



26 JUN 2021

తెలంగాణ తెలంగాణ TELANGANA

Sl. No. 4372 Dated: 26/06/21 Rs. 100/-

Sold to Rama Rao s/o P. S. Murthy R/o H. 44

For Whom: self



AB 374842

MOHAMMED YOUNUS SHAREEF
LICENSE NO. 16-07-011/2019
House No. 5-7-447, Yousufain Colony
HYDERABAD-T.S. NORTH DIST.
Cell: 8686980411

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FROM HARD DISK

S.S. No: 2693 2021

C.G. No: 2590 2021

COPY OF DOCT No 590/1964

Copy Prepared By

Reader

Copy Examined By

Examiner

Dated: 29/06/2021

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OFFICE OF
District Registrar
RED HILLS
HYDERABAD TS

JOINT SUB-REGISTRAR-II
R.O. HYDERABAD



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MORTGAGE DEED TO BE EXECUTED WHEN THE PROPERTY
IS FREE HOLD.

This indenture, made this Twenty fourth day of February
of one thousand nine hundred sixty four between Sh. Narasiah
son of D. Sankariah at present employed
as Superintendent in the office of Finance Department
at Hyderabad (hereinafter called
"THE MORTGAGOR" which expression shall unless excluded
by or repugnant to the subject or context, include his/
her heirs, executors, administrators and assigns) of the
PART AND THE GOVERNOR OF ANDHRA PRADESH (hereinafter
called "THE MORTGAGEE" which expression shall unless
excluded by or repugnant to the subject or context in-
clude his successors in office and assigns) of the
OTHER PART:

WHEREAS THE MORTGAGE is the absolute and sole
beneficial owner and is seized and possessed of or
otherwise well and sufficiently entitled to the land
hereditaments and premises hereinafter described in
the Schedule hereunder written and for greater clear-
ness delineated on the plan annexed hereto and thereon
shown with the boundaries thereof coloured blue.

and expressed to be hereby conveyed trans-
ferred and assured (hereinafter referred to as "the
said mortgaged property").

AND WHEREAS THE MORTGAGOR applied to the Mortgagee
for an advance of Rs. 2000/- (Rupees
Two thousand only) for the pur-
pose of enabling the MORTGAGOR to purchase land and to
construct a house thereon;

AND WHEREAS the Mortgagee agreed to advance
to the Mortgagor the said sum of Rs. 2000/-
(Rupees Two thousand only) on cer-
tain terms and conditions;

AND WHEREAS one of the conditions for the
aforesaid advance is that the mortgagor should secure
the repayment of the said advance and due observance
of all the terms and conditions contained in the
"Rules for Grant of Loans to Government servants for
House Building purposes" issued in G.O. Ms. No. 1475
Finance, dated the 20th August, 1959 (which expression
shall, where the context so admits include any amend-
ment thereof or addition thereto for the time being in
force) by a Mortgage of the property described in schedule
hereunder written.

AND WHEREAS THE MORTGAGEE has sanctioned and
paid to the mortgagor an advance of Rs. 2000/-
(Rupees Two thousand only) on
25th March 1960 and in the manner provided
in the said rules upon having the repayment of the
loan with interest and the observance of all the terms
and conditions contained in the said rules and herein-
to

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Copy of sheet No. 590 of 1964 - Contd -

: 2 :

after mentioned secured in the manner hereinafter appearing;

NOW THIS INDENTURE WITNESSETH as follows:--

(i) In pursuance of the said rules and in consideration of the said advance sanctioned and paid by the MORTGAGEE to the MORTGAGOR pursuant to the provisions contained in the rules the MORTGAGOR DOETH hereby covenant with the MORTGAGEE that the Mortgagor shall always duly observe and perform all the terms and conditions of the said rules and shall repay to the MORTGAGEE the said advance of Rs 2000/-

(Rupees Two thousand only) by 50 . . .

... monthly instalments at

the rate of Rs 40/- (Rupees Forty

... only) per mensem co-

mencing from the pay of the Mortgagor of the month

of September (1960) nineteen hundred and Sixty . . .

... and the mortgagor hereby authorises the Mortgagee to make deduction from his monthly pay/leave salary of the amount of such instalments and the Mortgagor shall after paying the full amount of the advance also pay

interest due thereon in (10) monthly instalment(s) in the manner and on the terms specified in the said rules, provided that the Mortgagor shall repay the entire advance with interest in full before the date on which he/she is due to retire from service; failing which the Mortgagee shall be entitled to enforce this security of the mortgage property at any time there- after and recover the balance of the advance then due together with interest and costs of recovery by sale of the mortgaged property or in such other manner as may be permissible under the law. It will, however, be open to the Mortgagor to repay the amount in a shorter period.

