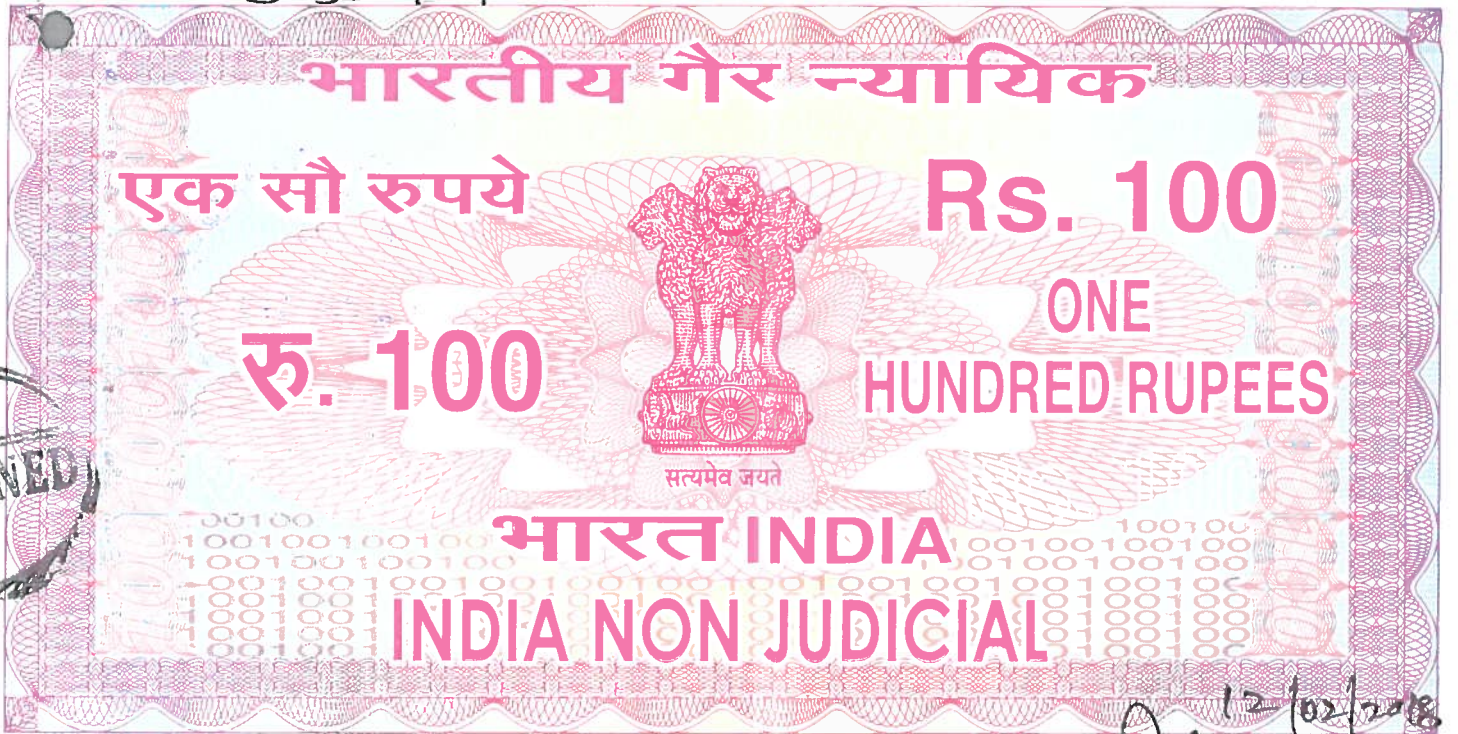


CS  
3255

3123/2018



తెలంగాణ తెలంగాణ TELANGANA

S.No. 2187 Date:12-02-2018

Sold to: Mahender

S/o. W/o. D/o. Mallesh

For Whom: M/s. Summit Builders.

