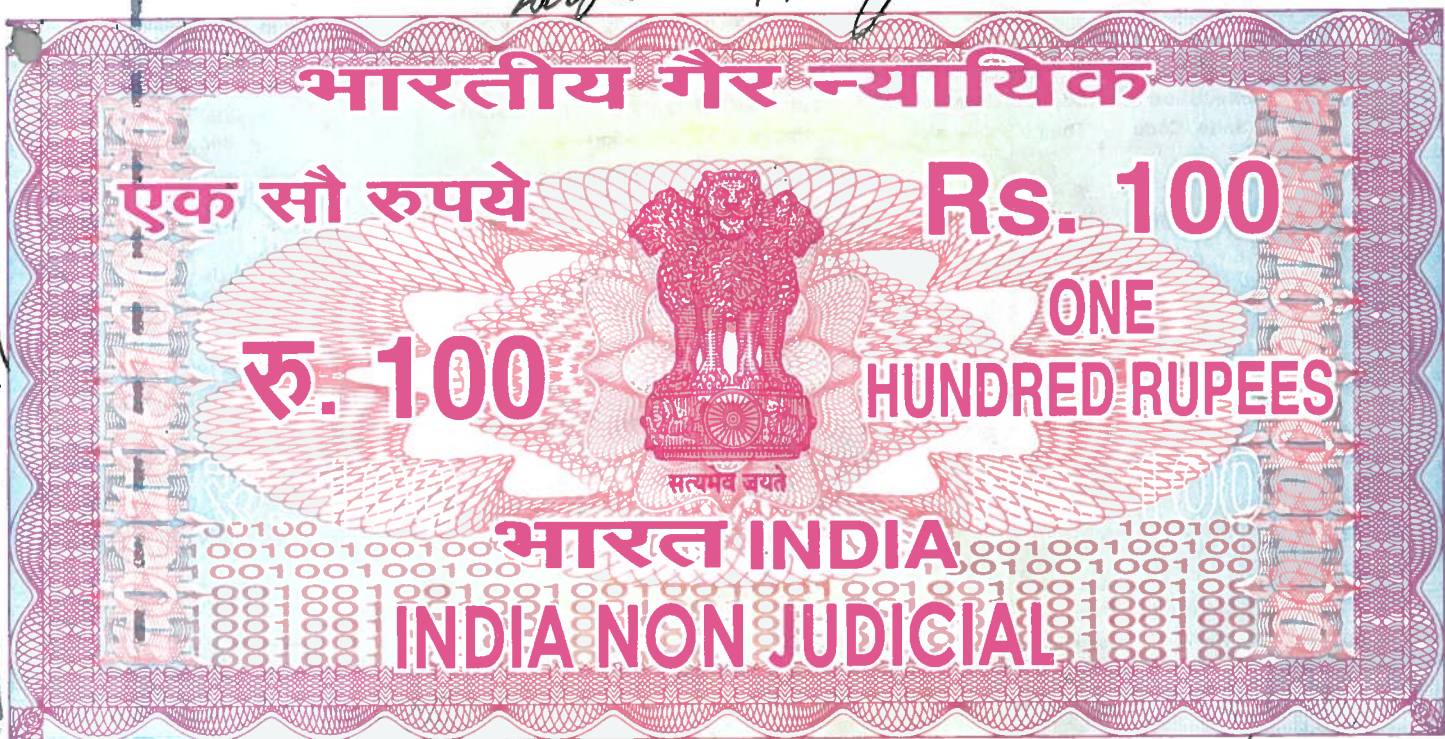


Ref No. 8699 of 2019.

Case
8699

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

Sl.No: 2079 Dt: 04-06-2019

Sold to: VISHAL GOEL

S/o. Shri. SUNDER LAL GOEL

For Whom: SELF & OTHERS

ADDITIONAL MORTGAGE DEED

T 988676

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.

