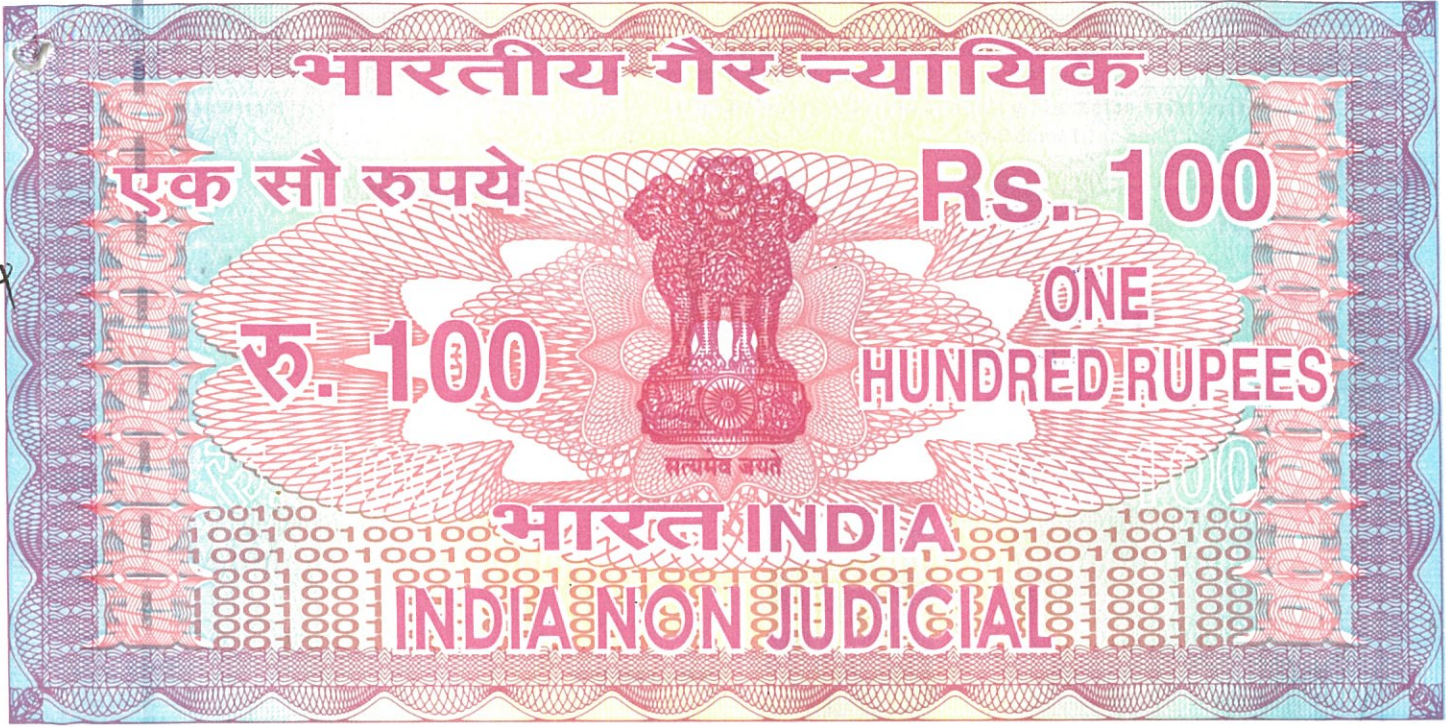




తెలంగాణ తెలంగాణ TELANGANA

AS 926984

SL. No. 17075, Date: 03-10-2022, 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 16/7/001-202
 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 4th day of October, 2022, at S.R.O, Shamirpet, Medchal-Malkajgiri District by:-

M/s. CRESCENTIA LABS PRIVATE LTD, Company registered under Companies Act 1956, having its registered office at Plot No: 15-B, in M N Park, Phase-1 in Survey No: 230 to 243, Turkapally Village, Shamirpet Mandal, Medchal-Malakajgiri District, Telangana, and represented by its authorised signatory Mr. B. Sitaramanjaneyulu, S/o Late B. Koteswara Rao, age 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.

Authorised Signatory

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 13500/- paid between the hours of 12 and 1 on the 04th day of OCT, 2022 by Sri B Sitaramanjaneyulu

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

Signature/Ink Thumb Impression

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR			M/S CRESENTIA LABS PRIVATE LTD REP BY B SITARAMANJANEYULU (AUTHORIZED SIGNATORY) S/O. LATE B KOTESWARA RAO O/O 230 TO 243 TURKAPALLY VILLAGE SHAMIRPET MANDAL M.M DIST,	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			K PRABHAKAR REDDY AADHAR	
2			M MALLAREDDY AADHAR	

04th day of October, 2022

Signature of Sub Registrar
Shamirpet**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3820 Name: Sitaramanjaneyulu Burri	S/O Koteswara Rao Burri, Hayathnagar, K.v. Rangareddy, Telangana, 501510	

Endorsement: Stamp Duty, Tranfer 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	13500	0	0	0	13500
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	18900	0	0	0	19000

Rs. 4900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 13500/- towards Registration Fees on the chargeable value of Rs. 13358000/- was paid by the party through E-Challan/BC/Pay Order No ,399NDP031022 dated ,03-OCT-22 of ,YESB/

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Sub Registrar
Shamirpet
Sheet 1 of 4

