registration Fees on the chargeable value of Rs. 1511000/- was paid by the party through E-Challan/BC/Pay Order No ,377A6I281124 dated ,28-NOV-24 of ,SBIN/

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Sheet 1 of 6 Sub Registrar Chikkadpally

3. Smt. Guda Sree Vani, W/o. Sri. Varanasi Pandurangam, D/o. Late Guda Venkata Subrahmanyam, aged about 51 years, Occ: Household, R/o.H.No.1-8-702/105, New Nallakunta, Hyderabad-500044, T.G., (Aadhar No.XXXX XXXX 6132, PAN:ARRPG0202C, Mobile No.9849290291).
4. Smt. Guda Nirmala, W/o. Late Sri. Guda Radhakrishna, Daughter in law of Late Guda Venkata Subrahmanyam, aged about 64 years, Occ: Learning & Development Professional, R/o. B-230, Janapriya Arcadia, Kowkooor, Alwal, Secunderabad-500010, T.G., (Aadhar No.XXXX XXXX 9540, PAN:AFSPG3276K, Mobile No.9618062375).
5. Sri. Guda Jayaram, S/o. Late Sri. Guda Radhakrishna, Grandson of Late Guda Venkata Subrahmanyam, aged about 36 years, Occ: Service, R/o.B-230, Janapriya Arcadia, Kowkooor, Alwal, Secunderabad-500010, T.G., (Aadhar No.XXXX XXXX 9548, PAN:ANOPG7259A, Mobile No.9618062375).
6. Sri. Guda Raghuram, S/o. Late Sri. Guda Radhakrishna, Grandson of Late Guda Venkata Subrahmanyam, aged about 34 years, Occ: Service, R/o. B-230, Janapriya Arcadia, Kowkooor, Alwal, Secunderabad-500010, T.G., (Aadhar No.XXXX XXXX 4005, PAN:AORPG5088B, Mobile No.9618062375).

All are represented by their DAGPA (vide Document No.3922/2024, Dated:28.08.2024 @ SRO, Chikkadpally) Holder **DHANUSHRAJA CONSTRUCTIONS LLP** (PAN:AATFD1600Q), A LLP firm with LLPIN No AAZ-6548, represented by its Managing Partner **Sri. RAGHAVENDRA PAGADALA**, S/o. Dhanush Kumar Pagadala, aged about 38 years, Occupation: Business, having registered office at 3-6-23, Flat No.601, Basheerbagh, Hyderabad, Telangana, 500029, (Aadhar No.XXXX XXXX 8396, Mobile No.9866551949).

(HEREINAFTER called the "MORTGAGORS", which expression shall mean and include all their legal heirs, legal representatives, assignees, executors, administrators, etc of the ONE PART).

IN FAVOUR OF

THE COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION, Hyderabad.

(HEREINAFTER called the "MORTGAGEE", which expression shall mean and include all its legal representatives, assignees, executors, administrators, etc of the OTHER PART).

Contd...3

For DHANUSHRAJA CONSTRUCTIONS LLP

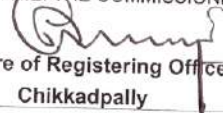

Designated Partner

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 7150/-, DATE: 28-NOV-24, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 7876079957719, PAYMENT MODE: NB-1001138, ATRN: 7876079957719, REMITTER NAME: RAGHAVENDRA PAGADALA, EXECUTANT NAME: DHANUSHRAJA CONSTRUCTIONS LLP, CLAIMANT NAME: THE COMMISSIONER GHMC).

Date:

28th day of November, 2024


Signature of Registering Officer
Chikkadpally

Certificate of Registration

Registered as document no. 5227 of 2024 of Book-1 and assigned the identification number 1 - 1602 - 5227 - 2024 for Scanning on 28-NOV-24 .


