

SCANNED

3642/2014



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

CH. SHRAVANI

BE 738661

S.No. 10981 Date: 10-04-2014

CH. SHRAVANI

Sold to: RAMESH

LICENSED STAMP VENDOR

S/o. NARSING RAO

LIC.No.15-31-029/2013,

For Whom: PARAMOUNT ESTATES

House on P.No.21, W.S.Colony,
R.R.Dist-501512. Ph:7842562342

MORTGAGE

This SIMPLE MORTGAGE is made and executed on this the 26th day of August 2014 at Hyderabad, A.P. By;

M/s. PARAMOUNT ESTATES a 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 Shri. Soham Modi S/o. Shri. Satish Modi aged 44 years, Occupation: Business, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad – 500 034 Hereinafter called the “FIRST PARTY”.

INFAVOUR OF

METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY Hereinafter called the “SECOND PARTY”.

THE ‘FIRST AND SECOND PARTY’ which expression shall mean and include all their heirs, executors, administrators etc.,

For PARAMOUNT ESTATES

Soham Modi



Partner

12/10/14
10/04/14


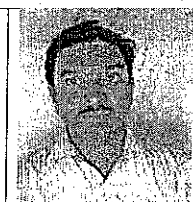




Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Keesara along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 18725/- paid between the hours of 1 and 2 on the 26th day of AUG 2014 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1			 M/S PARAMOUNT ES [1530-1-2014-3733]	M/S PARAMOUNT ESTATES REPBY SOHAM MODI S/O. SATISH MODI R/O. P.NO 280 ROAD NO 25 JUBILEE HILLS,, HYD-BAD 500 034.	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY [1530-1-2014-3733]	K PRABHAKAR REDDY 5-4-187/3, II FLOOR, SOHAM MANSION, MG ROAD, SECUNDERABAD 500 003	
2		 K MARTHAND::26/08/14 [1530-1-2014-3733]	K MARTHAND 5-4-187/3, II FLOOR, SOHAM MANSION, MG ROAD, SECBAD 3	

26th day of August, 2014

Signature of Joint SubRegistrar9
Keesara

Bk - 1, CS No 3733/2014 & Doct No
36421 2014

Joint SubRegistrar9
Keesara



We are the owners and developers of the land bearing Sy. No. 233 (P) admeasuring Ac.2-00 gts equivalent to 9,680.08 Sq.yds (8,093.78 Sq. mtrs) situated at Nagaram Village, Keesara Revenue Mandal, Ranga Reddy District and we have applied for construction of multi-storied building permission for proposed construction of residential consisting Basement, Stilt plus Eight upper floors and whereas the Hyderabad Metropolitan Development Authority has provisionally approved the sanctioned plan in respect of premises bearing Sy. No. 233 (P) admeasuring Ac.2-00 gts equivalent to 9,680.08 Sq.yds (8,093.78 Sq. mtrs) situated at Nagaram Village, Keesara Revenue Mandal, Ranga Reddy District and whereas required under Hyderabad revised building rules issued vide G. O. Ms. No. 86, MA., Dt: 03.03.2006, G.O.Ms. No. 171 MA dated 29.04.2006 and G.O.Ms. No. 623 MA dated 01.12.2006, G.O.Ms. No. 168 MA dated 07.04.2012, we execute and submit an undertaking affidavit in favour of the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority authorizing 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, MA., Dt: 03.03.2006, G.O.Ms. No. 171 MA dated 29.04.2006 and G.O.Ms. No. 623 MA dated 01.12.2006.

And whereas, we hereby authorize the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority to enforce the terms and conditions of G. O. Ms. No. 86, MA., Dt: 03.03.2006, G.O.Ms. No. 171 MA dated 29.04.2006 and G.O.Ms. No. 623 MA dated 01.12.2006 and G.O.Ms. No. 168 MA dated 07.04.2012, in case of violation of the terms and conditions of the sanctioned plan granted/permitted vide Proceeding Nofile No. 15238/P4/Plg/HMDA/2008 Dt: 31.07.2014 to intimate summary demolition proceedings in respect of the violated portion.

