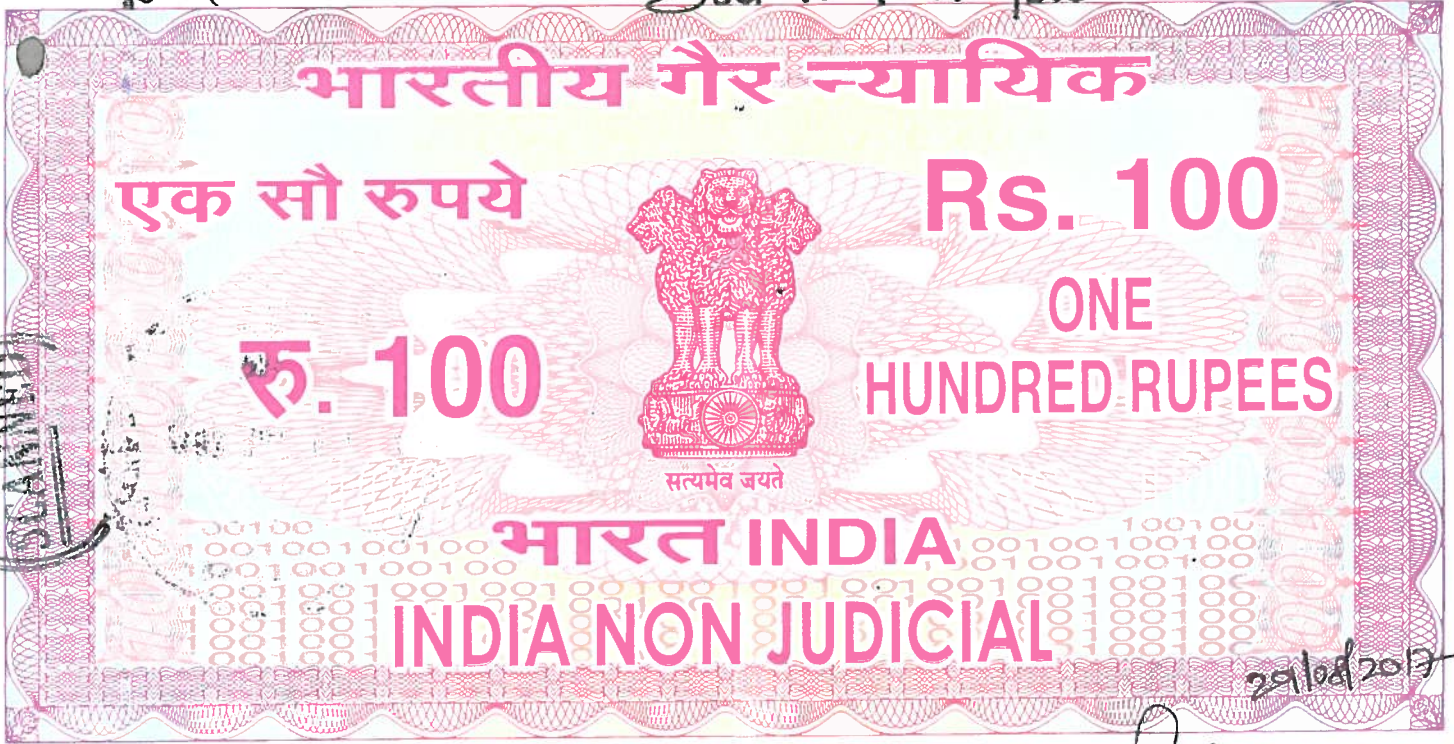


10/09/1897

Doc No. 11415/2017



తెలంగాణ తేలంగానా TELANGANA

S.No. 19410 Date: 29-08-2017

Sold to: Mahabadi

S/o. W/o. D/o. Mallesw

For Whom: Summit Builders

**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 648 Sq.yds equivalent to 541.81 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 residential apartments 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

*[Handwritten Signature]*

**K.SATISH KUMAR**

LICENSED STAMP VENDOR

LIC No.16-05-059/2012,

R.No.16-05-029/2015

Plot No.227, Opp.Back Gate

of City Civil Court,

West Marredpally, Sec'bad.

