

Government of Telangana
Registration And Stamps Department

11306/24

Payment Details - Citizen Copy - Generated on 06/12/2024, 01:23 PM

SRO Name: 1529 Narapalli

Receipt No: 11835

Receipt Date: 06/12/2024

Name: T MURALI KRISHNA

CS No/Doct No: 11803 / 2024

Transaction: Mortgage without Possession

Challan No:

E-Challan No: 839BKY041224

Chargeable Value: 3500000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 04-DEC-24

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

3500

Deficit Stamp Duty

17400

User Charges

500

Total:

21400

In Words: RUPEES TWENTY ONE THOUSAND FOUR HUNDRED ONLY

Prepared By: ANUSHA

Signature by SR

SUB REGISTRAR

Narapally

OTR

873119.

28/12

SCANNED

Phone No:

Sold To/Issued To:

T Murali Krishna

For Whom/ID Proof:

Self

भारत INDIA
भारत JUDICIAL
श्री. जयान्ति
RANK 3-84/5
TRIMMALANAGAR,
AMBERPET,
HYDERABAD-500013
TELANGANA
भारतीय गैर न्यायिक



DEC-06-2024 10:01:02

₹ 0000100/-
ZERO ZERO ZERO ZERO ONE ZERO ZERO

Affidavit
38161911733479262625-00034207
3816191 71/2022

Doc. No. 11306/2024

SIMPLE MORTGAGE DEED

THIS DEED OF MORTGAGE is made and executed on this the 6th day of December' 2024 at S.R.O, Narapally, Medchal-Malkajgiri District by and between:

Mr. Telugu Murali Krishna, Son of Late Telugu Venkata Ramudu, aged about 45 years, Occupation: Business residing at H. No. 3-5-169/186, Plot No. 186, Road No. 5S, Krishna Nagar, H B Colony, Moula-ali, Hyderabad, Telangana-500 040 {Pan No.AIJPT5233D, Mobile No.98494 36687} (hereinafter called '**the Mortgagor**' which expression include his heirs, executors, administrators, successors and assigns) of the One Part and **UNION BANK OF INDIA**, a body corporate constituted under the Banking Companies (Acquisition & Transfer of Undertakings) Act No. V of 1970 having its Head Office at 239, Vidhan Bhavan Marg, Nariman Point, Mumbai – 400 021 in the state of Maharashtra and its Branch Office inter-alia at Moula-ali, Hyderabad (hereinafter called '**the Mortgagees**' which expression shall include their successors and assigns) of the Other Part.

- A. WHEREAS the Mortgagor has applied to the Mortgagees for the grant of Loan / Credit facilities to the extent of Rs.35,00,000/-(Rupees Thirty Five Lakhs Only) for the purchase of all that portion forming a deluxe apartment bearing flat no.608 on the sixth floor, in block no. 'A' admeasuring 1425 sft. of super built-up area (i.e., 1140 sft. of built-up area, 285 sft. of common area and 963 sft. of carpet area) together with proportionate undivided share of land to the extent of 42.86 sq. yds. and a reserved parking space for single car in the basement admeasuring about 105 sft in the Housing Project named as Nilgiri Heights, forming part of Sy. No. 27, Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District).

T. M. Krishna

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Narapalli along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 3500/- paid between the hours of 7 and 1 on the 06th day of DEC, 2024 by Sri T Murali Krishna

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		 TELLUGU MURALI KR [1529-1-2024-1180]	TELUGU MURALI KRISHNA S/O. LATE TELUGU VENKATA RAMUDU H NO.3-5-169/186 P NO.186 RIOAD NO5S KRISHNA NAGAR HB COLONY, MOULA ALI HYD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 T RAMESH::06/12/2 [1529-1-2024-1180]	T RAMESH R/O HYDERABAD	
2		 T HYMAVATHI::06/12/2 [1529-1-2024-1180]	T HYMAVATHI R/O HYDERABAD	

06th day of December,2024

Signature of Sub Registrar
NarapalliBiometrically Authenticated by
SRO SRIDEVI
on 06-DEC-2024 13:14:57**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX5302 Name: Telugu Ramesh	S/O Telugu Venkata Ramudu, Secunderabad, Secunderabad, Hyderabad, Telangana, 500040	
2	Aadhaar No: XXXXXXXX1265 Name: Telugu.Hymavathi	W/O Telugu.Murali Krishna, Secunderabad, Secunderabad, Hyderabad, Telangana, 500040	
3	Aadhaar No: XXXXXXXX2455 Name: Telugu.Murali Krishna	S/O Telugu.Venkataramulu, Secunderabad, Secunderabad, Hyderabad, Telangana, 500040	

Bk - 1, CS No 11803/2024 & Doct No
11306/2024.Sub Registrar
Narapalli
Sheet 1 of 5

Generated on: 06/12/2024 01:28:25 PM



- B. AND WHEREAS the Mortgagees have agreed to grant Loan/Credit facilities upto Rs.35,00,000/-(Rupees Thirty Five Lakhs Only) From time to time to the Mortgagor on the Mortgagor agreeing to utilize the amounts so advanced for purposes applied for and on such terms and conditions as the Mortgagees may stipulate from time to time and on the Mortgagor securing the same by executing a Mortgage of his property bearing flat no.608 on the sixth floor, in block no. 'A' in the Housing Project named as Nilgiri Heights, forming part of Sy. No. 27, Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District