Registering Officer
Chikkadpally
(Athi Mallikarjun)


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Sheet 2 of 6
Sub Registrar
Chikkadpally

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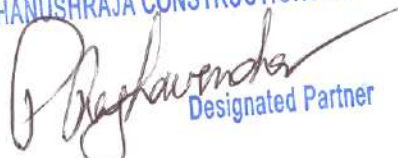


WHEREAS the Mortgagors herein are the absolute owners and peaceful possessors of the House Bearing Municipal Nos.1-8-702/105 (PTIN:1090147344), 1-8-702/105/A (PTIN:1090146346) and 1-8-702/105/B (PTIN:1090146347), admeasuring 505.55 Square Yards or 422.70 Sq.meters, bearing Plot No.9 in Sy.No.31/1 & 2 (Old) and 59/1 & 2 (New), situated at Padma Colony, Nallakunta, Amberpet, Hyderabad, T.G., in Greater Hyderabad Municipal Corporation and have executed a DAGPA vide Document No.3922 of 2024, Dated:28.08.2024 @ SRO, Chikkadpally in favour of **DHANUSHRAJA CONSTRUCTIONS LLP** (PAN:AATFD1600Q), A LLP firm with LLPIN No AAZ-6548, represented by its Managing Partner **Sri. RAGHAVENDRA PAGADALA**, S/o. Dhanush Kumar Pagadala and the mortgagor herein rep. by their DAGPA Holder have applied for construction of building permission for proposed construction of building consisting of Stilt for Parking + 5 Upper Floors vide Building Application in File No.010470/GHMC/4824/SEC2/2024-BP, Dt:26.11.2024 in respect of the above said property.

AND WHEREAS as required under Hyderabad revised building rules issued vide G.O.Ms.No.86 M.A., dated: 31-03-2006 G.O.Ms.No.171 M.A. dated: 19-04-2006, 623 M.A. dated: 01-12-2006 & G.O.Ms.No.168, dated: 07-04-2012 and G.O.Ms.No.7 dated: 05-01-2016 the Mortgagors herein execute and submit an Undertaking Affidavit in favour of the Commissioner, GHMC authorizing it to initiate appropriate action as per the said G.O. and agreeing to abide by the terms and conditions.

AND WHEREAS in compliance of the said G.O.Ms.No.86, M.A. dated: 31-03-2006, G.O.Ms. No. 171 M.A. dated: 19-04-2006, 623 M.A., dated: 01-12-2006 & G.O.Ms.No. 168, dated: 07-04-2012 and G.O.Ms.No.7, dated: 05-01-2016, Mortgagors do hereby hand over the 10.14% proposed First Floor (as per schedule given below) to the Commissioner, GHMC by way of this mortgage deed, in case of violation of the terms and conditions of the sanctioned plan, the Mortgagors herein authorize the Commissioner, GHMC to initiate appropriate action in respect of 10.14% of the builtup area 120.62 sq.mtrs., in Proposed First Floor, as the case may be after duly removing the violated / deviated portions and if any such action is initiated by the Commissioner, GHMC for the violations committed, the Mortgagors shall have no objection of whatsoever nature.

Contd...4

For **DHANUSHRAJA CONSTRUCTIONS LLP**

Designated Partner

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Chikkadpally



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That the value of the mortgage area i.e., 120.62 sq.mtrs., or 1299 sq.ft., at the rate of Rs.1,100/- per sq.ft., = Rs.14,28,900/- and 2 sq.yds., of undivided share of land X Rs.40,600/- per sq.yd. = Rs.81,200/- total market value of the mortgage area : Rs.15,10,100/- or Rs.15,11,000/- (Rupees Fifteen Lakhs and Eleven Thousand Only).

SCHEDULE OF PROPERTY

All that the 10.14% Mortgage Area in Proposed First Floor, admeasuring 120.62 Sq.mtrs or **1299 Sq.ft.**, along with UDS of land admeasuring **2 Sq.yds** in House Bearing Municipal Nos.1-8-702/105 (PTIN:1090147344), 1-8-702/105/A (PTIN:1090146346) and 1-8-702/105/B (PTIN:1090146347), admeasuring 505.55 Square Yards or 422.70 Sq.meters, bearing Plot No.9 in Sy.No.31/1 & 2 (Old) and 59/1 & 2 (New), situated at Padma Colony, Nallakunta, Amberpet, Hyderabad, Telangana State., in Greater Hyderabad Municipal Corporation bounded by:

BOUNDARIES OF MORTGAGED AREA IN FIRST FLOOR:

NORTH	:	Open to Sky
SOUTH	:	Part of First Floor
EAST	:	Open to Sky
WEST	:	Open to Sky

IN WITNESS WHEREOF THE MORTGAGORS HEREIN HAS EXECUTED THIS MORTGAGE DEED ON THE DAY, MONTH AND YEAR IN THE FOLLOWING WITNESSES.