This ADDITIONAL MORTGAGE DEED is made and executed at Shamirpet, Medchal Malkzgi District, Telangana on this the 14th day of June 2019 by:

1. Shri. Vishal Goel S/o. Shri. Sunderlal Goel aged 42 years, Occupation: Service

2. Mrs. Shivani Goel W/o. Shri. Vishal Goel aged 41 years, Occupation: Service,

both are resident of Flat No. 302, Vista Apartments, Road No. 12, Banjara Hills, Hyderabad – 500 034 hereinafter jointly referred to as the “MORTGAGORS”

INFAVOUR OF

THE METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY, hereinafter called the “MORTGAGEE”.

THE MORTGAGOR AND THE MORTGAGEE which expression shall mean and include all their heirs, executors, administrators etc.,

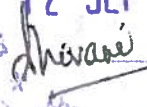
14/6/19
Vishal

SG 2x Shivani

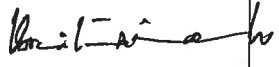
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Medchal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1540/- paid between the hours of 3 and 4 on the 14th day of JUN, 2019 by Sri Vishal Goel

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 SHIVANI GOEL::14/06/20 [1504-1-2019-8891]	SHIVANI GOEL W/O. VISHAL GOEL FLAT NO. 302,BANJARAHILLS,HYDERABAD,HYD ERABAD,Telangana,500034, BANJARAHILLS	 12 SEP 2019 HYDERABAD
2	MR		 VISHAL GOEL::14/06/201 [1504-1-2019-8891]	VISHAL GOEL S/O. SUNDERLAL GOEL FLAT NO. 302,BANJARAHILLS,HYDERABAD,HYD ERABAD,Telangana,500034, BANJARAHILLS	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY::14/0 [1504-1-2019-8891]	K PRABHAKAR REDDY AADHAAR	
2		 SITARAMANJANEYUL [1504-1-2019-8891]	SITARAMANJANEYULU B AADHAAR	

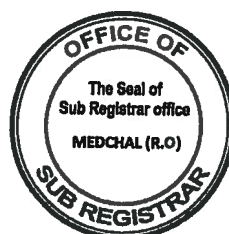
14th day of June,2019

Signature of Sub Registrar
Medchal (R.O)**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9133 Name: Vishal Goel	S/O Sunder Lal Goel, Kukatpally, Hyderabad, Telangana, 500072	
2	Aadhaar No: XXXXXXXX8634 Name: Shivani Goel	W/O Vishal Goel, Kukatpally, Hyderabad, Telangana, 500072	

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8699/2019.Sub Registrar
Medchal (R.O)
Sheet 1 of 5

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Whereas the Mortgagors are the owners of the land admeasuring 938.39 sq. mtrs in the plot nos. 22/P, 23, 24, 35, 36 & 37/P bearing Sy. Nos. 1, 16, 17 & 19/1 situated at Muraharipally Village, Shamirpet Mandal, Medchal Malkazgiri District, Telangana.

Whereas the Mortgagors have applied for building permission to Hyderabad Metropolitan Development Authority (HMDA) to construct residential apartments on the above said land consisting Stilt plus five upper floors and whereas the Hyderabad Metropolitan Development Authority (HMDA) has provisionally approved the sanctioned plan vide application file No. 021601/MED/R1/U6/HMDA/15032019 Dt: 31.05.2019 in respect of plot Nos. 22/P, 23, 24, 35, 36 & 37/P bearing Sy. Nos. 1, 16, 17 & 19/1 situated at Muraharipally Village, Shamirpet Revenue Mandal, Medchal Malkazgiri District.

Whereas the Mortgagors have not submitted NOC from Revenue Authorities regarding conversion of land fro non-agricultural purposes and whereas it is required to mortgage 5% of total built up area as additional mortgage in lieu of non-submission of NOC from Revenue Authorities regarding conversion of land for non-agricultural purposes under Hyderabad revised building rules issued as per the HMDA O/O No. 15076/P8/Policy/Plg/2007 dated 26.10.2005, 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.

