



TSGGDG 000100/13685242



C.S. 435/2023

DOCTNO: 390/2023

MORTGAGE DEED

This Deed of Mortgage is made and executed on the 12th day of January 2023 at S.R.O. Kukatpally, by:

Mr. CHINNAM ANJANEYA SWAMY, S/o. CH. RAMULU, aged about 59 years, Occupation: Business, R/o. H.No.7-2-1669, Flat No.0606, Utopia B, Casa paradisco (Lodha Apartment), Sanathnagar, Hyderabad-500018, T.S. (AADHAAR No.7800 6945 4619) (PAN No.ABVP1913A) (PH.No.9848035556).

Hereinafter called the 'MORTGAGOR' which term shall mean and include all his heirs, legal representatives, executors, assignees etc., of One Part.

IN FAVOUR OF

THE COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION (GHMC), HYDERABAD

Hereinafter called the 'MORTGAGEE' which term shall mean and include all its heirs, legal representatives, executors, assignees etc., of One Part.

Contd. 2

Signature and

MEE SEVA

MEE SEVA

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.

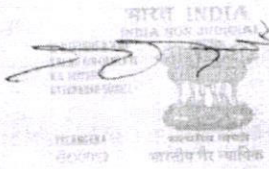
The matter stated above is correct to the best of my knowledge and belief.


పంతకము
Signature

ముద్ర
Seal

GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA
GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA

Phone No:
Sold To/Issued To:
Ch. Anjaneya Swamy
For Whom/ID Proof:
Ghmc: hvd



₹ 0000100/-
200 200 200 200 200 200

Mortgage Deed
38162221679525727511-00001154
3816222 24/2006

Doc No: 390/2023

MORTGAGE DEED

This Deed of Mortgage is made and executed on the 12th day of January 2023 at S.R.O. Kukatpally, by:

Mr. CHINNAM ANJANEYA SWAMY, S/o. CH. RAMULU, aged about 59 years, Occupation: Business, R/o. H.No.7-2-1669, Flat No.0606, Utopia B, Casa paradisco (Lodha Apartment), Sanathnagar, Hyderabad-500018, T.S. (AADHAAR No.7800 6945 4619) (PAN No.ABVPC1913A) (PH.No.9848035556).

Hereinafter called the 'MORTGAGOR' which term shall mean and include all his heirs, legal representatives, executors, assignees etc., of One Part.

IN FAVOUR OF

THE COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION (GHMC), HYDERABAD.

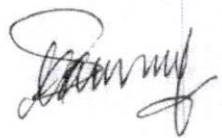
Hereinafter called the 'MORTGAGEE' which term shall mean and include all its heirs, legal representatives, executors, assignees etc., of One Part.

Contd..2..

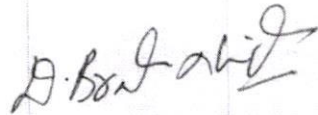
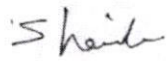
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kukatpally along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 4000/- paid between the hours of 1 and 2 on the 12th day of JAN, 2023 by Sri C.Anjaneya Swamy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 CHINNAM ANJANEYA SWA [1511-1-2023-435]	CHINNAM ANJANEYA SWAMY S/O. CH.RAMULU . FLAT.NO.0606, UTOPIA B. CASA PARADISCO (LODHA APTS.), SANATH NAGAR, HYDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 D BRAHMA NAIDU:1270 [1511-1-2023-435]	D BRAHMA NAIDU HYD	
2		 B SHAILENDER SINGH: [1511-1-2023-435]	B SHAILENDER SINGH HYD	

12th day of January, 2023

Signature of Sub Registrar
Kukatpally

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX6890 Name: Bondili Shailender Singh	S/O Bondili Moti Singh, KUKATPALLY, Hyderabad, Andhra Pradesh, 500085	
2	Aadhaar No: XXXXXXXX9045 Name: Darapaneni Brahma Naidu	S/O Chenna Krishnaiah, Balanagar, K.v. Rangareddy, Telangana, 500037	
3	Aadhaar No: XXXXXXXX4619 Name: Chinnam Anjaneyaswamy	S/O Ch Ramulu, Hyderabad, Hyderabad, Andhra Pradesh, 500045	