WITNESSES:

1. A. Saitwong.

2. 

For DHANUSRAJA CONSTRUCTIONS LLP


Designated Partner
(rep. by DAGPA Holder)

MORTGAGORS

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THE MORTGAGE PLAN SHOWING THE (PROPOSED) FIRST FLOOR (10.14%) OF PROPOSED TOTAL BUILT UP AREA IS HANDED OVER TO GHMC AS PER G.O. MS No.168,MA DT. 07-04-2012,
RESIDENTIAL BUILDING BEARING MUNICIPAL NOS. 1-8-702/105, 1-8-702/105/A & 702/105/B, PLOT NO:9 IN SY.NO 31/1 & 2 (OLD) AND 59/1 & 2 (NEW), SITUATED AT PADMA COLONY, NALLAKUNTA, AMBERPET, HYDERABAD, T.S.,

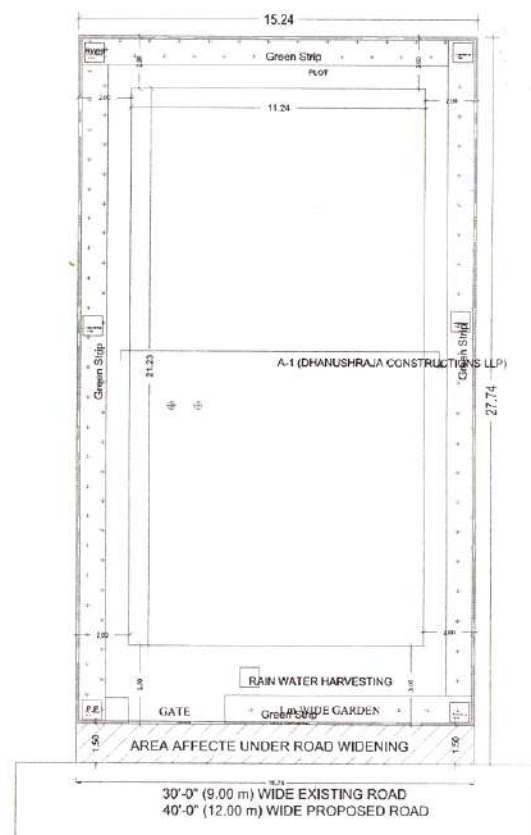
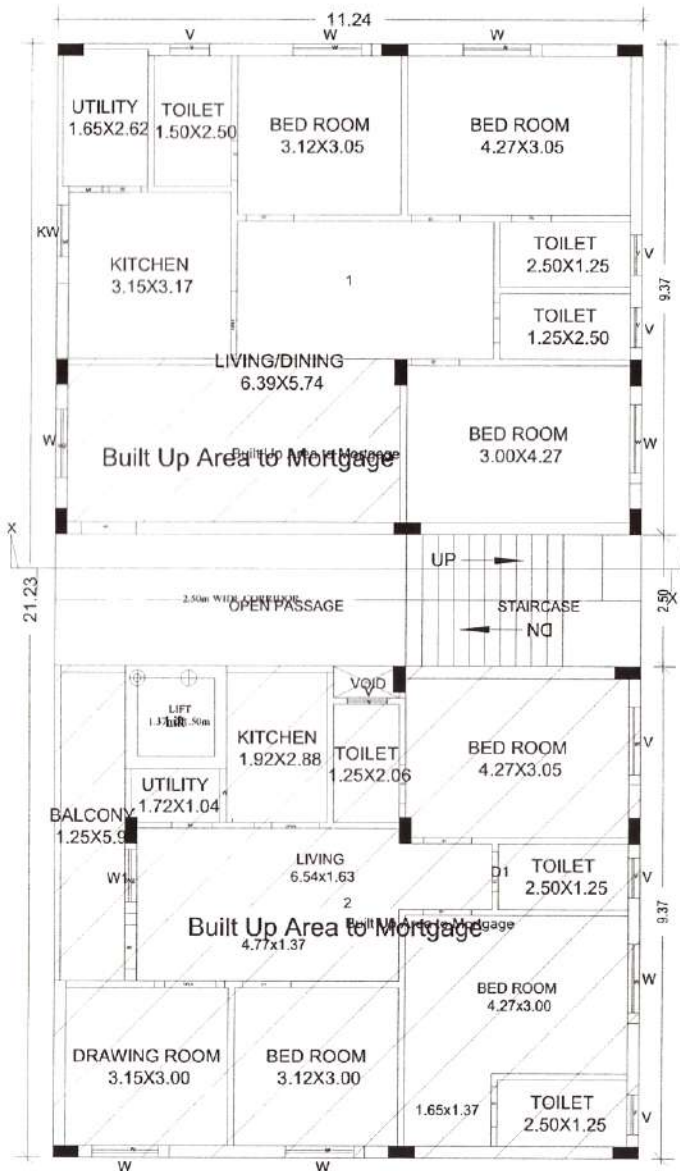


