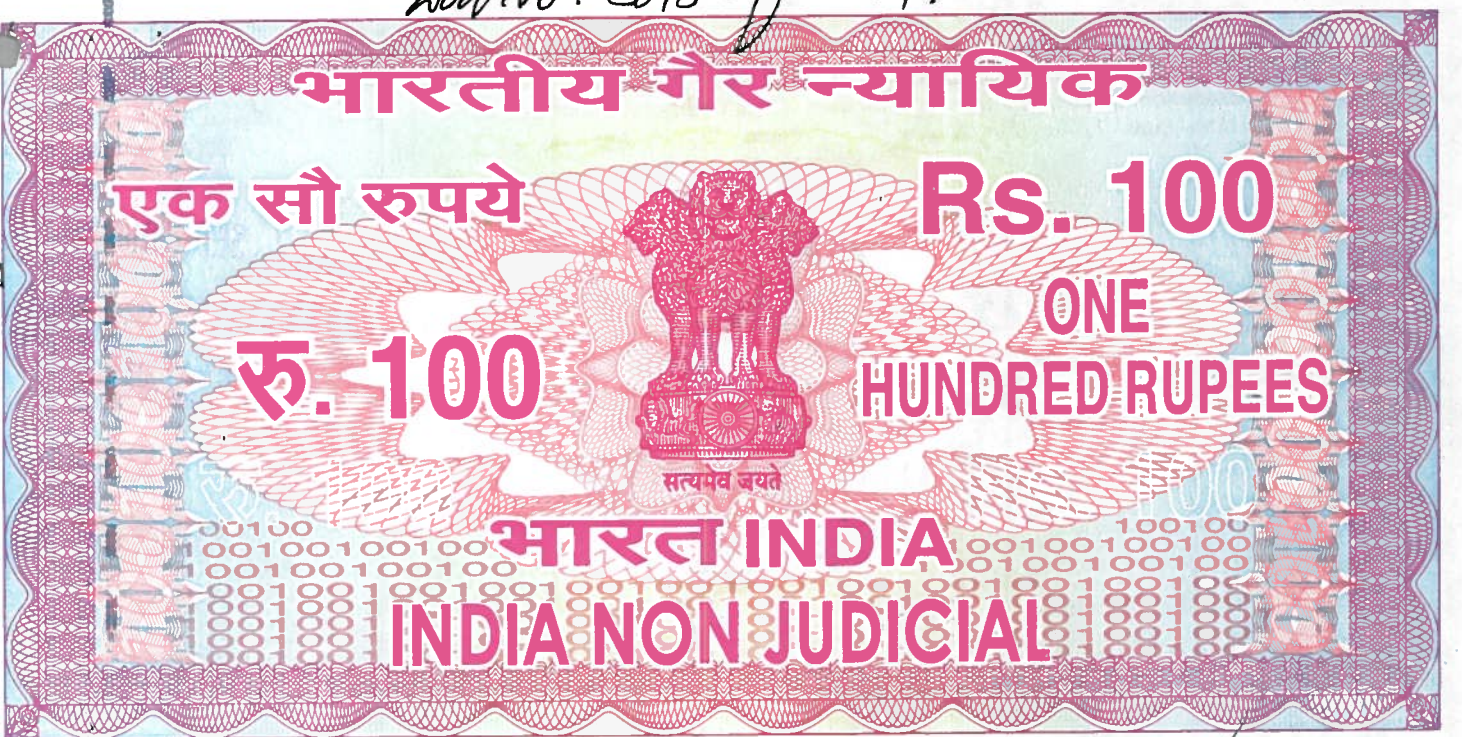


Sub No. 8898 of 2019.

GND
8898



తెలంగాణ తెలంగాణ TELANGANA

Sl.No: 2084 Dt: 04-06-2019

Sold to: VISHAL GOEL

S/o. Shri. SUNDER LAL GOEL

For Whom: SELF & OTHERS

T 988681

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.

SIMPLE MORTGAGE DEED

This SIMPE 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 "FIRST PARTY"

INFAVOUR OF

THE METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN
DEVELOPMENT AUTHORITY, hereinafter called the "SECOND PARTY".