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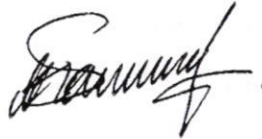
WHEREAS the MORTGAGOR herein is the absolute owner and peaceful possessor of **Open Land admeasuring 682.48 Square yards** (Out of 44,062.45 Sq.Yards), in **Survey Nos.405 to 413**, Situated at **Kukatpally Village, GHMC Kukatpally Circle, Kukatpally Mandal, Medchal-Malkajgiri District, Telangana State** (Formerly Balanagar Mandal, Ranga Reddy District).

WHEREAS the MORTGAGOR has applied for building permission for proposed construction of residential building and whereas the Greater Hyderabad Municipal Corporation has provisionally approved the sanctioned plan in respect of proposed construction of residential building on **Open Land admeasuring 682.48 Square yards** (Out of 44,062.45 Sq.Yards), in **Survey Nos.405 to 413**, Situated at **Kukatpally Village, GHMC Kukatpally Circle, Kukatpally Mandal, Medchal-Malkajgiri District, Telangana State** (Formerly Balanagar Mandal, Ranga Reddy District), **with a total built up area of 1184.07 Sq.Mtrs.**,

WHEREAS, the MORTGAGOR hereby authorize the Commissioner, GHMC to enforce the terms and conditions of G.O.Ms.No.86, M.A. dated.03-03-2006, G.O.Ms. No.623, M.A., dated.01-12-2006 and G.O.Ms.No.168, M.A. dated.07-04-2012, in case of violation of the terms and conditions of the sanctioned plan granted/ permitted vide **File No.011687/GHMC/5730/KPL2/2022-BP, dated:06-01-2023**, to initiate summary demolition proceedings in respect of the violated portion.

AND WHEREAS in compliance to the said G.O.Ms.No.86, M.A. dt.03-03-2006, G.O.Ms.No.623, M.A. Dated.01/12/2006 and G.O.Ms.No.168, M.A. dated.07-04-2012. the MORTGAGOR do hereby mortgage the **provided Mortgage area of the total built up area i.e., 129.53 Sq.Mtrs.**, (Out of 1184.07 Sq.Mtrs.) in **Second Floor** as shown in the plan attached herewith, of the proposed Residential Building in **Open Land admeasuring 682.48 Square yards** (Out of 44,062.45 Sq.Yards), in **Survey Nos.405 to 413**, Situated at **Kukatpally Village, GHMC Kukatpally Circle, Kukatpally Mandal, Medchal-Malkajgiri District, Telangana State** (Formerly Balanagar Mandal, Ranga Reddy District) (morefully described in schedule hereunder) to the Commissioner GHMC by way of this undertaking in case the MORTGAGOR violate the terms and conditions of the sanctioned.

Contd..3..



Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this instrument.

Description of Fee/Duty	Stamp Papers	Challan u/S 41 of IS Act	In the Form of			Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
			E-Challan	Cash				
Stamp Duty	100	0	5000	0		0	0	5100
Transfer Duty	NA	0	0	0		0	0	0
Reg. Fee	NA	0	4000	0		0	0	4000
User Charges	NA	0	500	0		0	0	500
Mutation Fee	NA	0	0	0		0	0	0
Total	100	0	9500	0		0	0	9600

Rs. 5000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 4000/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No. 17109R120123 dated, 12-JAN-23 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 9550/-, DATE: 12-JAN-23, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 5545006235720, PAYMENT MODE: NB-1001138, ATRN: 5545006235720, REMITTER NAME: CHINNAM ANJANEYA SWAMY, EXECUTANT NAME: CHINNAM ANJANEYA SWAMY, CLAIMANT NAME: THE COMMISSIONER GHMC.