BELONGING TO:

1. SRI. GUDA VIDYANATH, S/O. LATE. SRI. GUDA VENKATA SUBRAHMANYAM,
2. SMT. VARANASI SESHENDRA LAKSHMI, W/O. VARANASI RAVINDRANATH,
D/O. LATE. SRI. GUDA VENKATA SUBRAHMANYAM,
3. SMT. SREE VANI, W/O. VARANASI PANDURANGAM,
D/O. LATE. SRI. GUDA VENKATA SUBRAHMANYAM,
4. SMT. GUDA NIRMALA, W/O. LATE. SRI. GUDA RADHAKRISHNA,
DAUGHTER IN LAW OF LATE. SRI. GUDA VENKATA SUBRAHMANYAM,
5. SRI. GUDA JAYARAM, S/O. LATE. SRI. GUDA RADHAKRISHNA,
GRAND DON OF SRI. GUDA VENKATA SUBRAHMANYAM,
6. SRI. GUDA RAGHURAM, S/O. LATE. SRI. GUDA RADHAKRISHNA,
GRAND DON OF SRI. GUDA VENKATA SUBRAHMANYAM,
AND DAGPA HOLDER,
MS DHANUSHRAJA CONSTRUCTIONS LLP
ITS MANAGING PATNER
SRI. RAGHAVENDRA PAGADALA, S/O. SRI. DHANUSH KUMAR PAGADALA

DETAILS OF AREA STATEMENT

TOTAL PLOT AREA	: 505.53 Sq.Yds (OR) 422.69 Sq.Mtrs
AFFECTED ROAD WIDENING AREA	: 27.41 Sq.Yds (OR) 22.92 Sq.Mtrs
TOTAL NET PLOT AREA	: 478.12 Sq.Yds (OR) 399.77 Sq.Mtrs
NO. OF FLOORS	: STILT+ 5 UPPER FLOORS
BUILT UP AREA	
FIRST FLOOR	237.90 SMT
SECOND FLOOR	237.90 SMT
THIRD FLOOR	237.90 SMT
FOURTH FLOOR	237.90 SMT
FIFTH FLOOR	237.90 SMT
TOTAL	1189.50 SMT
PERMISSIBLE HEIGHT	BELOW 15.00 M
PROPOSED HEIGHT	14.95 M
MORTGAGED AREA (PROVIDED) (10.14%)	120.62 SMT



SITE PLAN
(SCALE-1:200)

(10.14%) MORTGAGE PORTION ON
FIRST FLOOR PLAN

Witnesses:

1. A. Sankar...
2. [Signature]

For DHANUSHRAJA CONSTRUCTIONS LLP

HANDED OVER
[Signature]
Designated Partner

TAKEN OVER

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Chikkadpally



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AATFD1600Q



04122021

नाम / Name
DHANUSHRAJA CONSTRUCTIONS LLP

निगमन / गठन की तारीख
Date of Incorporation / Formation
26/11/2021

For DHANUSHRAJA CONSTRUCTIONS LLP

Raghavendra
Designated Partner



भारत सरकार
GOVERNMENT OF INDIA

पगदाल राघवेंद्र

Pagadala Raghavendra

पुद्गल तारीख / DOB: 04/09/1984

पुरुष / MALE



5884 3181 8396

अधार्-ना अधार्-ना गुरिंछु



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पिडनामा:

