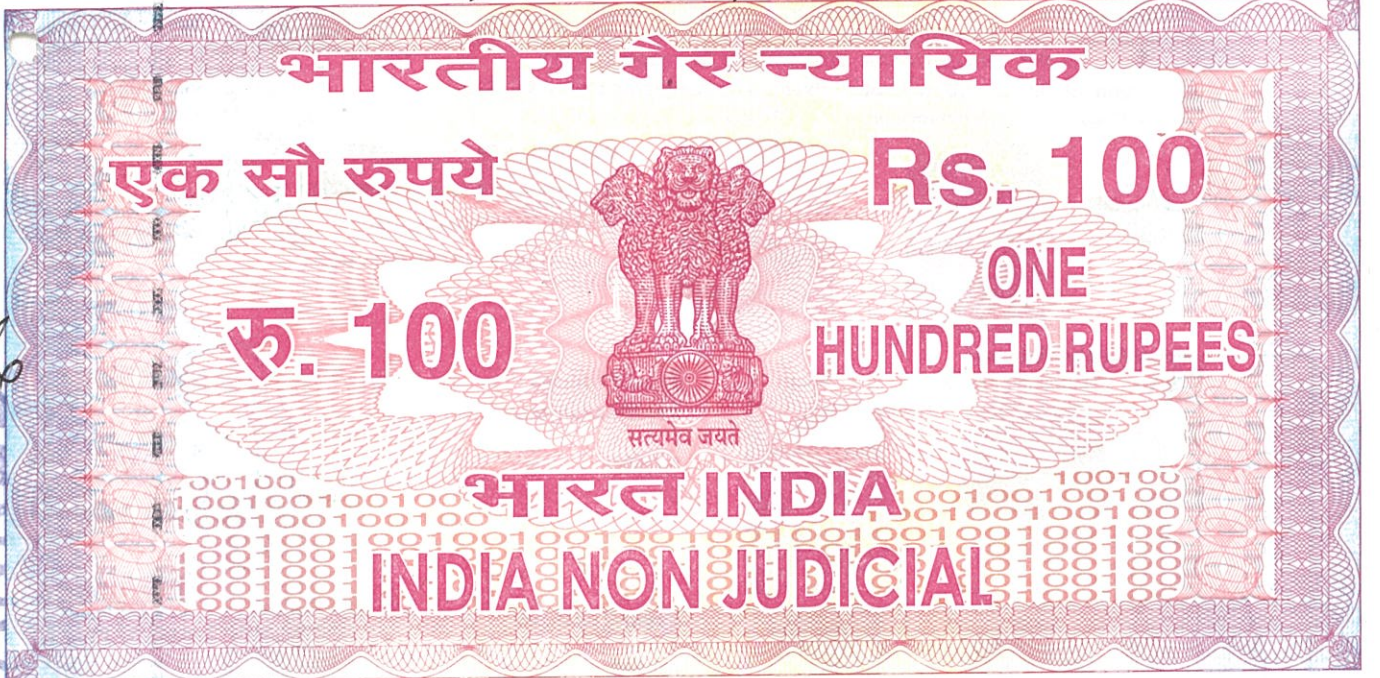


Doc. NO. 172/2022.



తెలంగాణ తేలంగానా TELANGANA

AK 880148

SL. No. 564, Date: 05-01-2022, Rupees: 100
Sold to: Ramesh,
S/o. Late Narsing Rao, R/o. Hyd.
For whom Crescentia Labs Pvt. Ltd.

S. ANJAMMA
Licensed Stamp Vendor Lic No.9/94/ R 16/7/001-2021
H.No.3-5-948/11, Gandhi Kutter, Narayanaguda,
Hyderabad-29. Cell: 9398802862, 9866378260

SIMPLE MORTGAGE DEED

This Deed of Simple Mortgage is made and executed on this 10th day of January, 2022, at S.R.O, Shamirpet, Medchal-Malkajgiri District by:-

M/s. CRESCENTIA LABS PRIVATE LIMITED, a company incorporated under the Indian Companies Act, 1956, having its registered office at 5th floor, Surya Towers, Sardarpatel Road, Secunderabad-500 003 and represented by its Authorised Signatory, Mr. B. Sitaramanjaneyulu, S/o. Late B. Koteswara Rao, aged about 53 years.

