

Doc.No. 12009/2024



తెలంగాణ తెలంగాణ TELANGANA

BM 816656  
M. Parashuram

Tran Id: 241228151806697716  
Date: 28 DEC 2024, 03:19 PM  
Purchased By:  
MULA NARSING RAO  
S/o SATHAIAH  
R/o HYDERABAD  
For Whom  
\*\* SELF \*\*

M PARASHURAM  
LICENSED STAMP VENDOR  
Lic. No. 15-29-010/2023  
Ren.No. New License  
3-50, Vivekananda Nagar,  
Medipally, Medchal Malkajgiri  
Dist  
Ph 9502111298

### DEED OF SIMPLE MORTGAGE

This Deed of SIMPLE MORTGAGE is made and executed on this the 28<sup>th</sup> day **December, 2024**, by:

**SRI. MULA NARSING RAO, SON OF SRI. SATHAIAH**, aged about 53 years, Occupation: Business, Residing of H.No.3-3-17, Anand Nagar, Ramanthapur, Hyderabad-500013, Telangana State, (Aadhar No.XXXX-XXXX-7054, PAN:ATKPM1703F).

Hereinafter called the '**MORTGAGOR**' which term shall mean and include all her heirs, legal representatives, executors, assignees, etc., of the One part)

### IN FAVOUR OF

**THE METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA), O/o. HMDA Building, Swarna Jayanti Complex, Sanjeeva Reddy Nagar, Ameerpet, Hyderabad-500038, Telangana State, INDIA.**

(Hereinafter called the '**MORTGAGEE**' which term shall mean and include all its heirs, legal representatives, executors, assignees and successors in interest etc., of the Other Part)

Contd....2

మ.న. రంగారావు



**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Narapalli along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 3000/- paid between the hours of 4 and on the 28th day of DEC. 2024 by Sri M Narsing Rao

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

SI No Code Thumb Impression Photo Address Signature/Ink Thumb Impression

1 MR



MULA NARSING RAO  
S/O. SATHAIALL  
H NO.3-2-17 RAMANAPUR  
RAMANTHAPUR, HYD

*M Narsing Rao*

Identified by Witness

SI No Thumb Impression Photo

2



Name Address  
M DHEERAJ KUMAR  
R/O HYD

Signature

*M Dheeraj Kumar*

1



S SHIVA KUMAR  
R/O HYDERABAD

*S Shiva Kumar*

S SHIVA KUMAR::28  
[1529-1-2024-12539]

Biometrically Authenticated by  
SRO SRIDEVI  
on 28-DEC-2024 17:53:48

28th day of December, 2024

Signature of Sub Registrar  
Narapalli

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4472 Name: Mula Dheeraj Kumar	Ramanthapur, Hyderabad, Andhra Pradesh, 500013	
2	Aadhaar No: XXXXXXXX4230 Name: S Shiva Kumar	C/O S Narshima, Lallaguda, Secunderabad, Hyderabad, Telangana, 500017	
3	Aadhaar No: XXXXXXXX7054 Name: Mula Narasing Rao	Ramanthapur, Hyderabad, Andhra Pradesh, 500013	

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WHEREAS the Mortgagor is the absolute owners and peaceful possessors of the Agriculture Land bearing in **Survey Nos.207/అ, area Ac.0.05 207/అ/అ, area Ac. 0.04 Gts., 207/అ/అ/1, area Ac.0.20 Gts., 207/అ/అ/2, area Ac.0.20 Gts., 208/అ, area Ac.0.28 Gts., 208/2/అ, area Ac.0.29 Gts., 209/అ, area Ac.0.20 Gts., and 209/అ, area Ac.0.32 Gts., total admeasuring area Ac.3-38 Gts., Situated at Korremula Village, Under Pocharam Municipality, Ghatkesar Mandal, Medchal-Malkajgiri District**, by Virtue of Pattadar Pass Book No.T06050150727, Katha No.1792, issued by TAHSILDAR Ghatkesar Mandal, Keesara Devison, Medchal-Malkajgiri District and Regd. **Exchange Deed Doct No.2369/2019**, Dated: 23-02-2019, Regd. at S.R.O., Narapally, Medchal-Malkajgiri District.

The application has submitted for development of above said site through Reference File No:062065/GHT/LT/U6/HMDA/06112023, and also paid its Development Charges to HMDA through Payment Receipt No.2219/2024-2025, Dated:02-11-2024, on an extent of 15384.16 Sq. Mtrs.