(ii) If the Mortgagor shall utilise the advance for a purpose other than for which the advance is sanctioned, or if the Mortgagor shall become insolvent or shall cease to be in service for any reason other than normal retirement, superannuation or if he/she dies before payment of advance in full, or if the Mortgagor shall fail to observe or perform any of the terms, conditions and stipulations specified in the said rules and on his/her part to be observed and performed then and in any such cases the whole of the principal amount of the advance or so much thereof as shall then remain due and unpaid shall become payable forthwith to the MORTGAGEE with interest thereon at the rate of 12

percent interest per annum calculated from the date of the payment by the MORTGAGEE of the said advance.

S. L. Narsiah

Document No

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H. N. N.

Copy of doc no 590 of 1964 Contd

(iii) In further pursuance of the said rules for the consideration aforesaid and to secure re-payment of the aforesaid advance and interest as shall at any time or times hereinafter be due to the Mortgagee under the terms of those presents the MORTGAGOR doth hereby grant, convey, transfer assign, and assure unto the MORTGAGEE ALL AND SINGULAR the said mortgaged property fully described in the Schedule hereunder written together with buildings erected or to be erected by the MORTGAGOR on the said MORTGAGED property or materials for the time being thereon with all rights, easements and appurtenances to the said Mortgaged property or any of them belonging to HOLD the said Mortgaged property with their appurtenances including all erections and buildings erected and built or to be erected and built hereafter on the said mortgaged property or materials for the time being thereon unto and to the use of the Mortgagee absolutely for ever free from all encumbrances. SUBJECT NEVERTHE- LESS to the proviso for redemption hereinafter con- tained PROVIDED ALWAYS AND it is hereby agreed and declared by and between the parties hereto that if the MORTGAGOR shall duly pay to the MORTGAGEE the said principal sum and interest hereby secured in the manner herein provided and also the other moneys (if any) determined to be payable by the MORTGAGOR to the MORTGAGEE under the terms and conditions of the said rules, then the MORTGAGEE will at any time thereafter upon the request and at the cost of the MORTGAGOR re- convey, retransfer and reassured the said Mortgaged pro- perty unto and to the MORTGAGOR or as he may direct,

(iv) AND IT IS HEREBY EXPRESSLY AGREED AND DECLARED that if there shall be any breach by the MORTGAGOR of the covenants on his/her part herein contained or if the MORTGAGOR shall become insolvent or shall cease to be in service for any reason other than normal retirement on superannuation or if he/ she dies before all the dues payable to the MORTGAGEE under those presents together with interest thereon shall have been fully paid off or if the said advance or any part thereof becomes payable forthwith under these presents or otherwise then and in any of such cases it shall be lawful for the MORTGAGEE TO sell the said Mortgaged property or any part thereof either together or in parcels and either by public auction or by private contract with power to buy in or rescind any contract for sale and to resell without being responsible for any loss which may be occasioned there- by and to do and execute all such acts and assurances for effectuating any such sale as the MORTGAGEE shall think fit.

AND IT IS HEREBY declared that the receipt of the MORTGAGEE for the purchase money of the premises sold or any part thereof shall effectually discharge the purchaser or purchasers therefrom and IT IS HEREBY declared that the MORTGAGEE shall hold the moneys to arise from any sale in pursuance of the aforesaid power upon TRUST in the first place thereof to pay all the expenses incurred on such sale and then to pay moneys in or towards the satisfaction of the moneys for the time being owing on the security of these presents and the balance, if any, to be paid to the MORTGAGOR.

(v) THE MORTGAGOR hereby covenants with Mortgagee as follows:--

O.L. - Namastah

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R.O. HYDERABAD**

Copy of No 590 of 1964 Contd -

(a) THE MORTGAGOR now hath in himself/herself good right and lawful authority to grant, convey, transfer assign and assure the MORTGAGED property unto and to the use of the MORTGAGEE in the manner afore said

(b) The Mortgagor shall refund to the Mortgagee any amount together with interest, if any, due thereon drawn on account of the advance in excess of the expenditure incurred, for which the advance was sanctioned.

