

Doc No. 2081/2020



తెలంగాణ తెలంగాణ TELANGANA

Date 13/03/2020 Rs. 100/-

Name Ramesh

S/o. M. G. V. DISCOVERY CENTRES PVT LTD

For Whom: M. G. V. DISCOVERY CENTRES PVT LTD

Z 467165

TALLA SARITHA GOUD

Lic. No. 10-09-07/2018

STAMP VENDOR

H. No. G-62, Sy. No. 93, Backside of
Gurya Temple, Trimulgheery,
Secunderabad - 500 015.

Ph : 9392921278

SIMPLE MORTGAGE DEED

This Deed of Mortgage is made and executed on this the 19th day of March, 2020, at S.R.O. Shamirpet, Medchal-Malkajgiri District by: -

M/s. G. V. Discovery Centres Pvt. Ltd., a Private Limited Company registered under Companies Act 1956, having its registered office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 and represented by this Authorized Signatory Shri B. Sitaramanjaneyulu S/o. Shri. B. Koteswara Rao aged 53 years, Occupation: Private Service, resident of Plot No. 1, H. No. 6-107/1, Sri Venkateswara Colony, Near Injapur Grampanchayat, Hayatnagar, K.V. Ranga Reddy, Telangana - 501510.

Hereinafter referred to as MORTGAGOR / First Party.

IN FAVOUR OF

TSIIC-IALA COMMISSIONER, INDUSTRIAL ESTATE MEDCHAL, Medchal-Malkajgiri Dist., Telangana State.

Hereinafter referred to as MORTGAGEE / Second Party.

For G. V. DISCOVERY CENTERS 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. 9315/- paid between the hours of 1 and 2 on the 19th day of MAR, 2020 by Sri B. Sitaramanjaneyulu

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.G.V. DISCOVERY CENTRES PVT LTD REP BY B. SITARAMANJANEYULU S/O. B. KOTESWARA RAO P.NO.1, 6-107/1, SRI VENTAKESWARA COLONY,, HAYATNAGAR.	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1			K PRABHAKAR REDDY AADHAR	
2			MD CHAND AADHAR	

19th day of March, 2020

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, Transfer 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	9315	0	0	0	9315
User Charges	NA	0	100	0	0	0	100
Total	100	0	14315	0	0	0	14415

Rs. 4900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 9315/- towards Registration Fees on the chargeable value of Rs. 9314500/- was paid by the party through E-Challan/BC/Pay Order No ,620C3D180320 dated ,18-MAR-20 of ,SBIN/

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Shamirpet

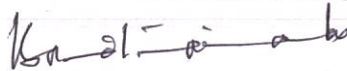
WHEREAS

- A. That the Mortgagor is the absolute owner and possessor of the land admeasuring Ac.2-25 acrs bearing Plot No.1, Shapoorji Pallonji Biotech Park, Phase-I in Sy. No. 234 & 235 situated at Turkapally Village, Shamirpet Mandal, Medchal District, Telangana., having purchased the said property from TATA Chemicals Limited vide sale deed document registered as No.8283/2018, dated 5th December 2018, registered at SRO, Shamirpet Medchal-Malkajgiri District.
- B. Whereas the Mortgagor has applied for the building permission for the proposed construction of Industrial building consisting of total built up area admeasuring 1,31,497 Sq. ft (or) 12,216.46 Sq. Mtrs., consisting of three floors and the Commissioner, TSIIC-IALA, Medchal has considered for approval of the Sanctioned plan in respect of premises as given in the schedule A below.
- C. Whereas the Mortgagor hereby authorise the TSIIC-IALA to enforce the terms the schedule 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/0130/2020, dated 11th March 2020 issued 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 Mortgagor the 10% of the total plinth area, i.e., in first floor as Shown in the plan attached herewith, with a plinth area of 1236.20 Sq. Mts., or 13,306.35 Sq. ft., out of total admeasuring 12,216.46 Sq. Mts. or 1,31,497 Sq. ft., of the proposed Industrial Building in the land to an extent of 10,890 Sq. yards or 9,105.43 Sq.mts., in Plot No.1, Shapoorji Pallonji Biotech Park, Phase-I in Sy. No. 234 & 235 situated at Turkapally Village, Shamirpet Mandal, Medchal District, Telangana (morefully described in schedule hereunder) to the TSIIC-IALA Commissioner , Industrial Estate, Medchal, by way of this undertaking in case the Mortgagor violate the terms 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 falling to comply those conditions, the Mortgagor hereby authorize the Commissioner TSIIC-IALA, to remove at the cost of the 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 the G. O. Ms. No. 168, M. A. dt: 07-04-2012.

For G. V. DISCOVERY CENTERS PVT. LTD



Authorised Signatory

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 14315/-, DATE: 18-MAR-20, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0995320558917, PAYMENT MODE: NB-1000200, ATRN: 0995320558917, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: G. V. DISCOVERY CENTRES PVT LTD, CLAIMANT NAME: TSIIC IALA COMMISSIONER INDUSTRIAL).

Date:

19th day of March, 2020

Signature of Registering Officer

Shamirpet

Certificate of Registration

Registered as document no. 2081 of 2020 of Book-1 and assigned the identification number 1-1516 - 2081 - 2020 for Scanning on 19-MAR-20 .