AND WHEREAS the Mortgagors applied for permission under section 13 & 14 of APUA (D) Act, 1975 to make a layout and to form a new private streets or roads and building plots for residential purposes in the land bearing in **Survey Nos.207/AA, 207/A/AA, 207/A/AA/1, 207/A/AA/2, 208/AA, 208/2/AA, 209/A & 209/AA**, Situated at Korremula Village, Under Pocharam Municipality, Ghatkesar Mandal, Medchal-Malkajgiri District,

AND WHEREAS the Mortgagee having accepted the same has sanctioned the layout plan in Application No. 062065/GHT/LT/U6/HMDA/06112023, Dated:06-11-2023, subject to the following works as per specifications appended and to be completed by the Mortgagors within (03) THREE year from the date of release of approved layout.

1. The Applicant shall pay DC, PC and other charges within 30. days.
2. Within 30 days, if amount is not paid by the applicant then penalty @ 10 % will be charged.
3. The applicant shall mortgage **Plot No.35, 38, 39 & 40**, (Total 4 Plots) to an extent of **564.38 Sq. Meters or 675 Sq. Yds., (06.13 %)** (for NALA Conversion Purpose) through registered deed in favour of M.C. HMDA and the same shall be submitted of HMDA.

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Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.							
Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/B/C/ Pay Order	Total
Stamp Duty	100	0	5000	0	0	0	5100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	3600	0	0	0	3600
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	9100	0	0	0	9200

Rs. 5000/- towards Stamp Duty including T D under Section 41 of I.S. Act. 1899 and Rs. 3600/- towards Registration Fees on the chargeable value of Rs. 3577500/- was paid by the party through E-Challan/BC/Pay Order No. 492MDR281224 dated 28-DEC-24 of SBIN/

#### Online Payment Details Received from SBI e-P

(1) AMOUNT PAID: Rs. 9150/-, DATE: 28-DEC-24, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO. 5207922169346, PAYMENT MODE: 1001138, ATRN: 5207922169346, REMITTER NAME: MULA NARSING RAO, EXECUTANT NAME: MULA NARSING RAO, CLAIMANT NAME: METROPOLITAN COMMISSIONER (HMDA).

Date:

28th day of December, 2024

Signature of Registering Officer  
Narapalli

#### Certificate of Registration

Registered as document no. 12009 of 2024 of Book-1 and assigned the identification number 1529-2009-2024 for Scanning on 28-DEC-24.

Registering Officer  
Narapalli  
(A Sridevi)

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Sub Registrar  
Narapalli



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**NOW THIS DEED WITNESSETH AS FOLLOWS:**

1. The MORTGAGOR hereby undertake that as per the sanctioned plan, the MORTGAGOR will leave the prescribed setbacks or open spaces and the area for the Road Widening, in case of failing to comply those conditions, the MORTGAGOR hereby authorize THE METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA) to take appropriate action/decision.

2. And whereas in compliance of G.O. Ms. No.86, 623 & 171 Dated:19/04/2006 and as per G.O. Ms.No.168, Dated: 07/04/2012, the MORTGAGOR has obtained a comprehensive building insurance policy as stipulated under the said G.O. and in case of failure in obtaining policy, THE METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA) is hereby authorized to initiate appropriate action for the violation of the said terms and conditions in accordance with the G.O. Ms. No.86, 623 & 171, Dated: 19/04-2006 and Per G.O. Ms. 168, Dated: 07/04/2012.

3. The MORTGAGOR do hereby under take that she will not deliver the possession of any part of built-up area of the proposed building to be constructed by virtue of the provisional sanctioned plan granted by THE METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA) at the site by way sale/lease unless and until the occupancy certificate is granted by THE METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA) to initiate appropriate action for the violation of said terms and conditions in accordance with the G.O.Ms. NO.86, 623 & 171 Dated: 19/04/2006 and as per G.O.Ms. No.168 Dated: 07/04/2012.

4. The MORTGAGOR does hereby further undertake that they will comply with all those terms and conditions imposed by THE METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA) pursuant to the building application for the proposed sanctioned plan granted to the MORTGAGOR.

Market Value of the Scheduled Property is Rs.35,77,500/- at the rate of Rs.5300/- per Sq. Yard, A Stamp duty is paid on Market Value.

Contd...4.

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2. And whereas in compliance of G.O. Ms. No.86, 623 & 171 Dated:19/04/2006 and as per G.O. Ms.No.168, Dated: 07/04/2012 MORTGAGOR has obtained a comprehensive building insurance policy as stipulated under the said G.O. and in case of failure in obtaining the same, THE METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA) is authorized to initiate appropriate action for the violation of the terms and conditions in accordance with the G.O. Ms. No.86, 623 & 171 Dated: 19/04-2006 and Per G.O. Ms.No.168, Dated: 07/04/2012.