Signature of Registering Officer
Kukatpally

Date:
12th day of January, 2023

Certificate of Registration

Registered as document no. 390 of 2023 of Book-1 and assigned the identification number 1 - 1511 - 390 - 2023 for Scanning on 12-JAN-23.

Registering Officer
Kukatpally
(B. Ramu Yadav)

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390/2023. Sub Registrar
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Kukatpally

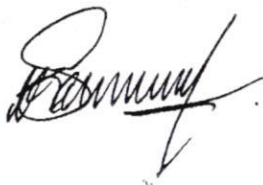
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The MORTGAGOR hereby authorize the Commissioner, GHMC to the **Provided Mortgage area of the total built up area i.e., 129.53 Sq.Mts.**, more fully described in the schedule hereunder, as shown in the drawing enclosed by way of sale after duly removing the violated/deviated portion and if any such action is initiated by the Commissioner, GHMC for the violation committee, the MORTGAGOR shall have no objection of what so ever nature.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. The MORTGAGOR hereby undertake 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 authorize the Commissioner, GHMC to remove at the cost of the MORTGAGOR.
2. And whereas in compliance of G.O.Ms.No.86, M.A. dated.03-03-2006, G.O.ms.No.623, M.A. dated.01-12-2006 and G.O.Ms.No.168, M.A. dated.07-04-2012, the MORTGAGOR had obtained a comprehensive Building Insurance Policy as stipulated under the said G.O. and in case of failure in obtaining policy, the Commissioner, GHMC is hereby authorized to initiate appropriate action for the violation of said terms and conditions in accordance with the G.O.Ms.No.86, M.A. dated.03-03-2006, G.O.ms.No.623, M.A. dated.01-12-2006 and G.O.Ms.No.168, M.A. dated.07-04-2012.
3. And whereas the MORTGAGOR do hereby undertake that he will not deliver the possession of mortgaged area of the proposed building to be constructed by virtue of the provisional sanctioned plan granted by the Commissioner, GHMC at the site by way of sale/lease unless and until the occupancy certificate is granted by the Commissioner, GHMC to initiate appropriate action for the violation of said terms and conditions in accordance with the G.O.Ms.No.86, M.A. Dated.03-03-2006, G.O.ms.No.623, M.A. Dated.01/12/2006 and G.O.ms.No.168, M.A. dated.07-04-2012.
4. The MORTGAGOR do hereby further undertake that he/she will comply with all those terms and conditions imposed by the Commissioner, GHMC, pursuant to the building applications for the proposed sanctioned plan granted to the MORTGAGOR.



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Kukatpally



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SCHEDULE OF THE PROPERTY

All that **Provided Mortgage area 129.53 Sq.Mtrs., or 1395 Sq.Feet** (Out of 1184.07 Sq.Mts.) of built up area in **second Floor**, as shown in the plan attached herewith, of the proposed building in **Open Land admeasuring 682.48 Square yards** (Out of 44,062.45 Sq.Yards), in **Survey Nos.405 to 413**, Situated at **Kukatpally Village**, GHMC Kukatpally Circle, **Kukatpally Mandal, Medchal-Malkajgiri District, Telangana State** (Formerly Balanagar Mandal, Ranga Reddy District), and bounded by:

NORTH : OPEN TO SKY

SOUTH : REMIAING PART OF SECOND FLOOR

EAST : LIFT, CORRDIOR, STAIRCASE & OPEN TO SKY

WEST : OPEN TO SKY

The MORTGAGOR hereby solemnly affirm and certify that he has executed this Mortgage Deed with his free will and consent and without any duress or undue influence or coercion on the day, month and year first above mentioned in presence of the following witnesses:

WITNESSES:

