

1868/2023

1732/2023.

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

B.H.K. Reddy
AV 768109

1926 Date 08-02-2023

Sold to M. Joy Mulha

S/o B. Chowda Chandul Mulha Rottar

for whom M/s. Phoenix Spaces Pvt Ltd, Hyderabad

B. Hemanth Kumar Reddy
 LICENCED STAMP VENDOR
 LIC No. 15-10-052/2019
 REN. LIC No. 15-10-076/2022
 Flat No. No. 97, Khanamet, Kondapur,
 Serilingampally Mandal, RR. Dist.
 Phone: 9398879802

AFFIDAVIT
(MORTGAGE DEED IN FAVOUR OF TSIIC)

This Mortgage Deed is made and executed on this the 08th day of February 2023 at Hyderabad by;

We, M/s. Phoenix Spaces Private Limited, having office at Plot No. 1335, Road No. 45, Jubilee Hills, Hyderabad 500033, Telangana, represented by its authorised signatory, **Mr. Vasudhar Boppna** (Aadhaar No. 3751 7641 3911), S/o Mr. B. Sudhakar rao, authorized vide Board Resolution, do hereby undertake that in case of any violation from the sanctioned building plan, the Enforcement Authority can summarily demolish the violated portion of the building.

IN FAVOUR OF

The Zonal Manager & Executive Officer, TSIIC – IALA, Puppalaguda, Ranga Reddy District.

Whereas

1. We have fully gone through the rules and regulations under the **G.O Rt. No. 278, MA&UD, dated 06-07-2020** and hereby declare that we abide by the stipulations during construction of the building for approval of the building plans for 4 Residential Towers A, B, C & D consisting of 4 Common Basements + Ground Floor + 58 Upper Floors and Club House consisting of 4 Common Basements + Ground Floor + 7 Upper floors for in the Schedule A Property hereunder.

For PHOENIX SPACES PRIVATE LIMITED

V.S.
 At: Signatory

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Gandipet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 233610/- paid between the hours of _____ and _____ on the 08th day of FEB, 2023 by Sri M/S Phoenix Spaces Pvtld

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 PHOENIX SPACES PVT LTD (R/P) VASUDHAR BOPPANA S/O. B.SUDHAKAR RAO JUBILEEHILLS, HYDERABAD	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2			Y GOVARDHANA CHARL AADHAAR NO XXXX XXXX 1379	
1			B DEVANDER AADHAAR NO XXXX XXXX 7364	

08th day of February, 2023

Signature of Sub Registrar
Gandipet

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3911 Name: Vasudhar Boppana	C/O Sudhakar Rao Boppana, Bachpalle, Medchal-malkajgiri, Telangana, 500090	

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	5000	0	0	0	5100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	233610	0	0	0	233610
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	239110	0	0	0	239210

Rs. 5000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 233610/- towards Registration Fees on the chargeable value of Rs. 233828500/- was paid by the party through E-Challan/BC/Pay Order No ,871W10070223 dated ,07-FEB-23 of ,SBIN/

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2. We do hereby undertake to construct the building strictly as per the sanctioned building plan. In case of any construction in violation of the sanctioned building plan, the Enforcement Authority may summarily demolish the portions of the construction made in violation of the sanctioned building plan.
3. The total built up area of the residential building is **1,92,282.06 sqm** and Commercial building (Club House) is **4,907.32 sqm (5% of TBUA of 1,97,189.38 Sqm)** as described in **Schedule B Property** hereunder out of which an area of **9,859.47 sqm** is liable to be mortgaged to the Zonal Manager & Executive Officer, TSIIC-IALA, Puppalaguda, towards building permission as per the building plans issued to us and as per the rules and regulation issued vide **G.O Rt. No. 278, MA&UD, dated 06-07-2020**.
4. We hereby mortgage the total area of **9,874.18 Sqm** in Tower-A in **Level – 4,5,6: 2394.87 Sqm, Level - 7: 260.38 Sqm**, Tower-B in Level-5,6,7: 1,446.39 Sqm, Level-8: 343.07 Sqm, Tower-C in Level-5,6,7: 1,446.39 Sqm, Level-8; 343.07 Sqm, Tower-D in Level-5,6,7: 2,736.69 Sqm, Level-8: 643.25Sqm and Club House in Level-Ground Floor: 260.07 Sqm of M/s Phoenix Spaces Pvt Ltd, more clearly described in the **“Schedules C Property”** hereunder and delineated in the Plan appended hereto, to the Zonal Manager & Executive Officer, TSIIC-IALA, Puppalaguda, for availing six instalments of City Level Infrastructure Impact Fee and as per the rules and regulations issued vide **G.O Rt. No. 278, MA&UD, dated 06-07-2020**.