*K. Satish Kumar*  
P 727659  
K. SATISH KUMAR  
LICENSED STAMP VENDOR  
LIC No.16-05-059/2012,  
R.No.16-05-025/2018  
Plot No.227, Opp.Back Gate  
of City Civil Court,  
West Marredpally, Sec'bad.  
Mobile: 9849355156

**ANNEXURE-II**  
**AFFIDAVIT**

**Owners:**

M/s. Summit Builders registered partnership firm having its office at 5-4-187/3 &4, II Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner M/s. Modi Properties Pvt Ltd (formerly known as Modi Properties & Investments Pvt Ltd) represented by its Director Shri. Gaurang Mody S/o. Shri. Jayantilal Mody aged 49 years Occupation: Business, resident of Flat No. 105, Sapphire Apartments, Chikoti Gardens, Begumpet, Secunderabad – 500 016 hereinafter called “THE MORTGAGOR” which expression shall mean and include unless it is repugnant to the context their respective heirs, legal representatives, administrators, executors, successors in interest, assignees, nominees and the like) in favour of The COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION hereinafter called “THE MORTGAGEE” which expression shall unless excluded by or is repugnant to subject or context, include his successors in office and assigns.

We are the owners/developers of the land admeasuring 146 Sq.yds equivalent to 122.07 Sq. mtrs bearing Sy. Nos.11, 12, 14, 15, 16, 17, 18 & 294 (P) situated at Cherlpally Village, Kapra Mandal, GHMC Kapra Circle, Medchal – Malkazgiri District, Telangana and applied for one residential villa permission for proposed construction and whereas the GHMC has provisionally approved the sanctioned plan in respect of premises bearing Sy. Nos. 11,12,14,15,16, 17, 18 & 294 (P) situated at Cherlpally Village, Kapra Mandal, GHMC Kapra Circle, Hyderabad, Telangana required under revised building rules issued as per the said G. O. Ms. No. 86, M.A., Dt: 03.03.2006, G.O.Ms. No. 168 dt. 07.04.2012 we execute and submit an undertaking affidavit in favour of the Commissioner, Greater Hyderabad Municipal Corporation authorized him to initiate appropriate action as per the said G. O. and we are agreeing to abide by the terms and conditions of the said G. O. we do hereby execute the present undertaking affidavit in compliance of the said G. O. Ms. No. 86 Date: 03.03.2006 and G.O.Ms. No. 168 dt.07.04.2012.

For SUMMIT BUILDERS

*[Signature]*  
Partner

**Presentation Endorsement:**

Presented in the Office of the Sub Registrar, Uppal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 220/- paid between the hours of 11 and 12 or. the 16th day of FEB, 2018 by Sri Gaurang Mody

Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address
1	MR			M/S. SUMMIT BUILDERS REP BY DIRECTOR: GAURANG MODY S/O. JAYANTILAL MODY F.NO.105, SAPPHIRE APTS., CHIKOTI GARDENS,, BEGUMPET, SEC'BAD.

Identified by Witness:				
SI No	Thumb Impression	Photo	Name & Address	Signature
1			P NARENDER HYD P NARENDER::16/02, [1507-1-2018-3255]	
2			K PRABHAKAR REDDY HYD K PRABHAKAR REDDY [1507-1-2018-3255]	

16th day of February, 2018

Signature of Sub Registrar Uppal

**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8423 Name: Pampari Narendar	S/O P.Ramaiah, Uppal, Uppal, K.v. Rangareddy, Telangana, 500076	
2	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013	
3	Aadhaar No: XXXXXXXX3669 Name: Gaurang Mody	S/O Jayanti Lal, Secunderabad, Secunderabad, Hyderabad, Telangana, 500016	

SUB-REGISTRAR  
UPPAL

Generated on: 16/02/2018 11:48:42 AM



Bk - 1, CS No 3255/2018 & Doct No 3123/2018. Sheet 1 of 5 Sub Registrar Uppal



And whereas, we hereby authorized the Commissioner, Greater Hyderabad Municipal Corporation to enforce the terms and conditions of G. O. Ms. No.86, M.A. Dt: 03.03.2006 and G. O. Ms. No. 621 M.A dated 01.12.2006 & G.O.Ms. No. 168 dt. 07.04.2012 in case of violation of the terms and conditions of the sanctioned plan granted / permitted vide Permit No .....file No.3/C1/00038/2018. Dt. 06.02.2018. to intimate summary demolition proceedings in respect of the violated portion.