THE FIRST AND SECOND PARTY which expression shall mean and include all their heirs,
executors, administrators etc.,

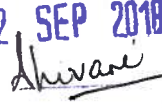
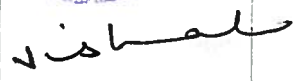
Vishal

Shivani

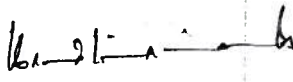
Presentation Endorsement:

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. 3075/- paid between the hours of 3 and 4 on the 14th June by Sri Vishal goel.

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 SHIVANI GOEL::14/06/2019 [1504-1-2019-8890]	SHIVANI GOEL W/O. VISHAL GOEL FLAT NO. 302,BANJARAHILLS,HYDERABAD,HYD ERABAD,Telangana,500034, BANJARAHILLS	 12 SEP 2018 HYDERABAD
2	MR		 VISHAL GOEL::14/06/2019. [1504-1-2019-8890]	VISHAL GOEL S/O. SUNDERLAL GOEL FLAT NO. 302,BANJARAHILLS,HYDERABAD,HYD ERABAD,Telangana,500034, BANJARAHILLS	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY::1 [1504-1-2019-8890]	K PRABHAKAR REDDY AADHAAR	
2		 SITARAMANJANEYULU B: [1504-1-2019-8890]	SITARAMANJANEYULU B AADHAAR	

14th day of June,2019


Signature of Sub Registrar
Medchal (R.O)

E-KYC Details as received from UIDAI:

Sl 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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8698/2019. Sheet 1 of 6
Sub Registrar
Medchal (R.O)

We 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 and have applied for building permission to construct residential apartments in the said land consisting Stilt plus five upper floors and whereas the Hyderabad Metropolitan Development Authority has provisionally approved the sanctioned plan in respect of plot Nos. 22/P, 23, 24, 35, 36 & 37/P bearing Sy. Nos. 1, 16, 17 & 19/2 situated at Muraharipally Village, Shamirpet Revenue Mandal, Medchal Malkazgiri Dist 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 Metropolitan Commissioner, Hyderabad Metropolitan Development Authority 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. We do hereby execute the present undertaking/affidavit 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.

And whereas, we hereby authorized the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority 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 Proceedings Nofile No 021601/MED/R1/U6/HMDA/15032019 Dt: 31.05.2019 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 237.92 Sq. mtrs of built up area on Second Floor which is 10% of the total built up area (as per the schedule given below) to the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority (HMDA) by way this undertaking. In case we violate the terms and conditions of the sanctioned plan we hereby authorize the Metropolitan Commissioner, HMDA to dispose of the 237.92 Sq.mtrs on Second Floor which is 10% of the total built up area as the case may be by way of sale after duly removing the violated/deviated portions and of any such action is initiated by the Metropolitan Commissioner, HMDA for the violations committed by us. We have no objection of whatsoever nature.

Schedule of the Property

All that 4 (four) flats bearing Nos. 2, 3, 4 & 5 on the Second 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 Malkazgiri District, Telangana admeasuring 237.92 Sq. mtrs equivalent to 2,560.96 Sq. ft of built up area and bounded by:

BOUNDARIES OF FLAT NO. 2 ON SECOND FLOOR -640.24 Sq.ft (excluding common area)

North By:	Flat No.1
South By:	Flat No. 3
East By:	Flat No. 5
West By:	Open to sky and driveway

[Handwritten signature]

Ahivani

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	100 + 4900
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	3075	0	0	0	0 + 3075
User Charges	NA	0	100	0	0	0	0 + 100
Total	100	0	8075	0	0	0	100 + 8075

Date: 14th day of June, 2019

E. Chivo. 347604130619

dt. 13/6/19.

Signature of Registering Officer
Medchal (R.O.)

Certificate of Registration

Registered as document no. 8698 of 2019 of Book-1 and assigned the identification number 1 - 1504 - 8698 - 2019 for Scanning on 14-JUN-19.

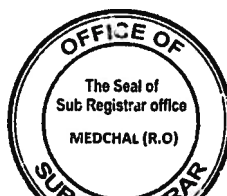
Registering Officer

Medchal (R.O.)

