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Sl.No..... Date 18-03-2019 Rs. 100/-

Sec d to..... RAJESH.....

to D/o.W/o Late NARSING RAO

whom GULMOHAR RESIDENCY AND JADE ESTATES

Smt. V. SEETHA DEVI 418761

Licensed Stamp Vendor

S.V.Lic.No. 16-05 08/2019

P.No. 225, Nehru Nagar, West Marredpally
Secunderabad, T.S. Cell : 9058312340

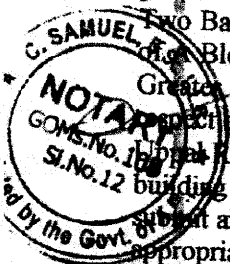
ANNEXURE-II

Owners:

REVISED MORTGAGE AFFIDAVIT

M/s. GULMOHAR RESIDENCY & JADE ESTATES both are registered partnership firms having its' office at Plot No.8, Road No.5, Nacharam Industrial Estate, C/o. Dilpreet Tubes, Hyderabad -500 076 and both are represented by its' Managing Partner Shri. Sudhir U. Mehta S/o. Late. Uttamlal Mehta aged 63 years, Occupation: Business, resident of Plot No. 21, Bapubagh Colony, Prenderghast Road, Secunderabad - 500 003.

We are the owners/developers of the land bearing part of Sy. No.19 situated at Mallapur Village, GHMC Kapra Circle, Uppal Revenue Mandal, Hyderabad, Medchal Malkazgiri Dist of Greater Hyderabad Municipal Corporation and residential construction of building permission for proposed construction of 8 (eight) blocks i.e., A to H blocks with one amenities block consisting Two Basements, Ground plus Five upper floors (B to H blocks), (Stilt, Ground+ 4 upper floors of Amenities Block) (Two basements, Ground+ Four upper floors of Amenities Block) and whereas the Greater Hyderabad Municipal Corporation has provisionally approved the sanctioned plan in respect of premises bearing part of Sy. No. 19 situated at Mallapur Village, GHMC Kapra Circle, Uppal Revenue Mandal, Hyderabad, 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, we execute and submit an undertaking affidavit in favour of the Commissioner, GHMC authorized 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 Date: 03.03.2006.



For GULMOHAR RESIDENCY

Partner

For JADE ESTATES

Partner

And whereas, we hereby authorized the Commissioner, GHMC to enforce the terms and conditions of G. O. Ms. No.86, M.A. Dt: 03.03.2006 and G. O. Ms. No. 621 M.A dated 01.12.2006 in case of violation of the terms and conditions of the sanctioned plan granted / permitted vide Permit No file No.1/HO/02577/2021 Dt: 15.03.2021 to intimate summary demolition proceedings in respect of the violated portion.

And whereas, in compliance of the said G. O. Ms. No. 86 dt: .03.03.2006 and G. O. Ms. No. 621 M.A dated 01.12.2006 we do hereby hand over 10% of the built up area of 5,288.38 Sq. mtrs (A block - 708.05 Sq. mtrs + B block - 740.70 Sq. mtrs + C block - 617.25 Sq. mtrs + D block - 740.70 Sq. mtrs + E block - 617.25 Sq. mtrs+ F block - 606.90 Sq. mtrs + G Block -505.75 Sq. mtrs + H Block - 505.75 Sq. mtrs on First Floor of the proposed blocks + 246.03 Sq. mtrs on First floor in Amenities Block - plans enclosed) (as per the schedule given below) to the Commissioner, GHMC by way this undertaking, in case we violate the terms and conditions of the sanctioned plan we hereby authorized the Commissioner, GHMC to dispose of the 10% of the total built up area of 5,288.38 Sq. mtrs 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 Commissioner, GHMC for the violations committed by me, we have no objection of whatsoever nature.