Registering Officer

Shamirpet

(Sheshagiri Chand)

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2081/2020.**

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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, Medchal Municipality Commissioner, Medchal 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 the G.O.Ms.No.168, M.A. Dt: 07-04-2012.
4. The 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 9 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 to pay the amounts due including previous arrears if any, under any section 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 plinth area of 12,216.46 Sq. Mts., (or) 1,31,497 Sq. ft., and 10% mortgage area with plinth area of 1,236.20 Sq.mts, (or) 13,306.35 Sq. ft., on first floor of the proposed building No. 119 & 191 in Plot No.1, Shapoorji Pallonji Biotech Park, Phase-I, total land admeasuring 10,890 Sq. yards or 9,105.43 Sq. Mts. in Sy. No. 234 & 235 situated at Turkapally Village, Shamirpet Mandal, Medchal District, Telangana State, File No: IIC/0130/2020 within the following boundaries.

North	: Reception, Waiting Area, Lift and Staircase
South	: Staircase, Lift Room & 9 Mtrs wide road
East	: Balance portion of 1st floor
West	: 6 Mtrs wide road.

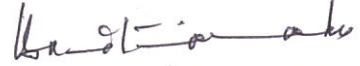
In Witness Whereof, the Mortgagor has signed his document with own free will and consent after undertaking the above contents in their respective languages on the day, month and year first above written in the presence of theses witnesses:

Witnesses:

1. 

2. 

For G. V. DISCOVERY CENTERS PVT. LTD



Authorised Signatory

Mortgagor

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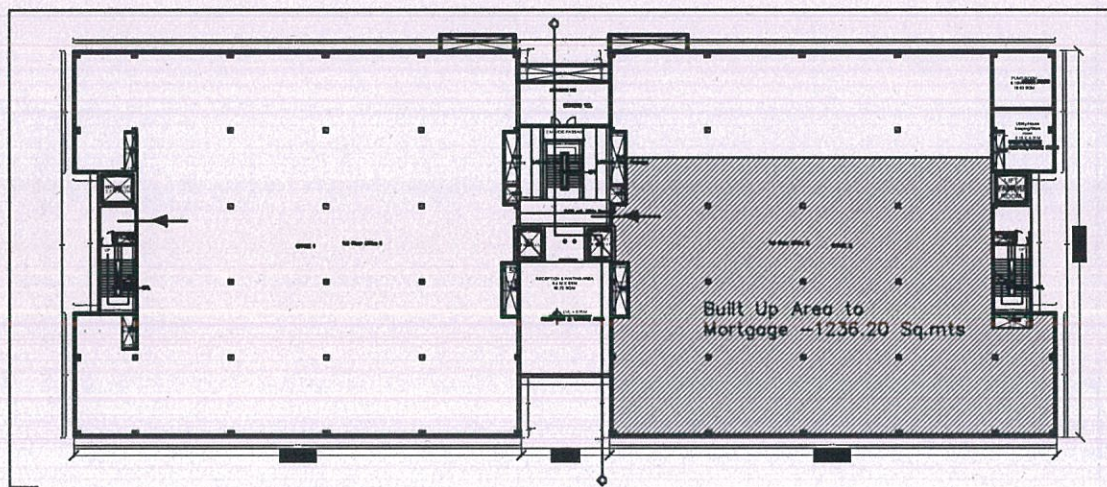
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PLAN SHOWING THE PROPOSED INDUSTRIAL BUILDING AT BUILDING NO. 119 & 191 IN PLOT NO.1, SHAPOORJI PALLONJI BIOTECH PARK, PHASE-I, IN SY. NO. 234 & 235 SITUATED AT TURKAPALLY VILLAGE, SHAMIRPET MANDAL, MEDCHAL DISTRICT, TELANGANA STATE.

BELONGS TO : M/s. G. V. DISCOVERY CENTRES PVT. LTD

MORTGAGE AREA : 1,236.20 Sq.mts, (or) 13,306.35 Sq. ft.



1st Floor
Mortgage Plan
Scale : 1:100

Witnesses:

1. *[Signature]*
2. *[Signature]*

For G. V. DISCOVERY CENTERS PVT. LTD

[Signature]

Authorised Signatory

Mortgagor

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2081/2020.

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भारत सरकार
GOVERNMENT OF INDIA

సితారామంజనేయులు 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 కోటేశ్వర రావు బురి, ప్లాట్ నెం 1, 6-107/1, శ్రీ
వెంకటేశ్వర కాలనీ, గ్రాంపంచాయతీ దగ్గర, ఇంజాపూర్,
హయత్ నగర్, కె.వి.రంగారెడ్డి,
తెలంగాణ - 501510

Address :
S/O Koteswara Rao Burri, Plot No 1, 6- 107/1, Sri
Venkateswara Colony, Near Grampanchayathi,
Injapur, Hayathnagar, K.v. Rangareddy,
Telangana - 501510

4830 9962 3820
VID : 9183 9026 9107 8060

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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Ka... ..

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

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

Signature
Issued On: 18/12/2014

Licencing Authority
RTA-HYD

Non Transport Light Motor Vehicle Non Transport, Motor Cycle With Gear

Date of Validity 14/01/2024

Transport

Date of Validity 3287 6953 9209

Badge No.

Reference No. DLRTS0111176314

Original LA. RTA-HYDERABAD-EZ

Date of First Issue 04/01/1995

Date of Birth 15/01/1974

Blood Group

DO0200705/14

ভারত সরকার
Government of India

চাঁদ মহম্মদ
Chand Mohammad
পিতা : কোরবান আলি
Father : Korban Ali
জন্ম সাল / Year of Birth : 1995
পুরুষ / Male

9732 4439 7936

আধার - সাধারণ মানুষের অধিকার

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

ఆధార్
ঠিকানা:
পুলিন্দা, পুলিন্দা, পুলিন্দা,
মুর্শিদাবাদ, পশ্চিমবঙ্গ, 742134

Address:
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Murshidabad, West Bengal,
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