CH. RA GATU

VAR DTHAN

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BOUNDARIES OF FLAT NO. 3 ON SECOND 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 SECOND 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, Driveway and Tot-lot
West By:	Flat No.3

BOUNDARIES OF FLAT NO. 5 ON SECOND FLOOR –640.24 Sq.ft (excluding common area)

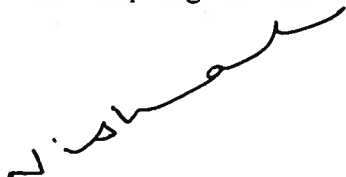
North By:	Flat No.6
South By:	Flat No. 4
East By:	Open to Sky, Driveway and Tot-lot
West By:	Flat No. 2

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 Metropolitan Commissioner, HMDA to demolish the same at our cost.

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 Metropolitan Commissioner, HMDA 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 Metropolitan Commissioner, HMDA at the site by way of sale/lease unless and until the Occupancy Certificate is granted by the Metropolitan Commissioner, HMDA to initiate proceedings for 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 Metropolitan Commissioner HMDA pursuant to the building application for the proposed sanctioned plan granted to us.





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8698/2019. Sheet 3 of 6

Sub Registrar
Medchal (R.O)

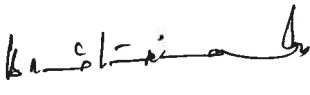
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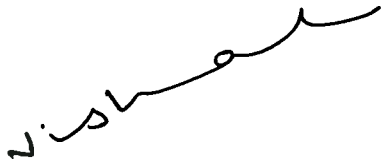


IN WITNESS WHEREOF THE FIRST PARTY herein has executed this SIMPLE MORTGAGE DEED with our free will and without there being any duress or undue influence or coercion on the day, month and year mentioned above before the following witnesses.

Witnesses:

1. 

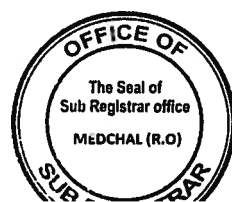
2. 

1. 

2. 

FIRST PARTY

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8698/2019. Sheet 4 of 6 Sub Registrar
Medchal (R.O)



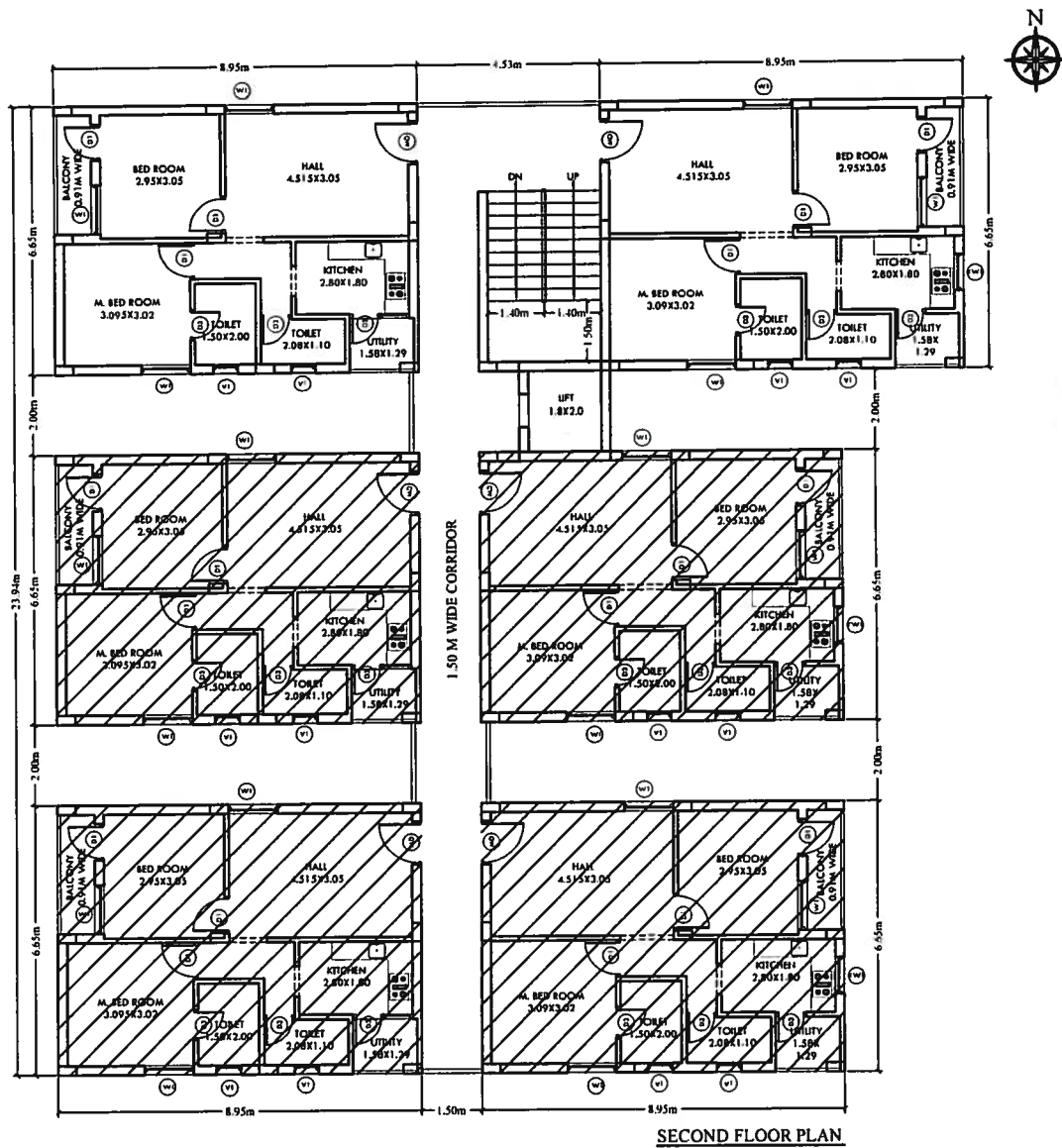
PLAN OF SIMPLE MORTGAGE DEED SHOWING THE MORTGAGED FLATS BEARING NOS. 2, 3, 4 & 5
N 2nd FLOOR IN THE PROPOSED RESIDENTIAL BUILDING BEARING PLOT NOS. 22/P, 23, 24, 35, 36 &
37/P IN SY.NOS. 1, 16, 17 & 19/1, SITUATED AT MURAHARIPALLY VILLAGE, SHAMIRPET MANDAL,
MEDHCL MALKAZGIRI DISTRICT, TELANGANA