(c) That the Mortgagor shall not during the continuance of these presents charge, encumber, alien or otherwise dispose of the Mortgaged property.

(d) Notwithstanding any thing contained herein, the Mortgagee shall be entitled to recover the balance of the advance with interest remaining unpaid at the time of his retirement or death preceding retirement, from the whole or any specified part of the gratuity that may be sanctioned to the Mortgagor

SCHEDULE ABOVE REFERRED TO

Land situated in

as bounded on the - - - - -

1. North
2. South
3. East
4. West

(in) detailed in the plan enclosed.

In witness whereof the Mortgagor has herunto set his hand the Governor of Andhra Pradesh has caused

Sri Dr. Narasiah for and on his behalf to set his hand herunto the day and year first above written.

Dr. Narasiah

Signed by the said (MORTGAGOR)
In the present of

1st Witness:

Address: M. Srinivas Rao

Occupation: Superintendent Finance Department -

2nd Witness: Dr. Narasiah

Address: Syed Sajid Ali

Occupation: Finance Department -

Signed by Sri P. Muddukrishna Deputy Secretary in the Office of Finance Department for and on behalf of and by the order and direction of the Governor of

Andhra Pradesh in the presence of

1st Witness: Kallashan Rao

Address: Supt. Finance Department -

Occupation: M. Srinivas Rao

Address: Supt.

Occupation: Finance Department -

Document No
Date
19
[Signature]
Joint Secretary

Copy of doc No. 590 of 1964 could

Presented in the office of the Registrar of Hyderabad
and fee of Rs. 27-50 paid between the hours of
3 and 4 P.M. on the 28th day of Feb. 1964. H. Nars
iah Execution admitted by H. Narsiah S/o D.
Sangiah Govt Servia R/O Affairs Hyderabad Dist.
Personally known to the H-Sub-Reg^(a) have satisfied
myself as to the execution of the instrument
by Sri P. Hrudha Krishna Dy Secretary to Govt.
Finance Department Govt of Andhra Pradesh
who is exempted from personal appearance under
Section 11 of Section (88) of the Indian Regn Act of
28-2-1964 H. Nars H-Sub Registrar Exercising
the powers of Registrar Hyderabad Dy. Registrar
as No. 590 of 1964 of Book I Volume 100 of pages
339 to 346 dated 29th February 1964 H. Nars
Joint Sub Registrar
(Stamp exempted)

In document (a) (b) (c) attestation (d) interlineation In copy
(e) enclosures.

Copied by machine as per
Comparison of pages. H. Nars
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H. Nars
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H. Nars
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Book ...
Contains ...
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315

Plan of Plot No 7 + 8 SITUATED AT RAMNAGAR COLONY HYD. EAST.

Sri D.L. NARSIH - (MORTGAGOR) SIG. OF MORTGAGOR *R. Narshi*
IN FAVOUR OF

GOVERNOR OF ANDHRA PRADESH - (MORTGAGEE)

WITNESSES-

1. M. Prasad Rao
Agent.

2. *Sripada*
Agent.

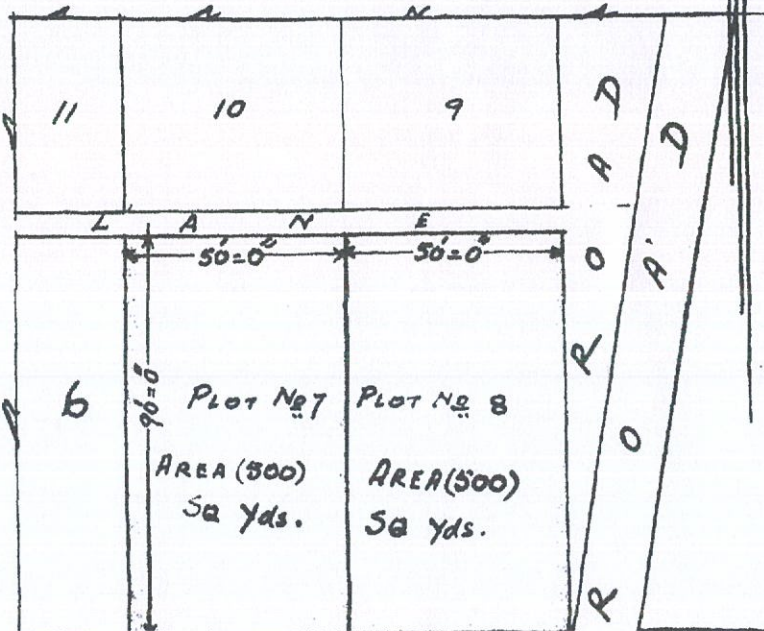
U.D.C. Finance

SIG. OF MORTGAGEE

WITNESSES.