Whereas the Mortgagors have agreed to mortgage additional 5% of the total built up area admeasuring 118.96 Sq. mtrs in lieu of non- submission of NOC from Revenue Authorities regarding conversion of land for non-agricultural purposes and whereas the Mortgagee having accepted the same as sanctioned the building permission in File No. 021601/MED/R1/U6/HMDA/15032019 subject to the following conditions.

- The Mortgagors will obtain the NOC from Revenue Authorities regarding conversion of land for non-agricultural purposes at the time of the release of Occupancy Certificate.
- The Mortgagors in lieu of the release of the approved building permission plans by the Mortgagee, the Mortgagors under this deed has additionally mortgaged 5% of the total built up area in the said proposed building as a security deposit in favour of the Mortgagee.
- The Mortgagors after obtaining NOC from Revenue Authorities regarding conversion of land for non-agricultural purposes at the time of the Occupancy Certificate and the mortgaged built up area shall be relinquished only after the submission of NALA Certificate.

NOW THIS DEED OF ADDITIONAL MORTGAGE WITNESSETH AS FOLLOWS:

- I. In pursuance of the rules relating to the approval of building permission (hereafter referred to as the said rules) the Mortgagors both hereby covenant with the Mortgagee that the Mortgagors shall always duly observe and perform all the terms and conditions of the said rules and in order to secure the performance of the engagements hereby mortgages the built up area to the Mortgagee.
- II. If the Mortgagors completes all works to the satisfaction of the HMDA, within agreed period of six years from the date of release of approved plans, the Mortgagee shall at the cost of Mortgagors be entitled to re-transfer of the said built up area at his expenses to Mortgagors without any further liability on the same towards the execution of all works.

27/10/2019
Shivani

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	1540	0	0	0	1540
User Charges	NA	0	100	0	0	0	100
Total	100	0	6540	0	0	0	6640

Rs. 4900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1540/- towards Registration Fees on the chargeable value of Rs. 1536600/- was paid by the party through E-Challan/BC/Pay Order No ,642LHM130619 dated ,13-JUN-19 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 6540/-, DATE: 13-JUN-19, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 2816750936519,PAYMENT MODE:NB-1000200,ATRN:2816750936519,REMITTER NAME: K. PRABHKAAR REDDY,EXECUTANT NAME: MR. VISHAL GOEL AND SHIVANI GOEL,CLAIMANT NAME: THE METROPOLITAN COMMISSIONER HMDA) .

Date:

14th day of June,2019

Signature of Registering Officer
Medchal (R.O)

Certificate of Registration

Registered as document no. 8699 of 2019 of Book-1 and assigned the identification number 1 - 1504 - 8699 - 2019 for Scanning on 14-JUN-19 .

Registering Officer
Medchal (R.O)

C.H. RAGHU
VARDHAN



- III. It is hereby expressly agreed and declared that in the event of any failure on the part of the Mortgagors to comply with any of the terms and conditions for the sanction of building plans there shall be any breach by the Mortgagors of the covenants, it shall be lawful for the Mortgagee to sell the mortgaged property or any part thereof in any manner as the Mortgagee think fit and Mortgagors shall/forfeit the right of redemption as against the mortgage.

Schedule of the Property

All that 2 (two) flats bearing Nos. 3 & 4 on the First Floor in the proposed building on the Plot Nos. 22/P, 23, 24, 35, 36 & 37/P bearing Sy. Nos. 1, 16, 17 & 19/1 situated Muraharipally Village, Shamirpet Mandal, Medchal Malkajgiri District, Telangana admeasuring 118.96 Sq. mtrs equivalent to 1,280.48 Sq.ft of built up area and bounded by: 59.28

BOUNDARIES OF FLAT NO. 3 ON FIRST FLOOR –640.24 Sq.ft (excluding common area)

North By:	Flat No.2
South By:	Open to sky and Driveway
East By:	Flat No. 4
West By:	Open to sky and driveway

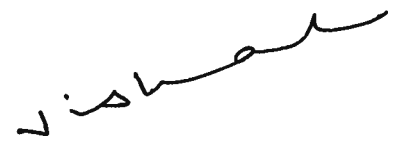
BOUNDARIES OF FLAT NO. 4 ON FIRST FLOOR – 640.24 Sq.ft (excluding common area)

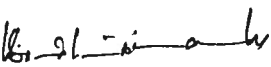
North By:	Flat No.5
South By:	Open to sky and Driveway
East By:	Open to sky, tot-lot and driveway
West By:	Flat No. 3.