Schedule A Property

All that part and parcel of the land admeasuring **77,338.50 Sqm** in Survey No. 285P of Puppalaguda(V) and 185P & 186P of Narsingi(V), Gandipet (M), Ranga Reddy(D), bounded by –

North : Nala
 South : 30.0 M Wide Road
 East : Neighbours Land
 West : Neighbours Land

Schedule B Property

All that the built-up area of **1,97,189.38 Sqm** comprising of 4 Residential Towers A, B, C & D consisting of 4 Common Basements + Ground Floor + 58 Upper Floors and Club House consisting of 4 Common Basements + Ground Floor + 7 Upper floors being developed in Schedule A Property, bounded by –

North : 11m wide Driveway
 South : 11m wide Driveway
 East : 11m wide Driveway
 West : 11m wide Driveway

For PHOENIX SPACES PRIVATE LIMITED

V.V.B

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 239160/-, DATE: 07-FEB-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6424307907725, PAYMENT MODE: NEFT/RTGS-1001138, ATRN: 6424307907725, REMITTER NAME: PHOENIX SPACES PRIVATE LIMITED, EXECUTANT NAME: PHOENIX SPACES PRIVATE LIMITED, CLAIMANT NAME: TSIC HYDERABAD).

Date:

08th day of February, 2023

Signature of Registering Officer
Gandipet

Certificate of Registration

Registered as document no. 1732 of 2023 of Book-1 and assigned the identification number 1 - 1525 - 1732 - 2023 for Scanning on 08-FEB-23 .

Registering Officer
Gandipet
(K.Vijaya Kumari)

Sub Registrar
Gandipet

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Schedule C Property

(Mortgaged to the Zonal Manager & Executive Officer, TSIIC-IALA, Puppalaguda)

All that the built up area of 5% - 9,859.47 Sqm in Tower-A Level- 4,5,6: 2394.87 Sqm equivalent to 25,778 Sft with 2,864.26 Sq Yards, Level-7: 260.38 Sqm equivalent to 2,802.73 Sft with 311.41 Sq Yards, in Tower-B Level-5,6,7: 1,446.39 Sqm equivalent to 15,568.94 Sft with 1,729.88 Sq Yards, Level-8: 343.07 Sqm equivalent to 3,692.80 Sft with 410.31 Sq Yards, in Tower-C Level-5,6,7: 1,446.39 Sqm equivalent to 15,568.94 Sft with 1,729.88 Sq Yards, Level-8: 343.07 Sqm equivalent to 3,692.80 Sft with 410.31 Sq Yards, in Tower-D Level-5,6,7: 2,736.69 Sqm equivalent to 29,457.73 Sft with 3,273.08 Sq Yards, Level-8: 643.25 Sqm equivalent to 6,923.94 Sft with 769.33 Sq Yards, in Club House Level- Ground Floor: 260.07 Sqm Sqm equivalent to 2,799.39 sft with 311.04 Sq Yards, more clearly delineated in the Plan appended hereto, in the Building described in Schedule B Property, bounded by -

North : 11m wide Driveway

South : 11m wide Driveway

East : 11m wide Driveway

West : 11m wide Driveway

IN WITNESS WHEREOF this MORTGAGOR hereinto set his hand on this the 08th day of February 2023 in presence of the following.

Total Mortgage area 9874.18 sqm i.e., 1,06,285.67 sft. The chargeable value comes to Rs 23,38,28,474/- @ 2200 per sft.

For PHOENIX SPACES PRIVATE LIMITED
SIG. OF THE MORTGAGORS
Vasudhar Boppana
Authorized Signatory
M/s Phoenix Spaces Pvt Ltd

Authorised Signatory

WITNESSES:

1. 
2. 