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 M N Park, Phase-1, parceled out of Acres 144.34 guntas in Survey No: 230 to 243, Turkapally Village, Shamirpet Mandal, Medchal-Malakajgiri District, Telangana, having purchased said property from Vide Sale Deed document registered Document No: 733/2021 dated 25-01-2021 registered at SRO, Shamirpet, Medchal-Makajgiri 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 11175.48 Sq. Mtrs., in Building and the commissioner, TSIIC-IALA, Turkapally, Medchal-Malkajgiri District has considered for Approval of the Sanctioned plan in respect of premises as given in the Scheduled A below.
- C. Whereas 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 07.04.2012 in case of violation of the terms and conditions of the sanctioned plan granted/ Permitted Vide file no: IIC/0680/2022 dated 19-09-2022 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 1128.13 Sq. Mtrs., in second floor out of total Built up area admeasuring 11175.48 Sq. Mtrs., of the proposed industrial Building in the land in Plot No: 15-B, in M N Park, Phase-1, in Survey No: 230 to 243, Turkapally Village, Shamirpet Mandal, Medchal-Malakajgiri District, Telangana (More fully described in schedule hereunder) to the TSIIC-IALA commissioner, Industrial Estate, Tukapally, Medchal-Malkajgiri 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.

For CRESCENTIA LABS PVT. LTD.



Authorised Signatory

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 18950/-, DATE: 03-OCT-22, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 5268415339518, PAYMENT MODE: NB-1001138, ATRN: 5268415339518, REMITTER NAME: MR. K. PRABHAKAR REDDY, EXECUTANT NAME: CRESCENTIAL LABS PRIVATE LIMITED, CLAIMANT NAME: TSIC IALA EXECUTIVE OFFICER).



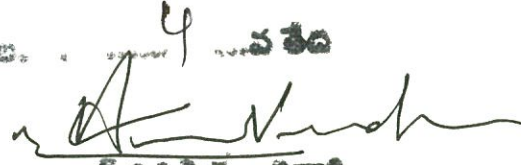
Signature of Registering Officer
Shamirpet

Date:

04th day of October, 2022

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6086 / 2022 Sheet 2 of 4 Sub Registrar
Shamirpet

ఇది పుస్తకము 2022 సం॥ (కా.క. 1844) సం॥
6086 సంఖ్యగా రిజిస్టరు చేయబడినది. స్వామింట్
యొక్క గుర్తింపు సంఖ్య 1518-1..... 6086 2022
ఇవ్వబడ్డనది.
2022 అక్టోబర్ నెం. 4 వ తేది


సబ్-రిజిస్ట్రార్ అధికారి

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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-Malkajgiri 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.
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 11175.48 Sq. Mtrs and 10% total mortgage area of 1128.13 Sq. Mtrs (12143.09 Sft) in second floor on proposed building in Plot No: 15-B, in M N Park, Phase-1 in Survey No: 230 to 243, Turkapally Village, Shamirpet Mandal, Medchal-Malakajgiri District, Telangana bearing file No: IIC/0680/2022 dated 19-09-2022 and bounded by.

North : Lobby

South : Open to Sky

East : Open to Sky

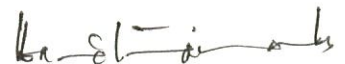
West : Open to Sky

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

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Shamirpet



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भारत सरकार
GOVERNMENT OF INDIA

సీతారామంజనేయులు బురి
Sitaramanjanyulu Burri
పుట్టిన తేదీ/DOB: 16/08/1967
పురుషుడు/ MALE
Mobile No: 9849629678

4830 9962 3820
VID : 9183 9026 9107 8060

నా ఆధార్ - నా గుర్తింపు

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ఆధార్
వివరాలు:
S/O కవీంద్ర రావు బురి, ఫ్లోర్ నో L, 6-107/1, శ్రీ
వెంకటేశ్వర కాలనీ, గ్రాంథంపాడుకి దగ్గర, అనాజ్ పూర్,
రంగారెడ్డి పూర్, 3, రంగారెడ్డి,
తెలంగాణ - 501510

Address :
S/O Kateswara Rao Burri, Flat No L, 6-107/1, Sri
Venkateswara Colony, Near Grampanchayat,
Anajpur, Rangareddy, K.V. Rangareddy,
Telangana - 501510

4830 9962 3820
VID : 9183 9026 9107 8060

నా ఆధార్ - నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male

3287 6953 9204

ఆధార్ - సామాన్యుని హక్కు

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

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

10/07/2013

(Signature)

भारत सरकार
GOVERNMENT OF INDIA

మెండు మల్లారెడ్డి
MENDU MALLAREDDY
పుట్టిన తేదీ / DOB : 07/08/1965
పురుషుడు / MALE
4285 0811 4952

ఆధార్ - సామాన్యమానవుడి హక్కు

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

వివరాలు:
S/O మెండు రామ్ రెడ్డి, 2-50,
అనాజ్ పూర్, అనాజ్ పూర్, రంగారెడ్డి,
తెలంగాణ ప్రదేశ్, 501512

Address:
S/O Mendu Ram Reddy, 2-50,
ANAJ PUR, Anajpur,
Rangareddy, Andhra Pradesh,
501512

ఆధార్ - సామాన్యమానవుడి హక్కు

(Signature)



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6086/2022. Sheet 4 of 4 Sub Registrar
Shamirpet

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