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: 237.92 Sq.mtrs equivalent to 2,560.96 Sq.ft on Second Floor



SECOND FLOOR PLAN

MORTGAGE AREA ON SECOND FLOOR - 237.92 SQ.MTS
FLAT NOS. 2, 3, 4 & 5
NO. OF FLATS MORTGAGED - 4 NOS

WITNESSES:

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

[Signature]
[Signature]
SIGNATURE OF THE MORTGAGORS



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8698/2019. Sheet 5 of 6 Sub Registrar
Medchal (R.O)

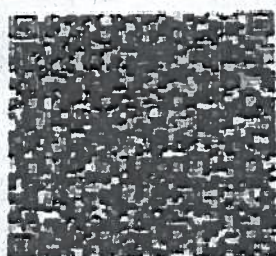
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भारत सरकार
GOVERNMENT OF INDIA



विशाल गोेल
Vishal Goel
పుట్టిన తేది / DOB: 09/12/1976
పురుషుడు / MALE



5639 6542 9133

Handwritten signature

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



శిలవని గోఎల్
Shilvani Goel
పుట్టిన సంవత్సరం / Year of Birth: 1977
స్త్రీ / Female



3506 9262 8634

ఆధార్ - సామాన్యుని హక్కు

Shilvani

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

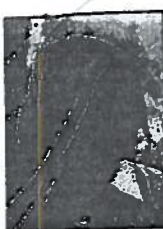
54791955
PRABHAKAR REDDY K
K PADMA REDDY
2-3-64/10/24
JAISWAL GARDEN
AMBERPET
HYDERABAD - 500013



Issued On: 18/12/2014 RTA-HYDERABAD-EZ

Prabhakar

భారత ప్రభుత్వం
GOVERNMENT OF INDIA



సీతారామంజనేయులు బురి
Sitaramanjaneyulu Burri
పుట్టిన తేది / DOB: 16/08/1967
పురుషుడు / MALE
Mobile No: 9849629678



4830 9962 3820
VID - 9182-0026-0107-8060

నా ఆధార్ - నా గుర్తింపు

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8698/2019. Sheet 6 of 6 Sub Registrar
Medchal (R.O)

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