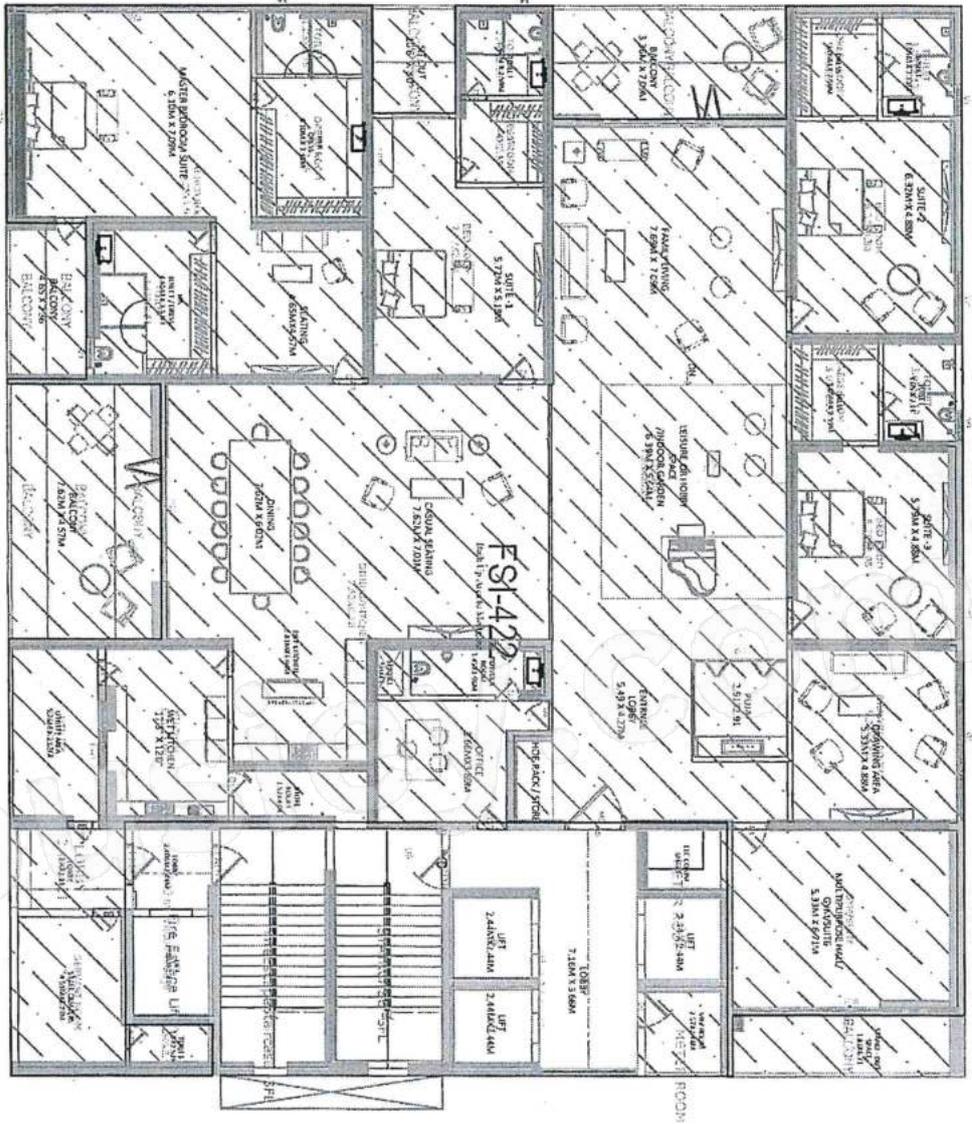
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MORTGAGE FLOOR
 (4th, 5th, 6th floor)
 Mortgage : 798.29 x 3 = 2394.87sq.m

5% MORTGAGE AREA

MORTGAGE AREA REQUIRED:- 9,859.47 Sq.m

MORTGAGE AREA PROVIDED :- 2,394.87 Sq.m

(5% Mortgage area proposed in 4th, 5th & 6th Floor in Tower-A)



PROPOSED MORTGAGE AREA:- 2394.87 Sq.m
 (IN 4,5,6 FLOOR PLANS IN TOWER-A)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HI RISE RESIDENTIAL BUILDING IN SY NO. 285P OF PUPPALAGUDAM(V), 185P & 186P OF NARSINGI(V), GANDIPET(M), RANGA REDDY(D), HYDERABAD CONSISTING OF 4 COMMON BASEMENTS + GROUND FLOOR + 58 UPPER FLOORS FOR TOWER A,B,C & D AND 4 COMMON BASEMENTS + GROUND FLOOR + 7 UPPER FLOORS FOR CLUB HOUSE BELONGING TO:-
 M/S PHOENIX SPACES PVT LTD