Hereinafter referred to as Mortgagor, First Party.

IN FAVOUR OF

TSIIC-IALA Executive Officer, Industrial Estate, Turkapally, Medchal-Malkajgiri District, Telangana State.

Hereinafter referred to as Mortgagee, Second Party.

For CRESCENTIA LABS PVT. LTD.

B. Sitaramanjaneyulu
Authorised Signatory

WHEREAS:

- A. That the Mortgagor is the absolute owner and possessor of the land admeasuring Ac. 1-80 cents bearing Plot No: 15-B, in MN Park Phase-1, parceled out of Acres 144.34 guntas in Survey No: 230 to 243, Turkapally Village, Shamirpet Mandal, Medchal-Malakajiri District, Telangana, having purchased said property from vide Sale Deed bearing Document No.733/2021 dated 25-01-2021, registered at SRO, Shameerpet, Medchal-Makajiri District.
- B. Whereas the Mortgagor has applied for the building permission for the proposed construction of industrial buildings consisting of total built up area admeasuring 7950.52 square meters in Building and the commissioner, TSIIC-IALA, Turkapally, Medchal-Malkajiri District has considered for Approval of the Sanctioned plan in respect of premises as given in the Scheduled A below.
- C. Where as the Mortgagor hereby authorise the TSIIC-IALA to enforce the terms the scheduled A below and condition of G.O.Ms.No.168, M.A. dt. 07.04.20212 in case of violation of the terms and conditions of the sanctioned plan granted/permitted vide File no: IIC/0001/2022 dated 01-01-2022 misused by the TSIIC-IALA Commissioner, industrial summary demolition proceeding in respect of the Violated portion,
- D. And whereas, in compliance of the said G.O. Ms No. 168, M.A dt: 07-04-2012 the Mortgagor hereby Mortgage the 10% of the total Built-up Area of 800.99 square meters in First Floor out of total Built up area admeasuring 7950.52 square meters. of the proposed industrial Building in the land in Plot No: 15-B, in MN Park Phase-1, in Survey No: 230 to 243, Turkapally Village, Shamirpet Mandal, Medchal-Malakajiri District, Telangana, (More fully described in schedule hereunder) to the TSIIC-IALA commissioner, Industrial Estate, Tukapally, Medchal-Malkajiri District by way of this undertaking in case the Mortgagor violated the term and conditions of the sanction.

NOW THIS DEED OF MORTGAGE WITNESSES AS FOLLOWS:-

1. The Mortgagor hereby undertakes that as per the sanctioned plan, the Mortgagor will leave the prescribed setbacks or open spaces and the area for the road widening and in case of failing to comply those conditions, the Mortgagor hereby authorise the commissioner TSIIC-IALA to remove at the cost of Mortgagor.
2. And whereas in compliance of G.O.Ms.NO:168,M.A dt: 07-04-2012 the Mortgagor has obtained a comprehensive building insurance policy as stipulated under the side G.O. and in case of failure in obtaining policy, The commissioner, TSIIC-IALA, is hereby authorized to initiate appropriate action for G.O.Ms. 168, M.A. dt: 07-04-2012.
3. And whereas the Mortgagor do hereby undertake that we shall not deliver the possession of any part of built up area of the proposed Building to be constructed by virtue of the sanctioned plan granted by the TSIIC-IALA/HMDA/GHMC Executive Officer, Turkapally, Medchal-Malkajiri District at the site by way of sale/Lease unless and until the occupancy certificate is granted by the TSIIC-IALA/HMDA/Municipality to initiate proceedings for violation of said condition in accordance with the said terms and conditions in accordance with G.O.Ms.No:168,M.A. Dt: 07-04-2012.

