

5659/19



తెలంగాణ తెలంగాణ TELANGANA

Sl.No. 2056 Dt: 30-05-2019

Sold to: PREM KUMAR SANGHI

S/o. Shri M.L. SANGHI

For Whom: SELF & OTHERS, R/o. Hyd.

 T 988652

T.LALITHA
LICENSED STAMP VENDOR
LIC.No.16-09-074/2012,
R.No.16-09-024/2018,
Plot No.32, H.No.3-48-266,
Kakaguda, Karkhana,
Cantt. Sec'bad.

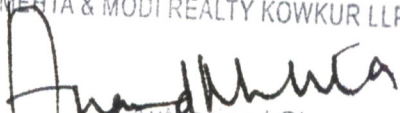
ANNEXURE - II
AFFIDAVIT

Owners:

We 1. Prem Kumar Sanghi S/o. Late Shri. M.L.Sanghi 2. Prem Kumar Sanghi HUF represented by its Karta Shri. Prem Kumar Sanghi 3. Smt. Sushma Sanghi W/o. Shri. Prem Kumar Sanghi all are residents of 3-6-97/301, Ishan Surabhi Arcade, Basheerbagh, Hyderabad and 1 Shri. Nilesh Agarwal S/o. K.N.Agarwal 5. Nilesh Agarwal HUF represented by its Karta Shri. K.N.Agarwal 6. Smt. Mukta Agarwal W/o. Shri. Nilesh Agarwal all are residents of Flat No. 32, Maheshwari Residency, Adarsh Nagar, Hyderabad represented by its JDA cum GPA holder M/s. Mehta and Modi Realty Kawkoor LLP (PAN: ABLFM 7631 F) represented by its Designated Partner Shri. Anand S.Mehta S/o. Suresh U. Mehta.

We are the owners/developers of the land Sy. No. 196 (P) situated at Kawkur Village, GHMC Alwal Circle, Malkazgiri Mandal, Hyderabad, Medchal Malkazgiri District, Telangana admeasuring 8099.63 sq. mtrs and we have applied for Hi-rise building permission to construct residential apartments in the said land consisting two basements, ground plus six upper floors and whereas the Greater Hyderabad Municipal Corporation (GHMC) has provisionally approved the sanctioned plan in respect of premises bearing Sy. No. 196 (P) situated at Kawkur Village, GHMC Alwal Circle, Malkazgiri Revenue Mandal, Hyderabad, Medchal Malkazgiri Dist and whereas required under Hyderabad revised building rules issued as per the said G. O. Ms. No.86, M.A., Dt: 03.03.2006, G.O.Ms. No. 171 M.A dated 29.04.2006, G.O.Ms. No. 623 MA dated 01.12.2006 and G.O.Ms. No. 168 MA dated 07.04.2012, we execute and submit an undertaking affidavit in favour of the Commissioner,

For MEHTA & MODI REALTY KOWKUR LLP


Authorized Signatory



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Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 25740/-, DATE: 20-JUL-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 6286461452024, PAYMENT MODE: NB-1000200, ATRN: 6286461452024, REMITTER NAME: PRABHAKAR REDDY, EXECUTANT NAME: PREM KUMAR SANGHI REP BY ANAND S MEHTA, CLAIMANT NAME: COMMISSIONER GHMC).

Date: 20th day of July, 2019
Signature of Registering Officer: Malkajgiri

Rs. 4900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20740/- towards Registrars Fees on the chargeable value of Rs. 34395000/- was paid by the party through E-Challan/BC/Pay Order No. 865KGZ200719 dated 20-JUL-19 of, YESB/

Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS Act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	4900	0	0	0	5000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20740	0	0	0	20740
User Charges	NA	0	100	0	0	0	100
Total	100	0	25740	0	0	0	25840

In the Form of

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

20th day of July, 2019
Signature of Sub Registrar: Malkajgiri

SI No	Thumb Impression	Photo	Name & Address	Signature
1			PRABHAKAR REDDY K R/O AMBERPET, HYD	
2			M MAHENDER R/O NEREDMET, MALKAJGIRI	

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR			M/S MEHTA AND MODI REALTY KAWKOOR LLP REP BY ANAND S MEHTA (DAGPA VIDE DOCT NO 5379/2019) S/O. SURESH U. METHA 5-4-187/3 AND 4, M. G. ROAD, SECUNDERABAD, SECUNDERA BAD, Telangana, 500003, SECUNDERABAD	



Presentation Endorsement: Presented in the Office of the Sub Registrar, Malkajgiri along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20740/- paid between the hours of _____ and _____ on the 20th day of JUL, 2019 by Sri Anand S Mehta

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Sheet 1 of 5
Sub Registrar Malkajgiri

GHMC authorizing 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. Ms. No.86, M.A., Dt: 03.03.2006,G.O.Ms. No. 171 M.A dated 29.04.2006 , G.O.Ms. No. 623 MA dated 01.12.2006 and G.O.Ms. No. 168 MA dated 07.04.2012.