Schedule of the Property - I

All that seven (7) flats bearing Nos. 101, 102, 103, 104, 106, 107 & 108 admeasuring 708.05 Sq. mtrs on the first floor in the 'A' block bearing premises Noconstructed on part of Sy. No. 19 situated at Mallapur Village, GHMC Kapra Circle, Uppal Revenue Mandal, Hyderabad, Medchal Dist bounded by

North By:	7 mtrs Driveway
South By:	7 mtrs Driveway & Flat No. 105
East By:	7 mtrs Driveway and 20 mtrs Peripheral Road
West By:	7 mtrs Driveway and Open space No.4

Schedule of the Property - II

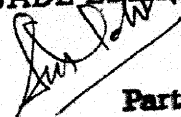
All that six (6) flats bearing Nos. 101, 102, 103, 106, 107 & 108 admeasuring 740.70 Sq. mtrs on the first floor in the 'B' block bearing premises Noconstructed on part of Sy. No.19 situated at Mallapur Village, GHMC Kapra Circle, Uppal Revenue Mandal, Hyderabad, Medchal Dist bounded by

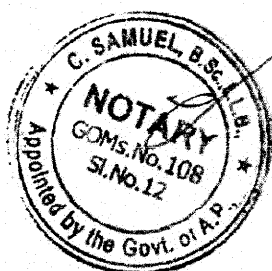
North By:	7 mtrs Driveway
South By:	Flat Nos. 104 & 105 & 7 mtrs Driveway
East By:	7 mtrs Driveway and 20 mtrs Peripheral Road
West By:	7 mtrs Driveway and Open space No.2

For GULMOHAR RESIDENCY


Partner

For JADE ESTATES


Partner



Schedule of the Property - III

All that five (5) flats bearing Nos. 101, 102, 103, 105 & 106 admeasuring 617.25 Sq. mtrs on the first floor in the 'C' block bearing premises Noconstructed on part of Sy. No.19 situated at Mallapur Village, GHMC Kapra Circle, Uppal Revenue Mandal, Hyderabad, Medchal Dist bounded by

North By:	7 mtrs Driveway
South By:	Flat Nos. 104 & 7 mtrs Driveway
East By:	Open Space 2 and Block B
West By:	7 mtrs Driveway and Ramp

Schedule of the Property - IV

All that six (6) flats bearing Nos. 101, 102, 103, 104, 106 & 107 admeasuring 740.70 Sq. mtrs on the first floor in the 'D' block bearing premises Noconstructed on part of Sy. No.19 situated at Mallapur Village, GHMC Kapra Circle, Uppal Revenue Mandal, Hyderabad, Medchal Dist bounded by

North By:	7 mtrs Driveway
South By:	7 mtrs Driveway
East By:	7 mtrs Driveway and 20 mtrs Peripheral Road
West By:	7 mtrs Driveway and Open space No.1

Schedule of the Property - V

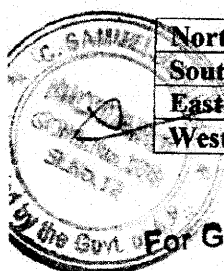
All that five (5) flats bearing Nos. 101, 102, 103, 105 & 106 admeasuring 617.25 Sq. mtrs on the first floor in the 'E' block bearing premises Noconstructed on part of Sy. No. 19 situated at Mallapur Village, GHMC Kapra Circle, Uppal Revenue Mandal, Hyderabad, Medchal Dist bounded by

North By:	7 mtrs Driveway
South By:	7 mtrs Driveway & Flat No. 104
East By:	Open space no.1 & Block D
West By:	7 mtrs Driveway

Schedule of the Property - VI

All that six (6) flats bearing Nos. 101,102, 103, 104, 105 & 106 admeasuring 606.90 Sq. mtrs on the first floor in the 'F' block bearing premises Noconstructed on part of Sy. No. 19 situated at Mallapur Village, GHMC Kapra Circle, Uppal Revenue Mandal, Hyderabad, Medchal Dist bounded by

North By:	7 mtrs Driveway
South By:	7 mtrs Driveway
East By:	7 mtrs Driveway and 20 mtrs Peripheral Road and 10 mtrs buffer zone
West By:	Open space No. 5 and Block G