For CRESCENTIA LABS PVT. LTD.



Authorised Signatory

4. This Mortgagor do hereby further undertakes that he will comply with all those terms and conditions imposed by the commissioner, TSIIC-IALA/HMDA/Executive Officer, Municipality pursuant to the building applications for the proposed sanctioned plan granted to the Mortgagor.
5. That the land affected by this document is not an assigned land as defined in section 2 (1) of the act of 1977.
6. The parties hereby declare that the particulars furnished above are true and correct as required under section 27 of the Indian stamp act, and the parties agreed to abide by the provisions of Indian stamp act in lieu of prosecution under sec.64 of Indian Stamp Act.

SCHEDULE OF THE PROPERTY

All that the proposed construction of industrial building with total built up area of 7950.52 Square Meters and 10% total Mortgage Area of 800.99 Square Meters (8622 Sft) in first floor on proposed building in Plot No: 15-B, in MN Park Phase-1 in Survey No: 230 to 243, Turkapally Village, Shamirpet Mandal, Medchal-Malakajgiri District, Telangana bearing File No: IIC/0001/2022, dated 01-01-2022 and bounded by:

North : 6 meter access to common Transformer belongs to MN Park

South : M/s. Genome Valley Tech Parks & Incubators Pvt. Ltd.,

East : 9 Meter access to common Transformer belongs to MN Park.

West : Internal Road of MN Park

In Witness whereof, the Mortgagor has signed this document with own free will and consent after undertaking the above contents in their respective languages on the day, month and year first above written in presence of these witnesses:

Witnesses:

1. 
2. 

For Crescentia Labs Pvt. Ltd.,
For CRESCENTIA LABS PVT. LTD.



Authorised signatory **Authorised Signatory**

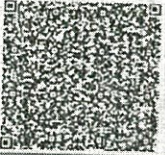
भारत सरकार
GOVERNMENT OF INDIA



సీతారామంజనేయులు బురి
Sitaramanjaneyulu Burri
పుట్టిన తేదీ/DOB: 16/08/1967
పురుషుడు/ MALE

Mobile No: 9849629678

4830 9962 3820
VID : 9183 9026 9107 8060



నా ఆధార్ - నా గుర్తింపు

Handwritten signature

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



విమానం:
S/O కోటేశ్వర రావు బురి, ప్లాట్ నెం 1, 6-107/1, 5
వెంకటేశ్వర కాలనీ, గ్రాండ్ గాంపాచి దుర్గ, ఇంజాపూర్,
హైదరాబాద్, తెలంగాణ - 501510

Address :
S/O Koteswara Rao Burri, Plot No 1, 6-107/1, 5
Venkateswara Colony Near Gampachi Durg,
Injapur, Hayathnagar, H.V. Rangareddy,
Telangana - 501510

4830 9562 3820
VID : 9183 9026 9107 8060





భారత ప్రభుత్వం
Government of India

నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male

3287 6953 9204



ఆధార్ - సామాన్యని హక్కు

10/07/2013

To
Kandi Prabhakar Reddy
కండి ప్రభాకర్ రెడ్డి
2-3-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013

Handwritten signature

भारत सरकार
GOVERNMENT OF INDIA



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
లేట్ రామ నివాస్
గ.న.గం-586/గ/2, శ్రీనివాస్ నగర్
త్రాసి గూడా, సెకండరాబాద్
హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500061

Address :
Late Ramnivas
12-10-586/1/2, Srinivas Nagar
warasi guda, Secunderabad
Hyderabad, Andhra Pradesh, 500061

2615 0113 7598



ఆధార్ - సామాన్యని హక్కు

भारत सरकार
GOVERNMENT OF INDIA



రామ నివాస్ సంజయ్
Ramnivas Sanjay

పుట్టిన సంవత్సరం / Year of Birth : 1983
పురుషుడు / Male

2615 0113 7598