And whereas, in compliance of the said G. O. Ms. No. 86 dt: .03.03.2006 and G. O. Ms. No. 621 M.A dated 01.12.2006 we do hereby hand over 10% of the built up area of 19.23 Sq. mtrs (207 Sq. ft bearing part of Sy. Nos. 11,12,14,15,16, 17, 18 & 294 situated at Cherlapally Village, Kapra Mandal, GHMC Kapra Circle, Hyderabad, Telangana (as per the schedule given below) to the Commissioner, Greater Hyderabad Municipal Corporation by way this undertaking, in case we violate the terms and conditions of the sanctioned plan we hereby authorized the Commissioner, GHMC to dispose of the 10% of the built up area of 19.23 Sq. mtrs (207 Sq. ft) as the case may be by way of sale after duly removing the violated/deviated portions and of any such action is initiated by the Commissioner, GHMC for the violations committed by me, we have no objection of whatsoever nature.

**SCHEDULE OF THE PROPERTY**

All that portion on second floor in the proposed villa having built up area of 19.23 Sq. mtrs equivalent to 207 Sq. ft with an undivided share of land admeasuring 14.60 Sq yds equivalent to 12.21 Sq. mtrs forming part of Sy. Nos. 11,12,14,15,16, 17, 18 & 294 (P) situated at Cherlapally Village, Kapra Mandal, GHMC Kapra Circle, Hyderabad, Telangana, marked red in the plan annexed hereto, bounded on:

<b>NORTH BY:</b>	Cherlapally Village Settlement
<b>SOUTH BY:</b>	40' wide road
<b>EAST BY:</b>	Balance portion of Second floor
<b>WEST BY:</b>	Owners' (Mortgagor's) Plot

And whereas we do hereby undertake that as per the sanctioned plan we will leave the prescribed setbacks or open spaces and the area left for the road widening and if we failing to comply those conditions we do hereby authorize the Commissioner, GHMC to demolish the same at my cost.

And whereas, in compliance of G. O. Ms. No.86 M.A., Dt: 03.03.2006, G.O.Ms. No. 168 dt. 07.04.2012 we have obtained a Comprehensive Building Insurance Policy as stipulated under the said G.O. and in case of failure in obtaining said policy the Commissioner GHMC is hereby authorize to initiate appropriate action for the violation of said terms and conditions in accordance with the G. O. Ms. No.86 M.A., Dt: 03.03.2006 and G. O. Ms. No. 623 M.A dated 01.12.2006 and G.O.Ms. No.168 dt.07.04.2012.

And whereas, we do hereby undertaken that we 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 Commissioner, GHMC. In case of any violation of said condition we do hereby authorize the Commissioner, GHMC to initiate proceedings of violation of said condition in accordance with the G. O. Ms. No.86 M.A., Dt: 03.03.2006 and G. O. Ms. No. 623 M.A dated 01.12.2006 and G.O.Ms. No.07.04.2012.

**For SUMMIT BUILDERS**

*[Handwritten Signature]*  
**Partner,**

**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						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	4900	0	0	0	5000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	220	0	0	0	220
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>5220</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5320</b>

Rs. 4900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 220/- towards Registration Fees on the chargeable value of Rs. 218000/- was paid by the party through E-Challan/BC/Pay Order No ,146ECL150218 dated ,15-FEB-18 of ,SBH/SBH INB

**E-Challan Details Received from Bank :**

(1). AMOUNT PAID: Rs. 5220/-, DATE: 15-FEB-18, BANK NAME: SBH, BRANCH NAME: SBH INB, BANK REFERENCE NO: 093183683,REMITTER NAME: PRABHAKAR REDDY K,EXECUTANT NAME: SUMMIT BUILDERS REP BY GAURANG MODY,CLAIMANT NAME: THE COMMISSIONER GHMC).

Date:  
16th day of February,2018

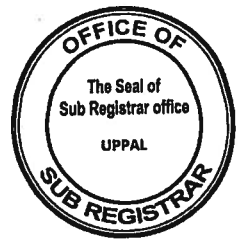
Signature of Registering Officer  
Uppal

27<sup>th</sup> March 1939

Bk - 1, CS No 3255/2018 & Doct No 3123/2018. Sheet 2 of 5 Sub Registrar Uppal

1వ పుస్తకము 2018 సం. 1939 శా.శ.పు. 3123 వ  
నెంబరుగా రిజిస్టరు చేయబడి స్కావింగ్ నిమిత్తం  
గుర్తింపు నెంబరు 1507-1-3123-2018 ఇవ్వడమైనది  
2018 సం. 27<sup>th</sup> మార్చి 1939 వ తేది.