For GULMOHAR RESIDENCY

[Signature]
Partner

For JADE ESTATES

[Signature]
Partner

Schedule of the Property - VII

All that five (5) flats bearing Nos. 101, 102, 103, 104 & 105 admeasuring 505.75 Sq. mtrs on the first floor in the 'G' block bearing premises Noconstructed on part of Sy. No. 19 situated at Mallapur Village, GHMC Kapra Circle, Uppal Revenue Mandal, Hyderabad, Medchal Dist bounded by

North By:	7 mtrs Driveway and Flat No. 107
South By:	7 mtrs Driveway
East By:	Open space no.5
West By:	Open space No. 6

Schedule of the Property - VIII

All that five (5) flats bearing Nos. 101, 102, 103, 105 & 106 admeasuring 505.75 Sq. mtrs on the first floor in the 'H' block bearing premises Noconstructed on part of Sy. No. 19 situated at Mallapur Village, GHMC Kapra Circle, Uppal Revenue Mandal, Hyderabad, Medchal Dist bounded by

North By:	7 mtrs Driveway
South By:	7 mtrs Driveway and Flat No. 104
East By:	Open space no.6
West By:	7 mtrs Driveway

Schedule of the Property - XII

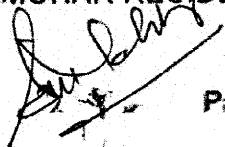
All that portion on First Floor admeasuring 246.03 Sq. mtrs in the Amenities block bearing premises Noconstructed on part of Sy. No. 19 situated at Mallapur Village, GHMC Kapra Circle, Uppal Revenue Mandal, Hyderabad, Medchal Dist bounded by

North:	20 mtrs wide road in Krishna Nagar Colony
South:	Ramp
East :	7 mtrs Driveway and Block H
West :	7 mtrs Driveway

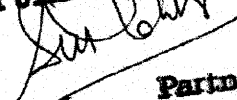
And whereas we do hereby undertake that as per the sanctioned plan we will leave the prescribed setbacks or open spaces and the area left for the road widening and if we failing to comply those conditions we do hereby authorize the Commissioner, GHMC to demolish the same at my cost.

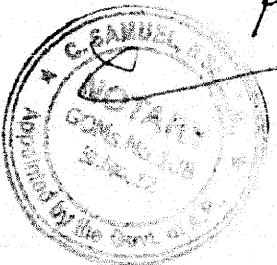
And whereas, in compliance of G. O. Ms. No.86 M.A., Dt: 03.03.2006, we have obtained a Comprehensive Building Insurance Policy as stipulated under the said G.O. and in case of failure in obtaining said policy the Commissioner GHMC is hereby authorize to initiate appropriate action for the violation of said terms and conditions in accordance with the G. O. Ms. No.86 M.A., Dt: 03.03.2006 and G. O. Ms. No. 623 M.A dated 01.12.2006.

For GULMOHAR RESIDENCY


Partner

For JADE ESTATES


Partner



And whereas, we do hereby undertaken that we will not deliver the possession of any part of build up area of the proposed building to be constructed by virtue of the provisional sanctioned plan granted by the Commissioner, GHMC. In case of any violation of said condition we do hereby authorize the Commissioner, GHMC to initiate proceedings of violation of said condition in accordance with the G. O. Ms. No.86 M.A., Dt: 03.03.2006 and G. O. Ms. No. 623 M.A dated 01.12.2006.

We do hereby further undertake that we will comply all those terms and conditions impose by the Commissioner GHMC pursuant to building application for the proposed sanctioned plan granted to me.

We do hereby solemnly affirm and certify and we have executed this affidavit with free will and violation on our own and without there being any duress or undue influence or concern on the day, month, and year herein above mentioned.

Sworn and signed
Before me,
on this the 16th day of March 2021.
NOTARY: HYDERABAD.

For GULMOHAR RESIDENCY

Partner

For JADE ESTATES

Partner

DEPONENT

ATTESTED

C. SAMUEL, B.A., LL.B.
ADVOCATE & NOTARY
1-7-637, Shaetri Nagar,
Ramnagar, HYDERABAD-20
Ph:9393031034

22 MAR 2021

