

1392

ORIGINAL

దస్తావేజులు మరియు రుసుముల రశీదు

నెం.

శ్రీమతి / శ్రీ

P. Suryaprakash

ఈ దిగువ ఉదహరించిన దస్తావేజులు మరియు రుసుము పుచ్చుకోవడమైనది.

దస్తావేజు స్వభావము	Mortgage Deed				
దస్తావేజు విలువ	14402000/-				
స్టాంపు విలువ రూ.	100				21/7
దస్తావేజు నెంబరు	241614				26/7
రిజిస్ట్రేషన్ రుసుము	14410				
లోటు స్టాంపు (D.S.D.)	4900				
GHMC (T.D.)	100				
యూజర్ ఛార్జీలు					
అదనపు షీట్లు	19410				
5 x	072103				
	26/7/14				
మొత్తం					

RETURNED

(అక్షరాల)

తేది

26/7/14

రూపాయలు మాత్రమే)

వాపసు తేది

SUB-REGISTRAR
NARAPALLY

If Document is not claimed within 10 days from the date of Registration, safe custody fee of Rs. 50/- for every thirty days or part thereof, if in excess of 10 days subject to maximum of Rs. 500/- will be levied.

Doc No 2416 of 2014

K NAGARAJA MANT
S.V.L NO.46/99 R.L.NO.
SHOP NO 59/A,KUSHAL TOWERS
KHAIRATHABAD, HYD - 50

AP-23/GSO/KL(PB)/17/2005

भारत 25000



भारत 25000
INDIA

187783

भारत आंध्र प्रदेश

JUL 21 2014

17:55

R.0000100 PB5435

ANDHRA PRADESH

MORTGAGE DEED

THIS DEED OF MORTGAGE is made and executed on this the 21ST day of July 2014, and between:

SatyaVani HOMES JV Represented by its
DEVELOPMENT AGREEMENT CUM GPA HOLDER", Sri P. SURYA
PRAKASH, S/o. P.H. Rao, aged 47 years, Managing Partner, M/s. SatyaVani
HOMES, JV, R/o. 12-2-417/36, Sharada Nagar, Kulsumpura Post, and
Hyderabad.

(Hereinafter called the "MORTGAGOR" which term shall mean and include all
his/her/their heirs, legal representatives, executors, assignees, etc.. of the one Part)

Contd..2..

EXECUTIVE OFFICER
(PANCHAYAT SECRETARY)
G.P. Pocharam
Ghatkesar Mdl., R.R. Dist.

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Narapalli along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 14410/- paid between the hours of 3.30 and 4.30 on the 26th day of JUL, 2014 by Sri P Surya Prakash

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 P SURYA PRAKASH [R [1529-1-2014-2501]	P SURYA PRAKASH[R]SATYA VANI HOMES JV R/O 12-2-417/36 SHARADHA NAGAR ,KULSUMPURA POST, HYDERABD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 M.MURALI::26/07/20 [1529-1-2014-2501]	M.MURALI R/O 10-2-289/61/301, JYOTHI SOWBHAGYA, MASAB TANK, HYDERABAD	
2		 K.SRINIVASA RAO: [1529-1-2014-2501]	K.SRINIVASA RAO R/O 3-9-52/4, RAMANTHAPUR, R R DIST	

26th day of July, 2014


Signature of Joint SubRegistrar12
Narapalli

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Joint SubRegistrar12
Narapalli



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IN FAVOUR OF

ANNOJIGUDA VILLAGE H/o Pocharam Gram Panchayath, Represented by its, **EXECUTIVE OFFICER**, Pocharam Gram Panchayath, Gahteksar Mandal, Ranga Reddy District.

(Hereinafter called the 'MORTGAGEE', which term shall mean and include all his/her/their heirs, legal representatives, executors, assignees, etc., of the One PART).

Whereas the Mortgagor herein are the sole owner for 77% of constructed area. Which is being constructed on open plot in sy. No. 97 & 98, in **Annojiguda Village, Pocharam Gram Panchayath, Ghatkesar Mandal, Ranga Reddy District**. Through development agreement cum general power of attorney by virtue Regd. registered on 25-08-2006, vide Document No.13581/06 and 04-09-2006 vide Document No. 14207/06, Registered in the office of Joint Sub Registrar office, Ghatkesar Mandal, Ranga Reddy District.