And whereas, in compliance of the said G. O. Ms. No. 86, MA., Dt: 03.03.2006, G.O.Ms. No. 171 MA dated 29.04.2006 and G.O.Ms. No. 623 MA dated 01.12.2006, G.O.Ms. No. 168 MA dated 07.04.2012 we do hereby hand over 1,938.23Sq. mtrs (1,080 Sq. mtrs on First Floor and 857.33 Sq. mtrs on Second floor) which is 10% of total built up area (as per schedule given below) to the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority(HMDA) by way of this undertaking. In case we violate the terms and conditions of the sanctioned plan we hereby authorize the Metropolitan Commissioner, HMDA to dispose of the 1,938.23 Sq. mtrs (1,080 Sq. mtrs on First Floor and 857.33 Sq. mtrs on Second floor) which is 10% of the total built up area of as the case may be by way of sale after duly removing the violated/deviated portions and if any such action is initiated by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority(HMDA) for the violations committed by me. We have no objection of whatsoever nature.


That the value of the Simple Mortgage Area i.e., 1,938.23 Sq. mtrs or 20,862.93 Sq. ft at the rate of Rs. 760 per Square Feet = Rs. 18646100.-

or 1/2 . 3000 Sq. yds.

Schedule of Property - I

All that 13 (thirteen) flats bearing Nos. 113, 114, 115, 116, 119, 120, 121, 122, 123, 124, 125,126 & 127 on the first floor in the proposed multi storied building bearing premises No. Sy. No. 233 (P) situated at Nagaram Village, Keesara Mandal, Ranga Reddy District admeasuring 1,080.90 Sq. mtrs mortgage area out of total built-up area of 19,227.20 Sq. mtrs and bounded by: (11634.71 Sft) or (578.6 Sq yds)

North By:	Tot-Lot, Driveway and Club House
South By:	Driveway
East By:	Driveway and Flat Nos. 101,104,106,108,111 &112
West By:	Tot-Lot and Driveway

PARAMOUNT ESTATES

Partner

Endorsement:						
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	4900	0		0	5000
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	18725	0		0	18725
User Charges	NA	100	0		0	100
Total	100	23725	0		0	23825

Rs. 4900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 18725/- towards Registration Fees on the chargeable value of Rs. 18046100/- was paid by the party through Challan/BC/Pay Order No ,88190 dated ,26-AUG-14.

Date: 26th day of August,2014

Signature of Registering Officer: *[Signature]*
Keesara

Bk - 1, CS No 3733/2014 & Doct No 3642/2014. Sheet 2 of 4
 Joint SubRegistrar Keesara

పుస్తకము 2014 సం॥ (కా.శ.1930) సం॥పు
 3642 మంబరుగా రిజిస్టరు చేయబడినది. స్కానింగ్
 సమితి గుర్తింపు నెంబరు 1530-3642/2014
 ఇవ్వబడినది.
 2014 ఆగస్టు 26 వ తేది.
[Signature]
 సబ్-రిజిస్ట్రారు, కీసర



Schedule of Property - II

All that 10 (Ten) flats bearing Nos. 213, 214, 215, 220, 221, 223, 224, 225, 226 & 227 on the Second floor in the proposed multi storied building bearing premises No.constructed on Sy. No. 233 (P) situated at Nagaram Village, Keesara Mandal, Ranga Reddy District admeasuring 857.33 Sq. mtrs mortgage area out of total built-up area of 19,227.20 Sq. mtrs and bounded by:

(9228.22 Sft) - (411.39 Sft)

North By:	Tot-Lot, Driveway and Club House
South By:	Driveway
East By:	Driveway and Flat Nos. 201,204,206,208,211 & 212
West By:	Tot-Lot and Driveway

And whereas, we do hereby undertake that as per the sanctioned plan we will leave the prescribed setbacks or open spaces and the areas left for the road widening and if we failing to comply those conditions we do hereby authorize the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority(HMDA) to demolish the same at my cost.