1. *B. Balakrishna*

2. *Shankar*



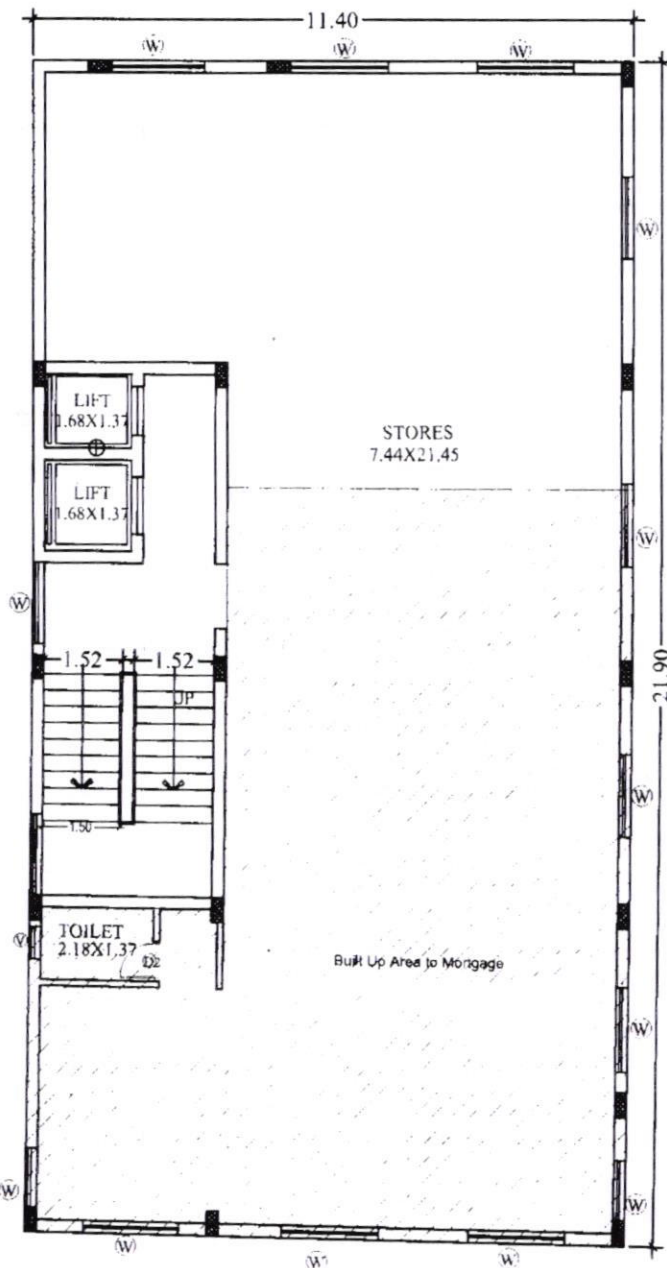
SIGN.OF THE MORTGAGOR

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Kukatpally



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SECOND FLOOR MORTGAGE PLAN

MORTGAGE PLAN SHOWING THE SECOND FLOOR,
IN SY.No. 405 TO 413, SITUATED AT KUKATPALLY(VIL),
BALANAGAR MANDAL MEDCHAL-MALAKJIRI DIST, T.S.

HANDED OVER BY
Mr. CHINNAM ANJANEYA SWAMY, S/o. Ch. RAMULU

TAKEN OVER BY
THE COMMISSIONER GHMC

AREA STATEMENT :
TOTAL BUILT UP AREA : 1184.07 Sq.Mtrs.
REQUIRED MORTGAGE AREA (10.00%) : 118.40 Sq.Mtrs.
PROVIDED MORTGAGE AREA 10.93% : 129.53 Sq.Mtrs.