1.

2.



Plot No 7
AREA (500)
Sq Yds.

Plot No 8
AREA (500)
Sq Yds.

ROAD

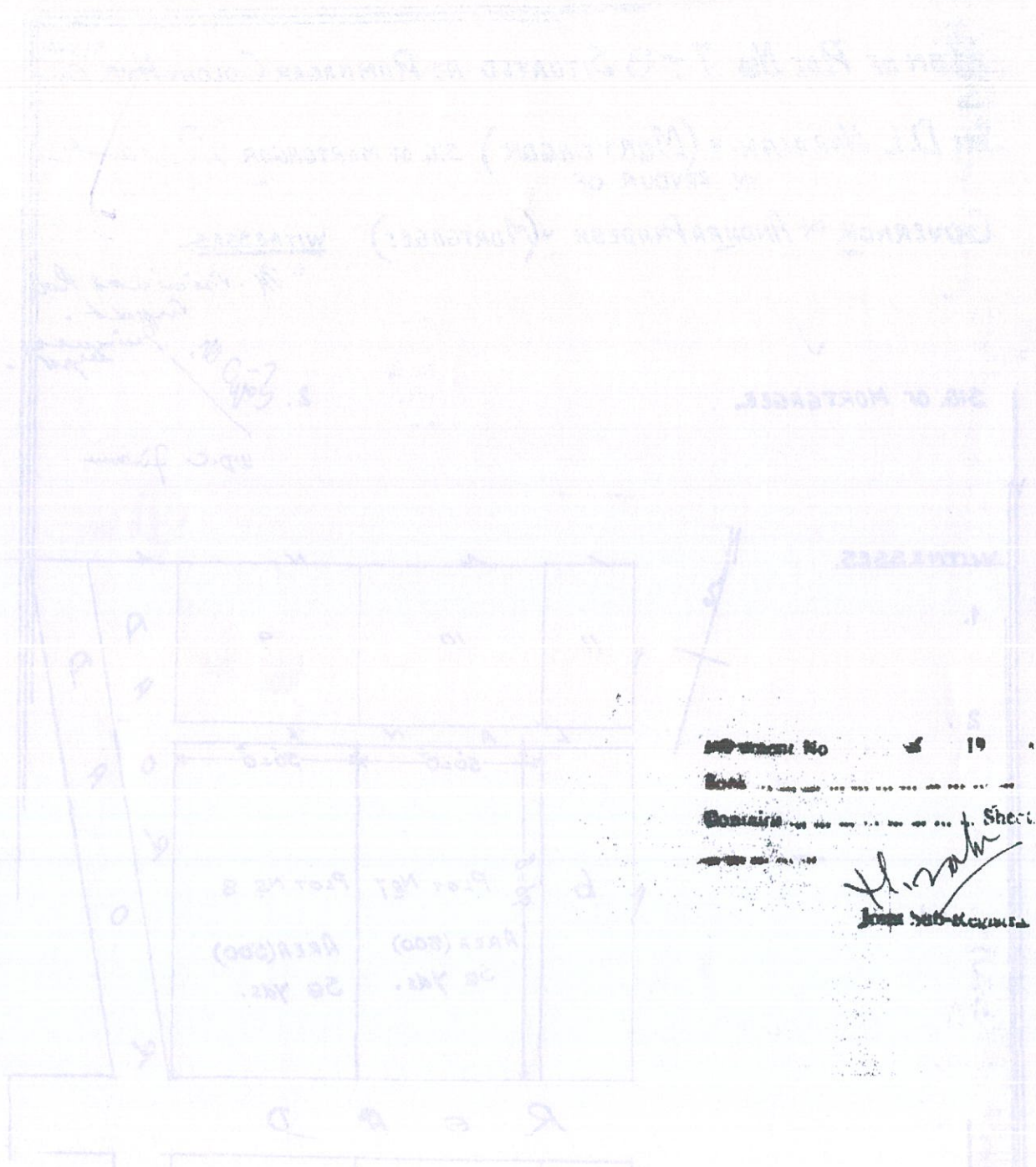
INCLUDED
EXCLUDED
SCALE
1" = 32'



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