DETAILS OF AREA STATEMENT

TOTAL PLOT AREA	: 16621.85 SQ Mts OR 19879.545gds
PROPOSED HEIGHT	: 231.60 MTS
REQUIRED MORTGAGE AREA	: 9,859.47 Sqmts
5% OF TOTAL NET BUILT UP AREA	: 9,874.18 Sqmts
PROPOSED MORTGAGE AREA	: 2,394.87 Sqmts
5% OF TOTAL NET BUILT UP AREA	: 9,874.18 Sqmts

REFERENCE

REQUIRED MORTGAGED AREA



OWNERS/BUILDERS SIGNATURE

For PHOENIX SPACES PRIVATE LIMITED

[Signature]
 Authorised Signatory

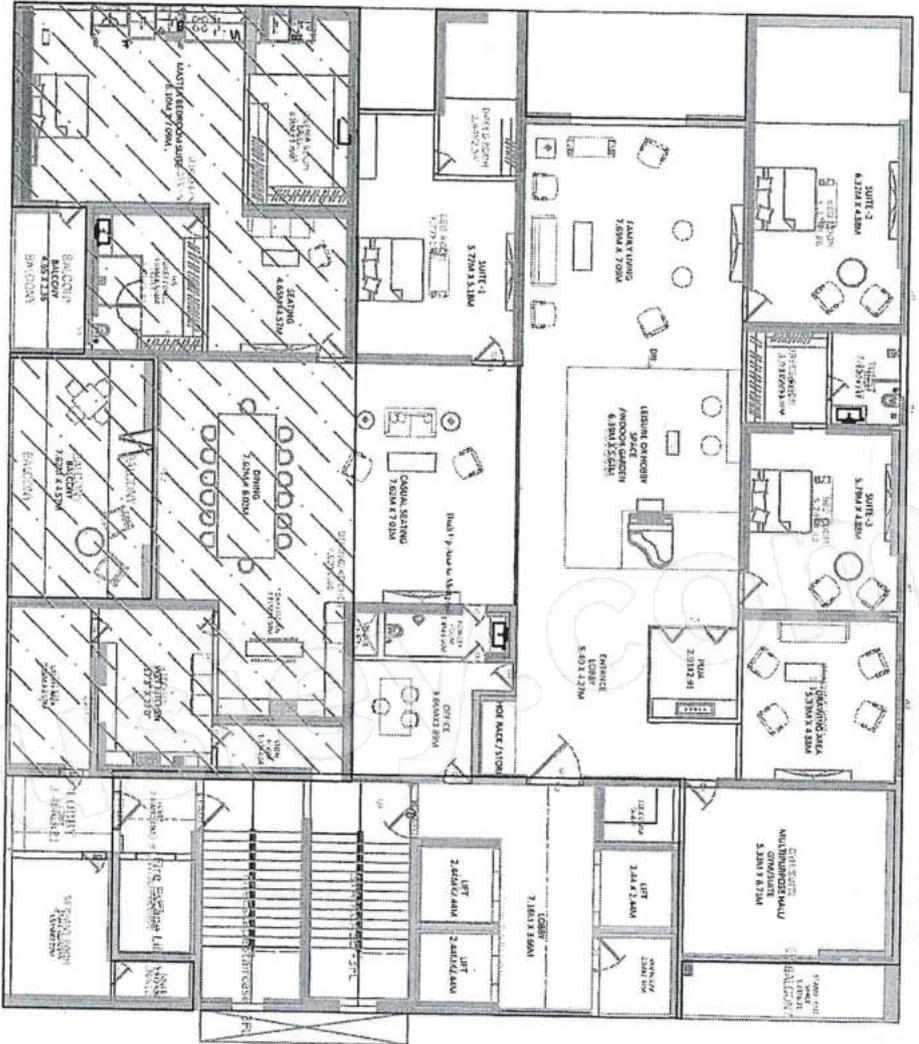

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Gandipet

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MORTGAGE FLOOR
7th floor
Mortgage : 260.38 x 1 = 260.38sq.m

5% MORTGAGE AREA

MORTGAGE AREA REQUIRED:- 9,859.47 Sq.m

MORTGAGE AREA PROVIDE :- 260.38 Sq.m

(5% Mortgage area proposed in 7th Floor in Tower-A)