12009/2024.

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### SCHEDULE OF THE PROPERTY

All that the 06.13 % of the total area **564.3** Sq. Meters or 675 Sq. Yds., in **Plot No.35, 38, 39 & 40**, (Total 4 Plots), in **Survey Nos.207/AA, 207/A/AA, 207/A/AA/1, 207/A/AA/2, 208/AA, 208/2/AA, 209/A & 209/AA**, Situated at Korremula Village, Under Pocharam Municipality, Ghatkesar Mandal, Medchal-Malkajgiri District and bounded by:-

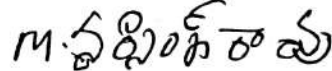
NORTH :: PLOT NOS.36 & 37,  
SOUTH :: PROPOSED 30 FT WIDE ROAD & PLOT NO.34,  
EAST :: PROPOSED 40 FT WIDE ROAD & PLOT NO.33 & 34,  
WEST :: PROPOSED 30 FT Wide Road.

The Mortgagor hereby solemnly affirm and certify that he has executed this Mortgage Deed with his free will and consent and without any duress or undue influence or coercion on the day, month and year first above mentioned in the presence of the following witnesses:

#### WITNESSES:-

1. 

2. 

  
SIG. OF THE MORTGAGOR



10/11/2019 10:00:00 AM





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12009/2024.

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Narapalli



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## SCHEDULE OF THE PROPERTY

All that the 00.14 of the total area 53.3 sq. Meters of 0.75 %  
Yrs. in Plot No.32, 33 & 40 (Total 4 Plots) in Survey Nos.207/AA,  
207/AA, 207/AA/1, 207/AA/2, 208/AA, 208/AA/1, 208/AA/2, 208/AA/3 &  
209/AA, situated at Kottur Village, Under Pochampalli Municipality,  
Ghatkesar Mandal, Medchal-Malkajgiri District and bounded by:-

NORTH	Plot Nos.32 & 33
SOUTH	PROPOSED 30 FT WIDE ROAD & PLOT NO.34
EAST	PROPOSED 40 FT WIDE ROAD & PLOT NO.35
WEST	PROPOSED 30 FT WIDE ROAD.

The Mortgagor hereby solemnly affirm and certify that he has  
executed this Mortgage Deed with his free will and consent and without  
any duress or undue influence or coercion on the day, month and  
first above mentioned in the presence of the following witnesses:-