And whereas, we hereby authorize the Commissioner, GHMC to enforce the terms and conditions of G. O. Ms. No.86, M.A., Dt: 03.03.2006,G.O.Ms. No. 171 M.A dated 29.04.2006 , G.O.Ms. No. 623 MA dated 01.12.2006 and G.O.Ms. No. 168 MA dated 07.04.2012 in case of violation of the terms and conditions of the sanctioned plan granted / permitted vide Proceeding Nofile No 1/C27/22157/2018 Dt: to intimate summary demolition proceedings in respect of the violated portion.

And whereas, in compliance of the said G. O. Ms. No.86, M.A., Dt: 03.03.2006,G.O.Ms. No. 171 M.A dated 29.04.2006 , G.O.Ms. No. 623 MA dated 01.12.2006 and G.O.Ms. No. 168 MA dated 07.04.2012 we do hereby hand over 10% of the total built up area admeasuring 2,138.30 Sq.mtrs(2,557.39 Sq.yds) (16 flats built up area 1,993.45 Sq.mtrs excluding common area + Amenities Area 144.85 Sq.mtrs) (plan enclosed) (as per the schedule given below) to the Commissioner, GHMC by way this undertaking. In case we violate the terms and conditions of the sanctioned plan we hereby authorize the Commissioner, GHMC to dispose of the 10% of the total built up area admeasuring 2,138.30 Sq.mtrs as the case may be by way of sale after duly removing the violated/deviated portions and if any such action is initiated by the Commissioner, GHMC for the violations committed by us. We have no objection of whatsoever nature.

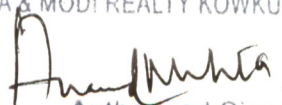
Schedule of the Property

All that built up area of 2,138.30 Sq. mtrs (equivalent to 22,930.36 Sq.ft) (built up area of 16 flats bearing Nos. 201 to 216 admeasuring 1,993.45 Sq. mtrs and amenities area admeasuring 144.85 Sq. mtrs) on First Floor along with undivided share of land 1,171.78 Sq.yds in the proposed gated community group housing bearing premises Noconstructed on Sy. No. Sy. No. 196 (P), situated at Kawkur Village, GHMC Alwal Circle, Malkazgiri Revenue Mandal, Hyderabad, Medchal Malkazgiri Dist bounded by

North By:	7 mtrs driveway and Neighbors land in Sy. No. 196 (P) for Flats 201 to 212 and 2 mtrs corridor for Flat Nos. 213 to 216 and for amenities area.
South By:	2 mtrs Corridor for Flat Nos. 201 to 212 and 7 mtrs driveway and Tot-lot 1 and 2 for Flat Nos 213 to 216 and for amenities area.
East By:	7 mtrs driveway and 12 mtrs Peripheral Road.
West By:	7 mtrs driveway and Neighbors land in Sy. No.196.

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 our cost.

For MEHTA & MODI REALTY KOWKUR LLP


Authorised Signatory



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 Malkajgiri

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Certificate of Registration
 Registered as document no. 5659 of 2019 of Book-1 and assigned the identification number 1 - 1512 - 5659 -
 2019 for Scanning on 20-JUL-19 .
 Registering Officer
 Malkajgiri
 (T.Vignesh)

And whereas, in compliance of G. O. Ms. No.86, M.A., Dt: 03.03.2006,G.O.Ms. No. 171 M.A dated 29.04.2006 , G.O.Ms. No. 623 MA dated 01.12.2006 and G.O.Ms. No. 168 MA dated 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,G.O.Ms. No. 171 M.A dated 29.04.2006, G.O.Ms. No. 623 MA dated 01.12.2006 and G.O.Ms. No. 168 MA dated 07.04.2012.

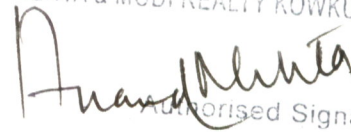
And whereas, we do hereby undertaken that we will not deliver the possession of any part of built up area of the proposed building to be constructed by virtue of the provisional sanctioned plan granted by the Commissioner, GHMC at the site by way of sale/lease unless and until the Occupancy Certificate is granted by the Commissioner, GHMC to initiate proceedings of violation of said condition in accordance with G. O. Ms. No.86, M.A., Dt: 03.03.2006,G.O.Ms. No. 171 M.A dated 29.04.2006 , G.O.Ms. No. 623 MA dated 01.12.2006 and G.O.Ms. No. 168 MA dated 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.

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 17th day of July 2019.