Whereas the Mortgagor has applied for building permission for proposed construction of residential multi stored complex and whereas the Executive Officer Garampanchyat, **Annojiguda Village, Pocharam Gram Panchayath, Ghatkesar Mandal, Ranga Reddy District**. Has released the provisionally approved the sanctioned plan which is issued by HMDA in respect of proposed construction of Residential Complex on Plot in Survey Nos. 97 & 98, **Annojiguda Village, Pocharam Gram Panchayath, Ghatkesar Mandal, Ranga Reddy District**. Total built-up area coming to extent of 19120.70 SQmts., i.e. equivalent to 205738.732, SFT., out of the Mortgagor share i.e. 10% coming to an extent of 1912.07, SQ.mts., i.e. equivalent to 20573.87 SFT.,

AND WHEREAS the Mortgagor hereby authorize the Executive Officer, Gram Panchyath, **Annojiguda Village, Pocharam Gram Panchayath, Ghatkesar Mandal, Ranga Reddy District**, to enforce the terms and conditions of G.O. Ms. 168, M.A. 7 UD. Dated:07-04-2012, in case of violation of the terms and conditions of the sanctioned plan granted/permitted vide **HMDA Lr. No. 105590/P4/PIG/HMDA/2013 Dt.16-04-2014**, to initiate summary demolition proceedings in respect of the violated portion.

P. R. Reddy

[Signature]

EXECUTIVE OFFICER
(PANCHAYAT SECRETARY)
G.P. Pocharam
Ghatkesar Mdl., R.R. Dist.

Endorsement:						
Description of Fee/Duty	In the Form of					
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	4900	0		0	5000
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	14410	0		0	14410
User Charges	NA	100	0		0	100
Total	100	19410	0		0	19510

Rs. 4900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 14410/- towards Registration Fees on the chargeable value of Rs. 14402000/- was paid by the party through Challan/BC/Pay Order No ,72103 dated ,26-JUL-14.

Date 26th day of July, 2014

Signature of Registering Officer
D. SRINIVASA RAO
SUB-REGISTRAR

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 Joint SubRegistrar 12 Narapalli

Registered as document No. 2416/2014 (1956 SE) of Book-1 and assigned the Identification Number 2416/2014 for Scanning.
 Date 26/07/2014
 04.07.2014

Registering Officer



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 2416/2014

AND WHEREAS in compliance to the said G.O.Ms.No.86, M.A.Dated:03-03-2006, And G.O.Ms.No.623, M.A.Dated:01-02-2006. the Mortgagor does hereby hand over the 10% of the total builtup area. i.e. **20573.8732 Sft.**, in ATRI & KAUSHIKA Blocks, of First Floors, Flat Nos.A01A, A01B, A01C, A01D, A01E, A01F, A01G, A01H, A01K, A01L, A01M, A01N & C01A, C01B, C01C, C01D, C01E, C01F, C01G, C01H, C01K, C01L, C01M, C01N out of the total builtup area **205738.732 Sft.**, of the proposed complex on Open Plot in Survey Nos. **97 & 98,,** admeasuring **41176.76 Sq.Mts.**, Situated at **Annojiguda Village, Pocharam Gram Panchayat, Ghatkesar Mandal, RR District**

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. The Mortgagors hereby undertake that as per the sanctioned plan, the Mortgagors will leave the prescribed setbacks or open spaces and the area for the road widening and in case of failing to comply those conditions, the Mortgagors hereby authorize the Executive Officer Grampanchayat, **Annojiguda Village, Pocharam Gram Panchayat, Ghatkesar Mandal, RR District** ,, to remove at the cost of the Mortgagors.
- That compliance of G.O.Ms.No.86, M.A.Dated:03-03-2006, And G.O.Ms.No.623, M.A.Dated:01-12-2006, the Mortgagors had obtained a comprehensive Building insurance policy as stipulated under the said G.O. and in case of failure in obtaining policy, the Executive Officer Grampanchayat **Annojiguda Village, Pocharam Gram Panchayat, Ghatkesar Mandal, RR District** ,, is hereby authorized to initiate appropriate action for the violation of the said terms and conditions in accordance with the G.O.Ms.No.86. M.A.Dated:03-03-2006. And G.O.Ms.No.623, M.A.Dated:01-12-2006.
3. That the Mortgagors do hereby undertake that they 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 HMDA. at the site by way sale/lease unless and until the occupancy certificate is granted by the Executive Officer Gram Panchayat **Annojiguda Village, Pocharam Gram Panchayat, Ghatkesar Mandal, RR District** ,, to initiate appropriated action for the violation of said terms and conditions in accordance with the G.O.Ms.No.86, M.A.Dated:03-03-2006, and G.O.Ms.No.623, M.A .Dated:01-12-2006.
4. The Mortgagors does hereby further undertake that they will comply with all those terms and conditions imposed by the Executive Officer Grampanchayat **Annojiguda Village, Pocharam Gram Panchayat, Ghatkesar Mandal, RR District**, pursuant to the building applications for the proposed sanctioned plan granted to the Mortgagors.
5. The mortgagee is agreed to release the mortgaged property immediately after completion of the complex and issue the occupancy certificate to mortgagor.
L3. 19, 410/- paid by way of Khaltan Receipt NO: 072103, dt. 26/7/14 at SBH, Ghatkesar, RR Dist.