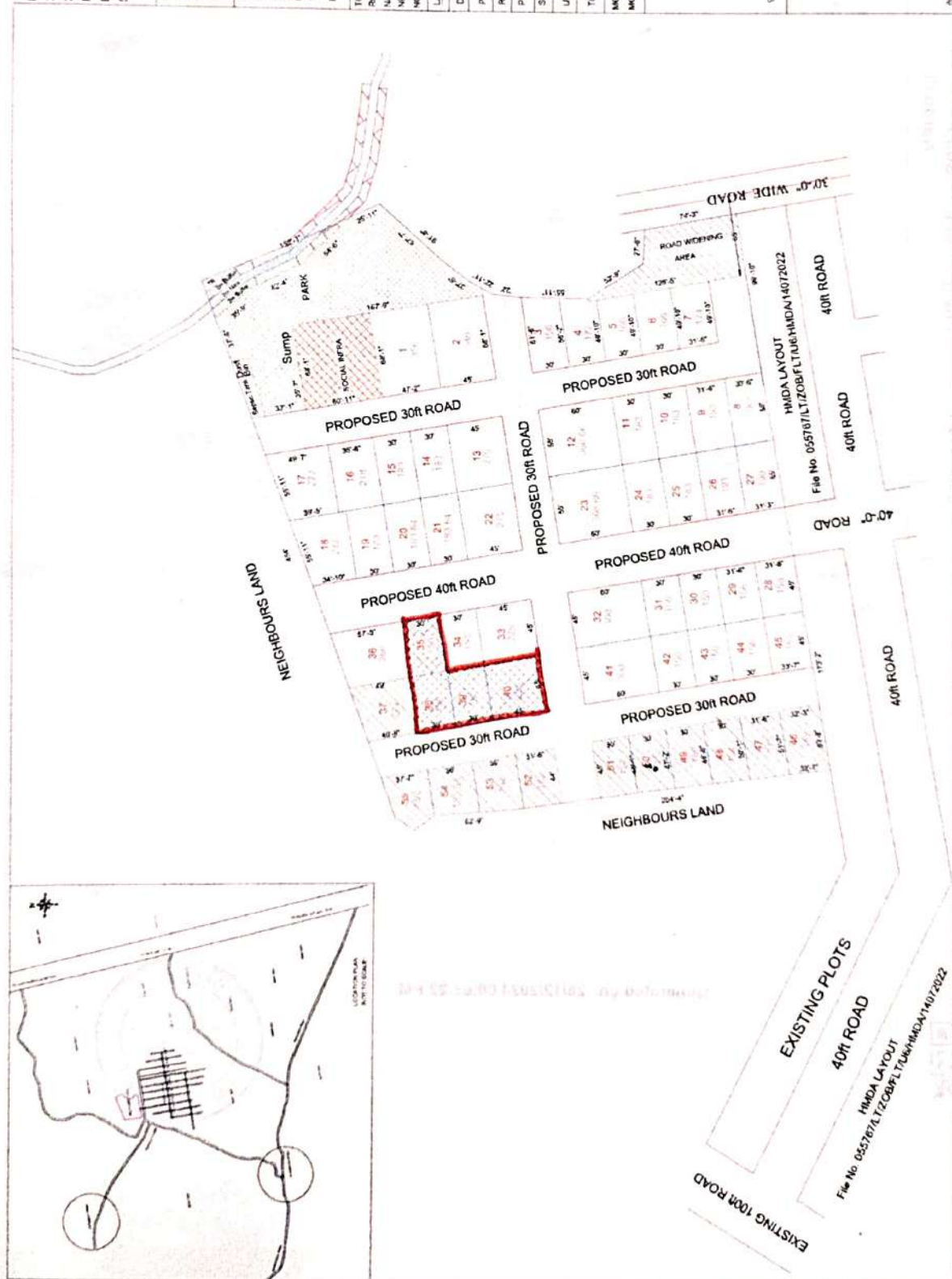
WITNESSES:-

Signature of the Mortgagor  
SIC. OF THE MORTGAGOR

Signature of the Sub Registrar  
2. Sub Registrar



ACKNOWLEDGMENTS



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12009/2024.

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Narapalli



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భారత ప్రభుత్వం

Unique Identification Authority of India  
Government of India

సామాన్య సంఖ్య / Enrollment No. : 1190/10194/01209

*M. Narasing Rao*

To  
Mula Narasing Rao  
3-3-17  
Anand nagar  
Ramanthapur  
Hyderabad  
Andhra Pradesh - 500013



UF118405511IN  
11840551



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**6273 1427 7054**

ఆధార్ - సామాన్యని హక్కు



Mula Narasing Rao



జన్మ సంవత్సరం / Year of Birth: 1970  
పురుషుడు / Male

**6273 1427 7054**



పేరు: ధీరజ్ కుమార్  
Mula Dheeraj Kumar  
జన్మ తేదీ/DOB: 07/07/1993  
పురుషుడు/ MALE

*M. Narasing Rao*

**6734 7813 4472**

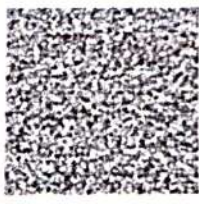
VID : 9128 7419 2537 5271

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం  
Unique Identification Authority of India

పేరు: ధీరజ్ కుమార్  
3-3-17, ఆనంద్ నగర్, రామంథపురం, హైదరాబాద్,  
ఆంధ్ర ప్రదేశ్ - 500013  
Address:  
3-3-17, Anand Nagar, Ramanthapur,  
Hyderabad,  
Andhra Pradesh - 500013



**6734 7813 4472**

VID : 9128 7419 2537 5271

1047 | helpline@uidai.gov.in | www.uidai.gov.in



భారత ప్రభుత్వం  
Unique Identification Authority of India

పేరు: ధీరజ్ కుమార్  
Mula Dheeraj Kumar  
జన్మ తేదీ/DOB: 07/07/1993  
పురుషుడు/ MALE

Address:  
3-3-17, Anand Nagar,  
Ramanthapur,  
Hyderabad, Andhra Pradesh - 500013

*M. Narasing Rao*

5:3



పేరు: శివ కుమార్  
S Shiva Kumar

జన్మ సంవత్సరం / Year of Birth: 1979  
పురుషుడు / Male

**6862 0750 4230**



ఆధార్ - సామాన్యని హక్కు

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Narapalli

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MULA NARSING RAO

SATTAIAH MULA

12/05/1970  
Permanent Account Number  
ATKPM1703F

M NARSING RAO  
Signature

27032008

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