Mobile: 9849355156

M 970965

29/08/2017

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. 1880/- paid between the hours of 2 and 4 on the 01st day of SEP, 2017 by Sri G.Mody

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 GAURANG MODY::01 [1507-1-2017-11897]	M/S.SUMMIT BUILDERS REP BY ITS:- GAURANG MODY S/O. JAYANTILAL MODY  FNO.105 SAPPHIRE APARTS,CHIKOTI GARDENS, BEGUMPET,HYDERABAD	

**Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K.PRABHAKAR REDD [1507-1-2017-11897]	K.PRABHAKAR REDDY  HYD	
2		 CH.KRISHNA ::01/09 [1507-1-2017-11897]	CH.KRISHNA  HYD	



01st day of September, 2017

Signature of Sub Registrar  
Uppal

**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 18 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	1880	0	0	0	1880
User Charges	NA	0	100	0	0	0	100
<b>Total</b>	<b>100</b>	<b>0</b>	<b>6880</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6980</b>

Rs. 4900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1880/- towards Registration Fees on the chargeable value of Rs. 1876000/- was paid by the party through E-Challan/BC/Pay Order No ,949PZY300817 dated ,31-AUG-17 of ,SBH/TREASURY BRANCH HYDERABAD

**E-Challan Details Received from Bank :**  
(1). AMOUNT PAID: Rs. 6880/-, DATE: 31-AUG-17, BANK NAME: SBH, BRANCH NAME: TREASURY BRANCH HYDERABAD, BANK REFERENCE NO: 079805605, REMITTER NAME: PRABHAKAR REDDY ,EXECUTANT NAME: SUMMIT BUILDERS, CLAIMANT NAME: THE COMMISSIONER GHMC).

Date:  
01st day of September, 2017

Signature of Registering Officer  
Uppal

10th October 1939 SE

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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 ..... Dt: ..... 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 115.25 Sq. mtrs (1,240.54 Sq. ft bearing (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 115.25 Sq. mtrs (1,240.54 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 one flat bearing No. 101 on First Floor having built up area of 115.25 Sq. mtrs equivalent to 1,250.54 Sq. ft with an undivided share of land admeasuring 71.57 Sq yds forming 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>	Open to Sky and existing houses in Cherlapally Village
<b>SOUTH BY:</b>	Open to Sky and 12 mtr (40 ft) wide road
<b>EAST BY:</b>	Flat No. 102
<b>WEST BY:</b>	Open to Sky and 12 ft wide road

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.

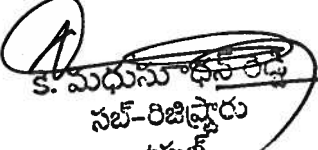
And whereas, we do hereby undertaken that we will not deliver the possession of any part of built up area of the proposed building to be constructed by virtue of the provisional sanctioned plan granted by the Commissioner, GHMC. In case of any violation of said condition we do hereby authorize the Commissioner, 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.

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.

**For SUMMIT BUILDERS**  
  
**Parth**

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11415-12017. Sheet 2 of 5 Sub Registrar  
Uppal

1వ పుస్తకము 2017 సం॥ 1939 శా.శ.పు. 11/415.....వ  
నెంబరుగా రిజిస్టరు చేయబడి స్కానింగ్ నిమిత్తం  
గుర్తింపు నెంబరు 1507-11/415:2017 ఇవ్వడమైనది  
2017 సం॥ సెప్టెంబర్ నెల 1.....వ తేది.

  
క. మధుసూధన రెడ్డి  
సబ్-రిజిస్ట్రారు  
ఉప్పల్



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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 30<sup>th</sup> August 2017.