S/O पगदाल धनुष कुमार, 8-

2-703/3, 8क 12, फमिलिया

हॉस्पिटल, बंजारा हिल्स, खैराबाद,

हायडराबाद, तेलंगणा

500034

Address:

S/O Pagadala Raghavendra, 8-2-

703/3, Road No 12, Opp Fomilia

Hospital, Banjara Hills, Khairatabad,

Hyderabad,

Telangana - 500034

5884 3181 8396

Aadhaar-Mera Aadhaar, Meri Pehchan



भारत सरकार
Government of India



अंदोल साई किरन
Andeol Sai Kiran
पुद्गल तारीख / DOB: 22/04/1991
पुरुष / MALE



3838 3969 2089

VID: 9146 7649 1495 7350

ना अधार्, ना गुरिंछु



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पिडनामा:
S/O रमेश बाबू, 13-4-239/1/2, साबजिमंडी, अस्फिनगर,
हायडराबाद, तेलंगणा - 500006

Address:
S/O Ramesh Babu, 13-4-239/1/A,
Sabjimandi, Asifnagar, Hyderabad,
Telangana - 500006



3838 3969 2089

VID: 9146 7649 1495 7350

A. Sankar



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पुद्गल तारीख / DOB: 04/09/1984

पगदाल राघवेंद्र
Pagadala Raghavendra
पुद्गल तारीख / DOB: 04/09/1984
पुरुष / MALE



पिडनामा:
S/O रमेश बाबू, 13-4-239/1/2, साबजिमंडी, अस्फिनगर,
हायडराबाद, तेलंगणा - 500006

Address:
S/O Ramesh Babu, 13-4-239/1/A,
Sabjimandi, Asifnagar, Hyderabad,
Telangana - 500006

0958

VID: 9146 7649 1495 7350

ना अधार्, ना गुरिंछु



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पुद्गल तारीख / DOB: 04/09/1984

पगदाल राघवेंद्र
Pagadala Raghavendra
पुद्गल तारीख / DOB: 04/09/1984
पुरुष / MALE

0958

VID: 9146 7649 1495 7350

ना अधार्, ना गुरिंछु

Registration & Stamps Department
Government of Telangana

Challan No: 377A6I281124



Bank Code : SBIN

Payment : NB

Remitter Details

Name RAGHAVENDRA PAGADALA
 PAN Card No AATFD1600Q
 Aadhar Card No
 Mobile Number *****761
 Address HYDERABAD

Executant Details

Name DHANUSHRAJA CONSTRUCTIONS LLP
 Address HYDERABAD

Claimant Details

Name THE COMMISSIONER GHMC
 Address HYDERABAD

Document Nature

Nature of Document Mortgage without Possession
 Property Situated in(District) HYDERABAD
 SRO Name CHIKKADPALLY

Amount Details

Stamp Duty 5000
 Transfer Duty 0
 Registration Fee 1600
 User Charges 500
 Mutation Charges 0
 Haritha Nidhi 50
 TOTAL 7150

Total in Words Seven Thousand One Hundred Fifty Rupees Only

Date(DD-MM-YYYY) 28-11-2024

Transaction Id 7876079957719

Stamp & Signature

Registration & Stamps Department
Government of Telangana

Challan No: 377A6I281124



Bank Code : SBIN

Payment : NB

Remitter Details

Name RAGHAVENDRA PAGADALA
 PAN Card No AATFD1600Q
 Aadhar Card No
 Mobile Number *****761
 Address HYDERABAD

Executant Details

Name DHANUSHRAJA CONSTRUCTIONS LLP
 Address HYDERABAD

Claimant Details

Name THE COMMISSIONER GHMC
 Address HYDERABAD

Document Nature

Nature of Document Mortgage without Possession
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Total in Words Seven Thousand One Hundred Fifty Rupees Only

Date(DD-MM-YYYY) 28-11-2024

Transaction Id 7876079957719

Stamp & Signature

Note: Scan the QR code to verify the challan details and go through refund policy.

Note: Scan the QR code to verify the challan details and go through refund policy.

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