IN WITNESS WHEREOF MORTGAGORS herein have executed this ADDITIONAL MORTGAGE DEED with our free will and violation on our own and without there being any duress or undue influence or coercion on the day, month and year mentioned above before the following witnesses.

Witnesses:

1. 

V.G. 1. 

2. 

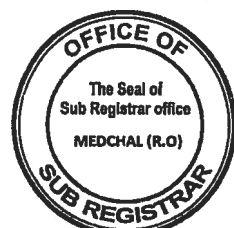
S.G. 2. 

MORTGAGORS.



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Medchal (R.O)

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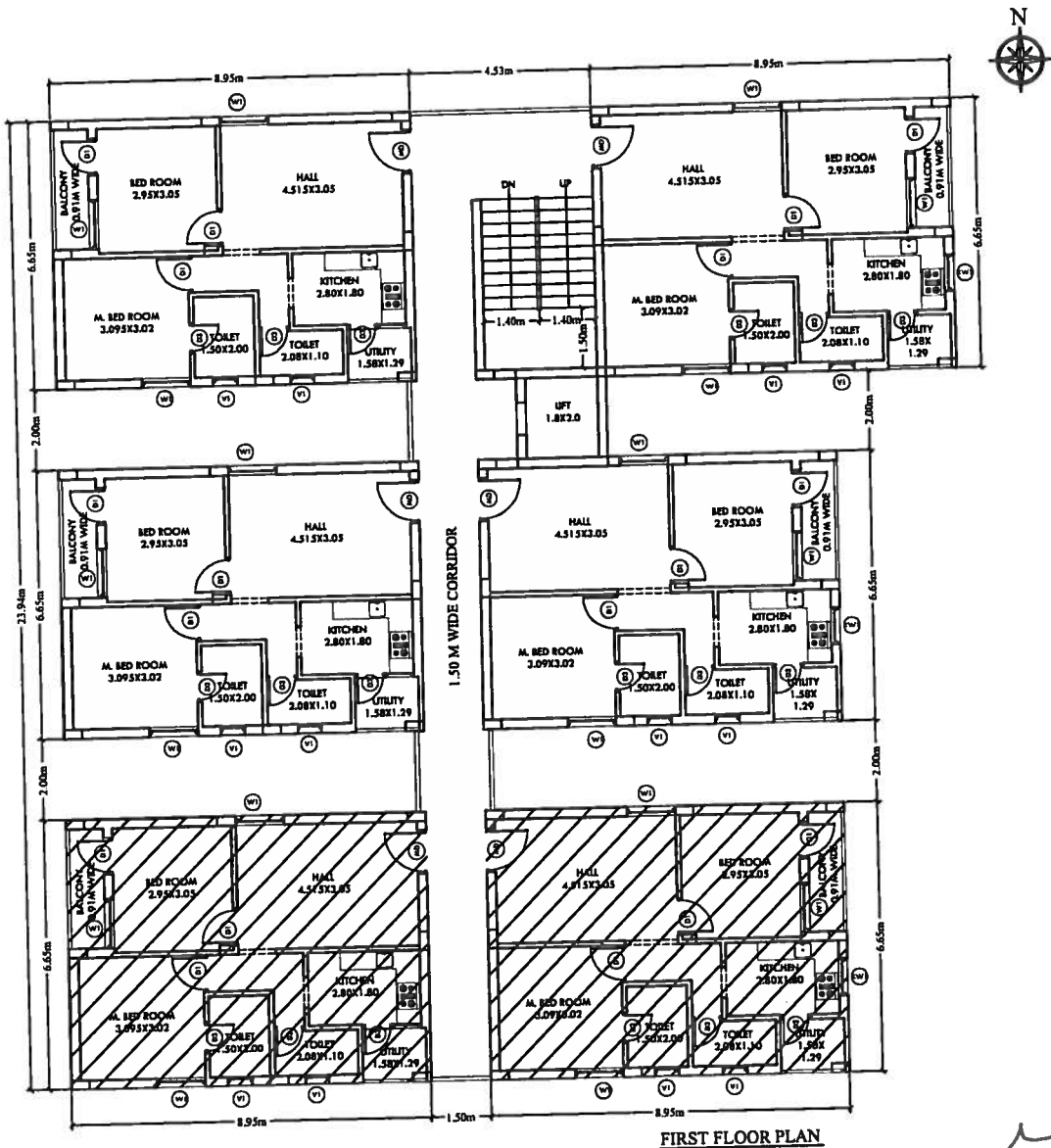
PLAN OF ADDITIONAL MORTGAGE DEED SHOWING THE MORTGAGED FLATS BEARING NOS. 3 & 4 ON 1st FLOOR IN THE PROPOSED RESIDENTIAL BUILDING BEARING PLOT NOS. 22/P, 23, 24, 35, 36 & 37/P IN SY.NOS. 1, 16, 17 & 19/1, SITUATED AT MURAHARIPALLY VILLAGE, SHAMIRPET MANDAL, MEDHCL MALKAZGIRI DISTRICT, TELANGANA