For **SUMMIT BUILDERS**



**Parina**

**DEPONENT**

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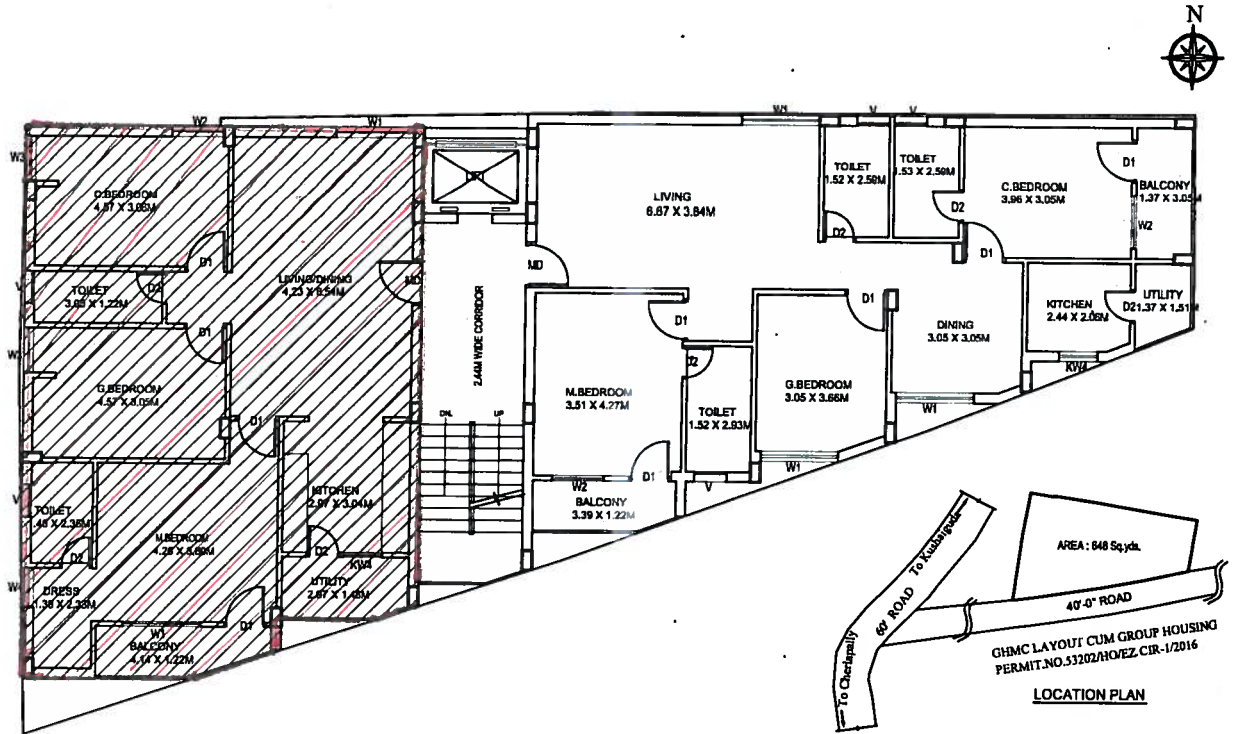
**PLAN OF MORTGAGE DEED SHOWING MORTGAGED FLAT BEARING NO. 101 ON THE FIRST FLOOR IN THE PROPOSED RESIDENTIAL COMPLEX IN SURVEY NUMBERS 11, 12, 14, 15, 16, 17, 18 & 294 (P) SITUATED AT CHERLAPALLY VILLAGE, KAPRA MANDAL, GHMC KAPRA CIRCLE, MEDCHAL-MALKAZGIRI MANDAL, HYDERABAD, TELANGANA**

**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: 59.84 SQ. MTRS OR 71.57 SQ.YDS**  
**BUILT UP AREA: 115.25 SQ.MTRS OR 1240.54 SQ.FT**



**WITNESSES:**

- 1.
- 2.