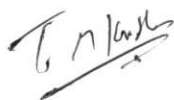
NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

1. (a) In pursuance of the above representations and agreements and in consideration of the Mortgagees having granted or agreed to grant Loan/Credit facilities from time to time upto Rs Rs.35,00,000/-to the Mortgagor on such terms and conditions as may be stipulated by the Mortgagees from time to time, the Mortgagor as beneficial owner hereby transfers to the Mortgagees by way of mortgage bearing flat no.608 on the sixth floor, in block no. 'A' in the Housing Project named as Nilgiri Heights, forming part of Sy. No. 27, Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District together with all buildings and structures thereon and more particularly described in the Schedule hereunder written (hereinafter called 'the said premises') as a security for repayment of the amounts so advanced with interest.

or

at such other rate/s as may be prescribed by the Bank from time to time depending on the changes in the interest Rate of the Bank or the directives of the Reserve Bank of India from time to time or the policy of the Bank on advances, as also for the costs, charges and expenses, such interest to be payable, whether actually debited to the account or not, and till so paid shall form part of the advance/s granted by the Bank to the Borrower and the Borrower agrees to execute necessary Promissory notes or debit balance confirmations accordingly from time to time.

- (b) In the event of any revision in the rate of interest, the Borrower shall be deemed to have notice of revision in the rate of interest whenever such revision in the interest Rate is displayed or notified by the Bank on its website or the notice board in the branch premises where the advance/s are availed by the Borrower/s or published in the Newspaper/s, or made known through entry of interest charged in the statement of account given to the Borrower.
- (c) Provided further, without prejudice to the Bank's other rights and remedies, the Bank shall be entitled to charge, penal/enhanced rate of interest at the rate of 2% per annum or such other reasonable enhanced rate in default or irregularity in observing the terms and conditions of this agreement by the Borrower/s which in the opinion of the Bank warrants revision of such interest or charging penal interest for such period as the Bank may deem fit.



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	17400	0	0	0	17500
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	3500	0	0	0	3500
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	21400	0	0	0	21500

Rs. 17400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 3500/- towards Registration Fees on the chargeable value of Rs. 3500000/- was paid by the party through E-Challan/BC/Pay Order No ,839BKY041224 dated ,04-DEC-24 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 21450/-, DATE: 04-DEC-24, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 3761668744217, PAYMENT MODE: CASH-1001138, ATRN: 3761668744217, REMITTER NAME: MR. TELUGU MURALI KRISHNA, EXECUTANT NAME: MR. TELUGU MURALI KRISHNA, CLAIMANT NAME: UNION BANK OF INDIA.

Date:

06th day of December, 2024

Signature of Registering Officer
Narapalli

Certificate of Registration

Registered as document no. 11306 of 2024 of Book-1 and assigned the identification number - 1529 011306 - 2024 for Scanning on 06-DEC-24 .

Registering Officer
Narapalli
(A Sridevi)

Bk - 1, CS No 11803/2024 & Doct No 11306/2024.

Sub Registrar
Narapalli
Sheet 2 of 5

Generated on: 06/12/2024 01:28:25 PM



2. THE MORTGAGOR hereby declares that the Mortgagor is the sole and absolute owner of the said premises and there is no encumbrance or charge of any nature existing over the said premises and he has powers to mortgage the said premises and that all taxes, rents and dues payable on the said premises are paid up to date, and there is no attachment or revenue recovery proceedings pending in respect of the said premises.
3. THE MORTGAGOR HEREBY COVENANTS WITH THE MORTGAGEES AS FOLLOWS:
- (a) that the Mortgagor will so long as the Mortgage debt is outstanding and not paid, will not encumber or charge the said premises or any part thereof without the consent in writing of the Mortgagees, which the Mortgagees shall be entitled to refuse to grant without assigning any reason thereof.
 - (b) the Mortgagor shall repay the principal amount together with interest thereon as aforesaid in such installments as prescribed by the Mortgagees and in accordance with the terms and conditions stipulated by the Mortgagees from time to time and that in the event of default of any two installments, the entire amount remaining unpaid shall become due and payable at once.
 - (c) that the Mortgagor shall pay the interest by monthly / quarterly / half-yearly payments as may be stipulated by the Mortgagee from time to time in addition to the installments prescribed by the Mortgagees.
 - (d) that the Mortgagor shall pay regularly all taxes, rents and dues payable to the government or local authorities levied on the said premises.
 - (e) that the Mortgagor will be personally liable for repayment of the Mortgage debt in spite of the security given by this deed.
 - (f) that this mortgage shall be a continuing security for the ultimate sum of money not exceeding Rs.35,00,000/- at any one time and interest thereon as also the costs, charges and expenses that may become payable by the Mortgagor to the Mortgagees upon any account / accounts opened or to be opened in or credit facilities granted the name of the Mortgagor from time to time for granting credit or other financial facilities to the mortgagor and such account/s is / are not to be considered to be closed for the purpose of this security and this security shall not be considered as exhausted or discharged or released merely by reason of the said account/s being brought to credit at any time or from time to time.
4. THE MORTGAGEES WILL BE ENTITLED TO CAUSE THE SAID PREMISES TO BE SOLD IF:
- a. the Mortgagor fails to pay interest on the respective due dates
 - b. the Mortgagor fails to pay any two installments of the principal amount; or
 - c. the Mortgagor fails to pay the Mortgage debt or any part thereof when it becomes due and payable.