కె. మధుసూధనారెడ్డి  
సబ్-రిజిస్ట్రారు  
ఉప్పల




We do hereby further undertake that we will comply all those terms and conditions impose by the Commissioner GHMC pursuant to building application for the proposed sanctioned plan granted to me.

We do hereby solemnly affirm and certify and we have executed this affidavit with free will and violation on our own and without there being any duress or undue influence or concern on the day, month, and year herein above mentioned.

Sworn and signed  
Before me,  
on this 15<sup>th</sup> February 2018.

1. 

2. 

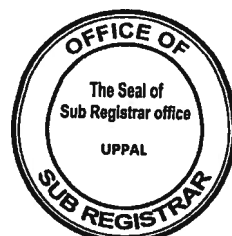
For SUMMIT BUILDERS

  
Partner  
DEPONENT

Bk - 1, CS No 3255/2018 & Doct No  
323 / 12018. Sheet 3 of 5

Sub Registrar  
Uppal

Generated on: 16/02/2018 11:48:42 AM



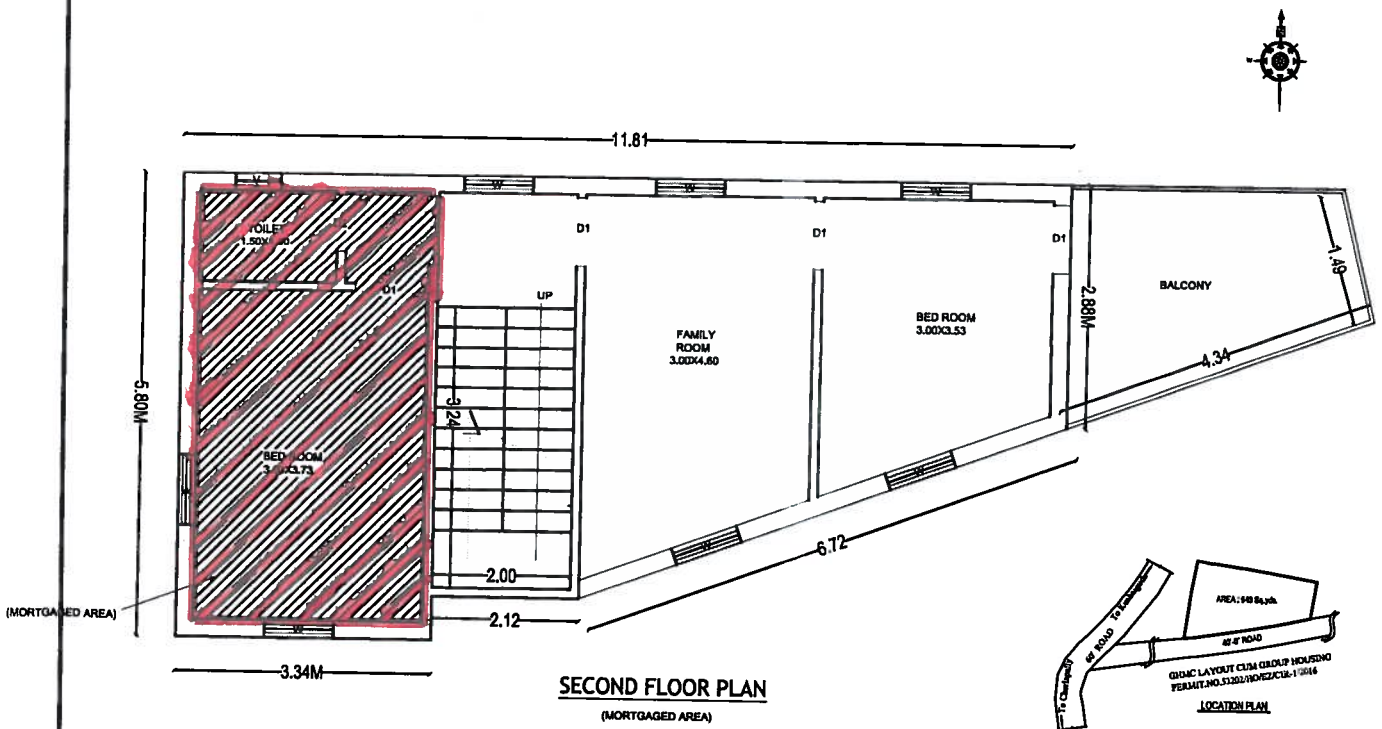
**PLAN OF MORTGAGE DEED SHOWING MORTGAGED PORTION ON THE SECOND FLOOR IN THE PROPOSED RESIDENTIAL VILLA BEARING SURVEY NUMBERS 11, 12, 14, 15, 16, 17, 18 & 294 (P) SITUATED AT CHERLAPALLY VILLAGE, KAPRA MANDAL, GHMC KAPRA CIRCLE, MEDCHAL-MALKAZGIRI MANDAL, HYDERABAD, TELANGANA**