**For SUMMIT BUILDERS**  
  
**SIG. OF THE MORTGAGER**

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INDIAN UNION DRIVING LICENCE  
TELANGANA STATE

54791995

PRABHAKAR REDDY K  
K PADMA REDDY  
2-3-84/10/24  
JAIWAL GARDEN  
AMBERPET  
AMBERPET  
HYDERABAD - 500013

Signature  
Issued On: 18/12/2014

Licencing Authority  
RTA-HYDERABAD-EZ

*Prabhakar*

INDIAN UNION DRIVING LICENCE  
TELANGANA STATE

AP010211732001

GAURANG J MOJIB  
JAYANTILAL M MOJIB  
SSAPPHIRE APTS,  
APTS-106, CHIKOTI GARDEN  
NEXT TO NCFPC LANE  
BEGUMPET  
HYDERABAD - 500016

Signature  
Issued On: 31/07/2016

Licencing Authority  
RTA-HYDERABAD-EZ

*Gaurang*

INCOME TAX DEPARTMENT  
GOVT. OF INDIA

CHATHRU KRISHNA  
CHATHRU NARSAIAN

31071076  
Permanent Account Number  
BKDPK3104R

*Chathru*

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TSGGAA 18881460

**GOVERNMENT OF TELANGANA  
REGISTRATION AND STAMPS DEPARTMENT  
STATEMENT OF ENCUMBERANCE ON PROPERTY**

App No : 883353

MeeSeva App No : ECM021704736602

Date : 08-Sep-17

Statement No : 27871025

Sri/Smt.: PRABHAKAR REDDY : having searched for a statement giving particulars of registered acts and encumbrances if any, in respect of the under mentioned property  
**VILLAGE: CHERLAPALLE ,House No: , , Flat No: 101 ,Apartment: APARTMENT ,Ward : 2-Block : 1  
 VILLAGE: CHERLAPALLE ,Survey No : ,11,12,14,15,16,17,18,294/P, East: FLAT.NO.102 West: OPEN TO SKY & 12 FT WIDE ROAD South: OPEN TO SKY & 12 MTR 40FT WIDE ROAD North: OPEN TO SKY & EXISTING HOUSES IN CHERLAPALLY VILLAGE**

A search is made in the records of SRO(s) of UPPAL relating there to for 27 years from 01-10-1990 To 06-09-2017 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear

S.No	Description of property	Reg.Date Pres.Date	Exe.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year [ScheduleNo]
1 --- 1	VILL/COL: CHERLAPALLE/REST ALL W-B: 2-1 SURVEY: 11 12 14 15 16 17 18 294/P APARTMENT: APARTMENT FLAT: 101 EXTENT: 71.57SQ.Yds BUILT: 1251SQ. FT Boundires: [N]: OPEN TO SKY AND EXISTING HOUSES IN CHERLAPALLY VILLAGE [S] OPEN TO SKY AND 12 MTR 40FT WIDE ROAD [E]: FLAT.NO.102 [W]: OPEN TO SKY AND 12 FT WIDE ROAD <b>1507,</b>	(R) 01-09-2017 (E) 30-08-2017 (P) 01-09-2017		<b>0202</b> (Mortgage without Possession ) Mkt.Value:Rs. 0 Cons.Value:Rs. 1875900	1 .1.(ME)THE COMMISSONER GREATER HYDERABAD MUNICIPAL CORPORATION 2.(MR)M/S.SUMMIT BUILDERS REP BY ITS:-GAURANG MODY	0/0 11415/ 2017 [1] of SROUPPAL

Certified By

Name: K MADHUSUDHAN  
REDDY  
Designation: SUB  
REGISTRAR  
SRO: UPPAL

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము  
Declaration by the Authorized Agent for Delivering the Electronic Services

- (i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

- (ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

- (iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

- (iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

సంతకము

Signature

T. Jayanthi

SRIVEN NET DEN  
SDP-SRND

Opp: Amberpet Police Station  
TIRUMALANAGAR  
AMBERPET Mandal  
HYDERABAD-500013  
TELANGANA