And whereas, in compliance of G. O. Ms. No. 86, MA., Dt: 03.03.2006, G.O.Ms. No. 171 MA dated 29.04.2006 and G.O.Ms. No. 623 MA dated 01.12.2006, G.O.Ms. No. 168 MA dated 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 Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA) is hereby authorize to initiate appropriate action for the violation of said terms and conditions in accordance with the G. O. Ms. No. 86, MA., Dt: 03.03.2006, G.O.Ms. No. 171 MA dated 29.04.2006 and G.O.Ms. No. 623 MA dated 01.12.2006, G.O.Ms. No. 168 MA dated 07.04.2012.

And whereas, we do hereby undertake 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 Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA) at the site by way of sale/lease unless and until the Occupancy Certificate is granted by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority to initiate proceedings for violation of said condition in accordance with G. O. Ms. No. 86, MA., Dt: 03.03.2006, G.O.Ms. No. 171 MA dated 29.04.2006 and G.O.Ms. No. 623 MA dated 01.12.2006, G.O.Ms. No. 168 MA dated 07.04.2012.

We do hereby further undertake that we will comply all those terms and conditions impose by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA) pursuant to the building applications for the proposed sanctioned plan granted to me.

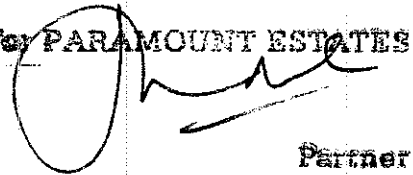
IN WITNESS WHEREOF THE FIRST PARTY herein has executed this SIMPLE MORTGAGE with his free will and violation on my own and without there being any duress or undue influence or coercion on the day, month and year in the following witnesses.

WITNESSES:

1. 

2. 

For PARAMOUNT ESTATES



Partner

FIRST PARTY

Bk - 1, CS No 3733/2014 & Doct No
3642/2014 Sheet 3 of 4
Joint SubRegistrar
Keesara




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H. out

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



కేరె మార్తంద్
Kere Martand
పుట్టిన సంవత్సరం / Year of Birth : 1980
పురుషుడు / Male

8032 0809 2297 

అధార్ - సామాన్యుని హక్కు

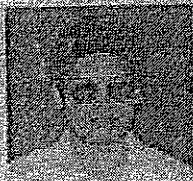
భారత ఏకైక గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

10 ఏకైక గుర్తింపు కార్డు, 18-10-1980, మర్తంద్ కేరె, పుట్టిన సంవత్సరం: 1980, పురుషుడు / 10 Unique Identification Card, 18-10-1980, Martand Kere, Year of Birth: 1980, Male

Address: S/O Kere Melan Das, 8-8-109/89/75, Indira Nagar Phase-2, Hanamahi Stone Cutters, Borabanda, Hyderabad, Rangareddy, Andhra Pradesh, 500018

Aadhaar - Saamanyuni Hakku

పొందే సంఖ్య / PERMANENT ACCOUNT NUMBER
ABMPM6725H



నా పేరు / NAME
SOHAM SATISH MODI

నా తండ్రి పేరు / FATHER'S NAME
SATISH MANILAL MODI

పుట్టిన తేదీ / DATE OF BIRTH
18-10-1969

పేరు / SIGNATURE
Soham Modi

Chief Commissioner of Income-tax, Andhra Pradesh

Handwritten signature/initials

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRABHAKAR REDDY K
PADMA REDDY KANDI
15/01/1974
Permanent Account Number
AWSPP8104E



పేరు / SIGNATURE
Prabhakar Reddy K

106-3104

Handwritten signature/initials



BK - 1, CS No 3733/2014 & Doct No
3642 2014 Sheet 4 of 4

Joint SubRegistrar
Keesara

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