EXECUTIVE OFFICER
(PANCHAYAT SECRETARY)
G.P. Pocharam
Ghatkesar Mdl., R.R. Dist.





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Joint SubRegistrar
Narapalli

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SCHEDULE OF THE PROPERTY

All that the **20573.87 Sft.**, in ATRI & KAUSHIKA Blocks, of First Floors, Flat Nos. A01A, A01B, A01C, A01D, A01E, A01F, A01G, A01H, A01K, A01L, A01M, A01N & C01A, C01B, C01C, C01D, C01E, C01F, C01G, C01H, C01K, C01L, C01M, C01N, as shown in the plan attached herewith out of the total built up area in 205738.732 Sft.. of the proposed complex on open plot in Survey Nos.

97 & 98, admeasuring **41176.76** Sq.mts.. Situated at Annojiguda Village, Pocharam Gram Panchayat, Ghatkesar Mandal, RR District bounded by: north-land belong to Aujchah, south:- Road, East:- Land belong to Rolling mill, West:- Castro's ground

The Mortgagor hereby solemnly affirm and certify that they have executed this Mortgage Deed as per G.O.Ms.No.86, M.A.Dated:03-03-2006, on the day. month and year first above mentioned in presence of the following witnesses:

WITNESSES: 1.



2.




SIG. OF THE MORTGAGOR


EXECUTIVE OFFICER
(PANCHAYAT SECRETARY)
G.P. Pocharam
Ghatkesar Mdl., R.R. Dist.



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Narapalli

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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

పొన్నాడ సూర్య ప్రకాష్
Ponnada Surya Prakash

పుట్టిన సంవత్సరం/Year of Birth: 1964
పురుషుడు / Male

8371 2119 3740



ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వ ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా: S/O: పొన్నాడ హనుమంత రావు
12-2-417/36, శారద నగర్
తాళ్ళగడ్డ, కుటుంబ పురా, ఆసిఫ్ నగర్
కుటుంబ పుర, హైదరాబాద్, ఆంధ్ర ప్రదేశ్
500067

Address: S/O: Ponnada
Hanumantha Rao, 12-2-417/36,
Sharada Nagar, Tallagadda,
Kulsum Pura, Asifnagar,
Kulsumpura, Hyderabad, Andhra
Pradesh, 500067

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

పి.ఎ. లాక్స్ నెం. 1947,
హైదరాబాద్-500067

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

2436A13530D
MUKKAMALA MURALI
M U RAO
10-2-289/61/301
JYOTHI SOWBHAGYA
APTS SHANTHI NAGAR
MASAB TANK
HYDERABAD-500028



Issued On: 27/06/2013 RTA-HYDERABAD-CZ

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

Date of Validity 26/06/2018

Transport

Date of Validity

Badge No.

Reference No. DLAP0091329313

Original LA. SECUNDERABAD

Date of First Issue 07/07/1988

Date of Birth 10/03/1957

Blood Group

INDIAN UNION DRIVING LICENCE
ANDHRA PRADESH

DRIVING LICENCE
DLRAP029166222009
SRINIVASA RAO X
VENKATESWARA RAO
3-9-52/4
SHARADA NAGAR
RAMANTHAPUR
RR DIST



24/10/2009

RTA-RANGA REDDY(E)

M6526864/08

Class Of Vehicle	Validity
Non-Transport	MCWG
Transport	09/07/2019
Hazardous Validity	
Badge No.	
Reference No.	3154KMM19900D
Original LA.	KHAMMAM, ANDHRA PRADESH
DOB	10/07/1969
Blood Gr.	
Date of 1st Issue	31/12/1990

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2416/2014. Sheet 5 of 5

Joint SubRegistrar
Narapalli