REFERENCE :
MORTGAGE AREA EARMARKED : 

HANDED OVER BY

CHINNAM ANJANEYA SWAMY

SIGNATURE OF TAKEN OVER BY
THE COMMISSIONER, GHMC

WITNESS

1 _____

2 _____



[Handwritten Signature]


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Kukatpally



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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

చిన్నం అంజనేయస్వామి
Chinnam Anjaneyaswamy

పుట్టిన సంవత్సరం / Year of Birth: 1963
 పురుషుడు / Male

7800 6945 4619



ఆధార్ - సామాన్యని హక్కు

[Signature]

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O Ch Ramulu, B-3-228 FLAT NO 602 DHURVA-2, SRINIVASA VILLAGE, opp grand garden function hall, YOUSUF GUDA, Hyderabad, Andhra Pradesh, 500045

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in పి.ఎం.బాక్స్ నెం. 1947, బెంగళూరు-560001

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABVPC1913A

नाम / NAME
ANJANEYASWAMY CHINNAM

पिता का नाम / FATHER'S NAME
RAMULU CHINNAM

जन्म तिथि / DATE OF BIRTH
01-05-1963

हस्ताक्षर / SIGNATURE

मुख्य आयकर आयुक्त, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

బొండ్లి శైలెందర్ సింగ్
Bondili Shailender Singh

పుట్టిన సంవత్సరం / Year of Birth: 1974
 పురుషుడు / Male

2205 3804 6890



ఆధార్ - సామాన్యని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O Bondili Moti Singh, 16-2-114/2A, DHARMAREDDY COLONY PHASE-2, OPPOSITE MALLIKARJUNA THEATRE HYDER NAGAR, KUKATPALLY, Hyderabad, Andhra Pradesh, 500085

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in పి.ఎం.బాక్స్ నెం. 1947, బెంగళూరు-560001

भारत सरकार
GOVERNMENT OF INDIA

దరాపానెని బ్రాహ్మ నాయిదు
Darapaneni Brahma Naidu

జన్మ సంవత్సరం / Year of Birth: 1972
 పురుషుడు / Male

8403 5589 9045



आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता : 12-91, Adarsh Nagar, Adarsh Nagar, Quthubullapur, Rangareddi, Andhra Pradesh, 500037

Address: 12-91, Adarsh Nagar, Adarsh Nagar, Quthubullapur, Rangareddi, Andhra Pradesh, 500037

1947 1800 180 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bengaluru-560001

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Kukatpally



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Online Challan Proforma [SRO copy]	
Registration & Stamps Department Government of Telangana	
Challan No: 17109R120123	
Bank Code : HDFS	Payment : NB
Remitter Details	
Name	CHINNAM ANJANEYA SWAMY
PAN Card No	ABVPC1913A
Aadhar Card No	*****273
Mobile Number	*****273
Address	HYDERABAD
Executant Details	
Name	CHINNAM ANJANEYA SWAMY
Address	HYDERABAD
Claimant Details	
Name	THE COMMISSIONER GHMC
Address	HYDERABAD
Document Nature	
Nature of Document	Mortgage(others)
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	KUKATPALLY
Amount Details	
Stamp Duty	5000
Transfer Duty	0
Registration Fee	4000
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	9550
Total in Words	Nine Thousand Five Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	12-01-2023
Transaction Id	5545006235720
Stamp & Signature	

Online Challan Proforma [Citizen copy]	
Registration & Stamps Department Government of Telangana	
Challan No: 17109R120123	
Bank Code : HDFS	Payment : NB
Remitter Details	
Name	CHINNAM ANJANEYA SWAMY
PAN Card No	ABVPC1913A
Aadhar Card No	*****273
Mobile Number	*****273
Address	HYDERABAD
Executant Details	
Name	CHINNAM ANJANEYA SWAMY
Address	HYDERABAD
Claimant Details	
Name	THE COMMISSIONER GHMC
Address	HYDERABAD
Document Nature	
Nature of Document	Mortgage(others)
Property Situated in(District)	MEDCHAL-MALKAJGIRI
SRO Name	KUKATPALLY
Amount Details	
Stamp Duty	5000
Transfer Duty	0
Registration Fee	4000
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	9550
Total in Words	Nine Thousand Five Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	12-01-2023
Transaction Id	5545006235720
Stamp & Signature	

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390/2023. Sub Registrar
Kukatpally



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