T. M. Jeyaraj

Bk - 1, CS No 11803/2024 & Doct No
11306/2024. Sheet 3 of 5 Sub Registrar
Narapalli



Generated on: 06/12/2024 01:28:25 PM



- d. The Mortgagor commits breach or default in the observance and performance of any of the terms and conditions on which the credit facility / advance is granted to him.
5. All costs charges and expenses (including the costs as between Attorneys and Client) incurred by the Mortgagees for realisation and recovery of the mortgage debt and / or interest shall be paid by the Mortgagor and be added to and shall form part of the mortgage debt.
6. All payments made by the Mortgagor to the Mortgagees will be appropriated towards the interest that may be then due, costs charges and expenses, if any, incurred and the balance towards the principal sum.

IN WITNESS WHEREOF the Mortgagor has put his signature to this Deed after it was read over and explained to him in his vernacular language on the day and year hereinabove first written.

SCHEDULE A (LIST OF DOCUMENTS DEPOSITED)

Original registered sale deed bearing document no. 11300/2024, dated 06-12-2024 in favour of Mr. Telugu Murali Krishna, Son of Late Telugu Venkata Ramudu, registered at SRO Narapally, Medchal-Malkajgiri District.

SCHEDULE-A

Description of the Schedule Flat:

All that portion forming a deluxe apartment bearing flat no.608 on the sixth floor, in block no. 'A' admeasuring 1425 sft. of super built-up area (i.e., 1140 sft. of built-up area, 285 sft. of common area and 963 sft. of carpet area) together with proportionate undivided share of land to the extent of 42.86 sq. yds. and a reserved parking space for single car in the basement admeasuring about 105 sft in the Housing Project named as Nilgiri Heights, forming part of Sy. No. 27, Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District) and bounded as under:

North : Open to Sky
South : Open to Sky
East : Open to Sky & Staircase
West : 6'-6" wide corridor

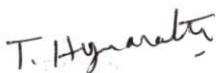
SIGNED AND DELIVERED BY THE WITHINAMED Mortgagor in the presence of

Signature 
Name
Address (TEWGU MURALI KRISHNA)
ANDERABAD.

Witness: 1



Witness: 2



Bk - 1, CS No 11803/2024 & Doct No
11306/2024. Sheet 4 of 5 Sub Registrar
Narapalli



Generated on: 06/12/2024 01:28:25 PM



భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1190/62147/01070

To
Telugu.Hymavathi
తెలుగు.హైమవతి
W/O: Telugu.Murali Krishna
H No-3-5-169/186 plot no-186
road no-5s,krishna nagar
HB colony
Secunderabad
le Moulali,Hyderabad
Andhra Pradesh - 500040
9849436687

27/03/2013



KL011398844FT

1139884



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

5878 1775 1265

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం

Government of India

తెలుగు.హైమవతి
Telugu.Hymavathi



పుట్టిన సంవత్సరం / Year of Birth: 1987
స్త్రీ / Female

5878 1775 1265



ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1190/62137/00499

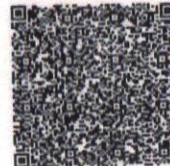
To
Telugu Ramesh
తెలుగు రమేష్
S/O: Telugu Venkata Ramudu
Hno-3-5-169/186 Krishna Nagar Colony
Hb colony
Sai baba temple
meerpet
Secunderabad
le Moulali,Hyderabad
Andhra Pradesh - 500040
9701558016

21/03/2013



KL011397897FT

1139789



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

2098 6496 5302

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం

Government of India

తెలుగు రమేష్
Telugu Ramesh



పుట్టిన సంవత్సరం / Year of Birth: 1976
పురుషుడు / Male

2098 6496 5302



ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1190/62147/01069

To
Telugu.Murali Krishna
తెలుగు.మురళి కృష్ణ
S/O: Telugu Venkataramulu
H No-3-5-169/186 plot no-186
road no-5s,krishna nagar
HB colony
Secunderabad
le Moulali,Hyderabad
Andhra Pradesh - 500040
9849436687

28/03/2013



KL011399575FT

1139957



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

4832 9620 2455

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం

Government of India

తెలుగు.మురళి కృష్ణ
Telugu.Murali Krishna



పుట్టిన సంవత్సరం / Year of Birth: 1979
పురుషుడు / Male

4832 9620 2455



ఆధార్ - సామాన్యని హక్కు

Bk - 1, CS No 11803/2024 & Doct No
11306/2024. Sheet 5 of 5 Sub Registrar
Narapalli



Generated on: 06/12/2024 01:28:25 PM