**MORTGAGER : M/S. SUMMIT BUILDERS REPRESENTED BY ITS MANAGING PARTNER  
M/S. MODI PROPERTIES PVT LTD REPRESENTED BY ITS DIRECTOR  
SHRI. GAURANG MODY S/O. JAYANTILAL MODY**

**MORTGAGEE: THE COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION**

**REFERENCE: SCALE: INCL: EXCL:**

**UDS of LAND AREA: 12.21 SQ. MTRS OR 14.60 SQ.YDS  
BUILT UP AREA: 19.23 SQ.MTRS OR 207 SQ.FT**



**WITNESSES:**

1. *P/M*
2. *[Signature]*

**For SUMMIT BUILDERS**

*[Signature]*  
**Partner**

**SIG. OF THE MORTGAGER**

Bk - 1, CS No 3255/2018 & Doct No  
3123/2018. Sheet 4 of 5  
Sub Registrar  
Uppal



Generated on: 16/02/2018 11:48:42 AM







భారత ప్రభుత్వం

Unique Identification Authority of India  
Government of India

భారత ప్రభుత్వం

నమోదు సంఖ్య / Enrollment No. : 1118/60013/00401

20/05/2013

To  
Gaurang Mody  
గౌరంగ్ మోడే  
S/O. Jayanti Lal  
Sapthima Apts Apt-105  
Chilkoti Gardens  
Next to HDFC lane  
Begumpet  
Secunderabad  
Begumpet,Hyderabad  
Andhra Pradesh - 500016  
9848042087

KL130447863FT  
13044786



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

3594 5138 3669

ఆధార్ - సామాన్యని హక్కు



గౌరంగ్ మోడే  
Gaurang Mody

పుట్టిన తేదీ/Year of Birth : 1967  
పురుషుడు / Male

3594 5138 3669



ఆధార్ - సామాన్యని హక్కు



भारत सरकार  
GOVERNMENT OF INDIA



పంపరి నరేందర్  
Pampari Narender  
పుట్టిన తేదీ/ DOB: 17/04/1971  
పురుషుడు / MALE



9394 8912 8423



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

Address:

S/O: పూమయ్య, 3-13-  
95/1వ, మల్లికార్జున నగర్.

S/O. P.Ramaiah, 3-13-85/1C,  
mallikarjuna nagar, mallepur, Uppal,  
K.v. Rangareddy,  
Andhra Pradesh - 500076

మల్లారాం, ఉప్పల్, కె.వి.రంగారెడ్డి  
ఆంధ్ర ప్రదేశ్ - 500076

9394 8912 8423



INDIAN UNION DRIVING LICENCE  
TELANGANA STATE

54791995  
PRABHAKAR REDDY K  
K PADMA REDDY  
2-3-64/10/24  
JAISWAL GARDEN  
AMBERPET  
AMBERPET  
HYDERABAD - 500013



Issued On: 18/12/2014



RTA-HYDERABAD-EZ

Non Transport

Light Motor Vehicle Non Transport, Motor Cycle  
With Gear

Date of Validity  
Transport

14/01/2024

3287 6953

Date of Validity  
Badge No.

9204

Reference No.

DLRTS011176314

Original LA.

RTA-HYDERABAD-EZ

Date of First Issue

04/01/1995

Date of Birth

15/01/1974

Blood Group

D00200705/14

Bk - 1, CS No 3255/2018 & Doct No  
323/2018. Sheet 5 of 5  
Sub Registrar  
Uppal



Generated on: 16/02/2018 11:48:42 AM