For MEHTA & MODI REALTY KOWKUR LLP


Authorized Signatory

DEPONENT



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PLAN SHOWING THE MORTGAGE FLATS ON 1ST FLOOR IN THE PROPOSED MULTI STORIED RESIDENTIAL GROUP HOUSING PROJECT FORMING PART OF SY.NO. 196, SITUATED AT KAWKOOR VILLAGE, MALKAZGIRI MANDAL, MEDHCL MALKAZGIRI DISTRICT, TELANGANA

MORTGAGERS: 1. SHRI. PREM KUMAR SANGHI 2. SHRI. PREM KUMAR SANGHI HUF 3. SMT. SUSHMA SANGHI 4. SHRIL. NILESH AGARWAL 5. SHRI. NILESH AGARWAL HUF 6. SMT. MUKTA AGARWAL ALL ARE REPERSENTED BY ITS JDA cum GPA Holder M/s. MEHTA & MODI REALTY KAWKOOR LLP REPRESENTED BY ITS DESIGNATED PARTNER SHRI. ANAND.S.MEHTA S/o. SHRI. SURESH U. MEHTA

MORTGAGEE: THE COMMISSIONER, GREATER HYDERABAD MUNICIPAL CORPORATION

REFERENCE:

INCL:

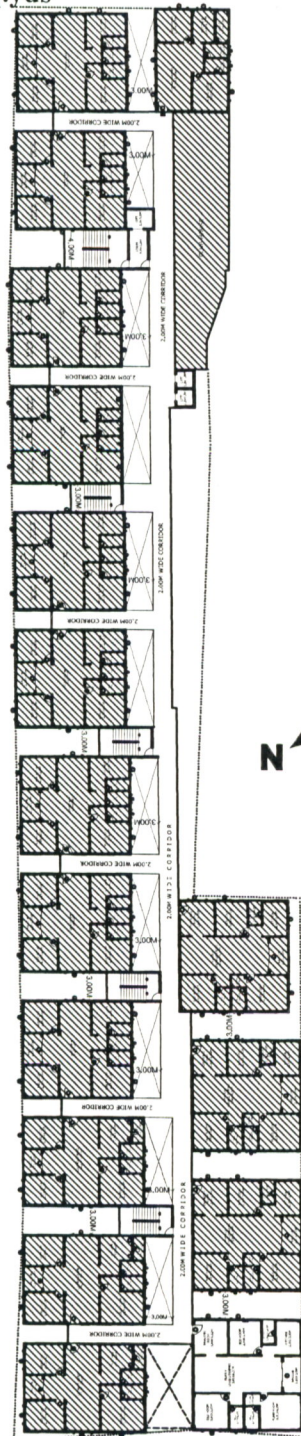
EXCL:

SCALE:

BUILT UP AREA: 2,138.30 Sq.mtrs equivalent to 22,930.36 Sq.ft on First Floor

Undivided share of Land: 1,171.78 Sq.yds

Flat Nos. 201 to 216 on First Floor.



FIRST FLOOR PLAN

WITNESSES:

1. *[Signature]*
[Signature]

For MEHTA & MODI REALTY KOWKUR LLP

[Signature]
Authorised Signatory

SIGNATURE OF THE MORTGAGERS



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5743

आयकर विभाग
INCOME TAX DEPARTMENT
ANAND SURESH MEHTA
SURESH UTTAMLAL MEHTA



भारत सरकार
GOVT. OF INDIA



13/06/1977

Permanent Account Number

ACQPM3840C

Anand Mehta
Signature



13082014

Anand Mehta

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मंत्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

INDIAN UNION DRIVING LICENCE
TELANGANA STATE



54791995
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISWAL GARDEN
AMBERPET
AMBERPET
HYDERABAD - 500013



Anand Mehta
Signature
Issued On: 18/12/2014

Anand Mehta
Licensing Authority
RTA-HYDERABAD-EZ

Non Transport	Light Motor Vehicle Non Transport, Motor Cycle With Gear
Date of Validity Transport	14/01/2024
Date of Validity Badge No.	<i>Anand Mehta</i>
Reference No.	DLRTS0111176314
Original LA.	RTA-HYDERABAD-EZ
Date of First Issue	04/01/1995
Date of Birth	15/01/1974
Blood Group	

DD00200705/14

आयकर विभाग
INCOME TAX DEPARTMENT
M MAHENDAR
MALLESH MANDA



भारत सरकार
GOVT. OF INDIA



20/07/1978

Permanent Account Number

AQAPM0412C

M Mahendar
Signature



04072007

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कामला मिल्स कंपाउंड, एस. बी. मार्ग,
लोअर परेल, मुंबई-400 013.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B.Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664
email: tininfo@nsdl.co.in



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