MORTGAGERS: 1. SHRI. VISHAL GOEL S/O. SUNDERLAL GOEL
2. MRS. SHIVANI GOEL W/O. VISHAL GOEL

MORTGAGEE: THE METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY.

REFERENCE: INCL: EXCL:

SCALE: BUILT UP AREA: 118.96 Sq.mtrs equivalent to 1,240. 48 Sq.ft on First Floor



FIRST FLOOR PLAN

MORTGAGE AREA ON FIRST FLOOR - 118.96 SQ.MTS
FLAT NOS. 3 & 4
NO. OF FLATS MORTGAGED - 2 NOS

WITNESSES:

- 1. [Signature]
- 2. [Signature]

SIGNATURE OF THE MORTGAGORS

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Medchal (R.O)

207, 600



भारत सरकार
GOVERNMENT OF INDIA



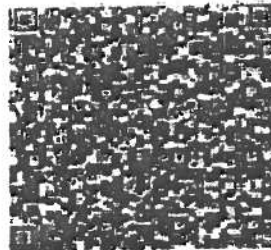
विशाल गोएल

Vishal Goel

పుట్టిన తేదీ / DOB: 09/12/1978

పురుషుడు / MALE

5639 6542 9133



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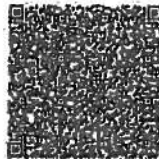
शिवानी गोएल
Shivani Goel



పుట్టిన సంవత్సరం / Year of Birth: 1977

స్త్రీ / Female

3506 9262 8634



ఆధార్ - సామాన్య నివాసి

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INDIAN UNION DRIVING LICENCE
TELANGANA STATE

64791955
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISWAL GARDEN
AMBERPET
AMBERPET
HYDERABAD - 500013



Issued On: 18/12/2014

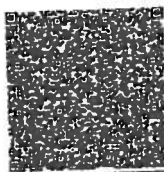
RTA-HYDERABAD-EZ

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సీతారామణియలు బురి
Sitaramanjaneyulu Buri
పుట్టిన తేదీ/DOB: 16/08/1967
పురుషుడు/ MALE
Mobile No: 9849629678

4830 9962 3820
VID: 9183 9026 9107 8060



నా ఆధార్ - నా గుర్తింపు

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Medchal (R.O)

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