PROPOSED MORTGAGE AREA:- 260.38 Sq.m
(IN 7th FLOOR PLANS IN TOWER-A)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HI RISE RESIDENTIAL BUILDING IN SY NO. 285P OF PUPPALAGUDA(V), 185P & 186P OF NARSING(V), GANDIPET(M), RANGA REDDY(D), HYDERABAD CONSISTING OF 4 COMMON BASEMENTS + GROUND FLOOR + 58 UPPER FLOORS FOR TOWER A,B,C & D AND 4 COMMON BASEMENTS + GROUND FLOOR + 7 UPPER FLOORS FOR CLUB HOUSE BELONGING TO:-
M/S PHOENIX SPACES PVT LTD

DETAILS OF AREA STATEMENT

TOTAL PLOT AREA : 16621.85 SQ.Mtr OR 19879.5656ac-ft
PROPOSED HEIGHT : 175.65 MTS
REQUIRED MORTGAGE AREA : 19718.94 Sq.mts
1% OF TOTAL NET BUILT UP AREA : 19969.67 Sq.mts
PROPOSED MORTGAGE AREA (1% OF TOTAL NET BUILT UP AREA)

REFERENCE

REQUIRED MORTGAGED AREA



NORTH



OWNERS/BUILDERS SIGNATURE

For PHOENIX SPACES PRIVATE LIMITED

K.H.B.
Authorised Signatory

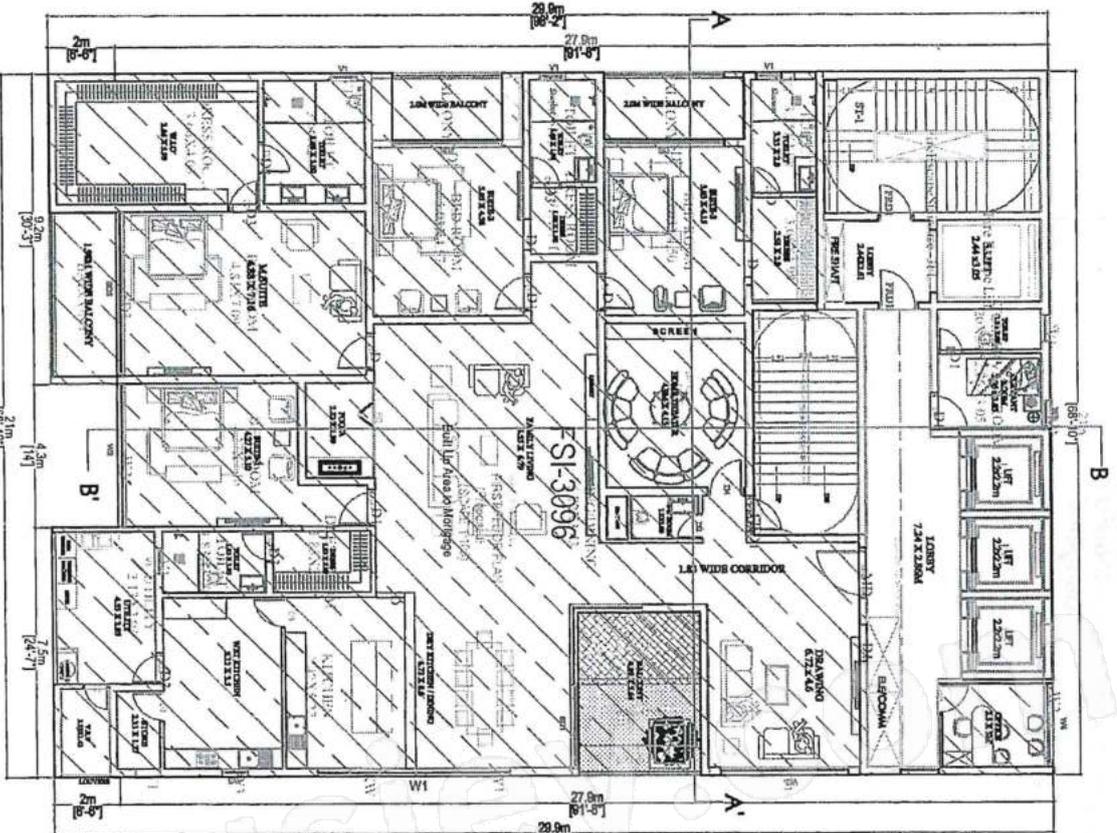

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5% MORTGAGE AREA

MORTGAGE AREA REQUIRED:- 9,859.47 Sq.m

MORTGAGE AREA PROVIDED:- 1446.39 Sq.m
(5% Mortgage area proposed in 5th, 6th & 7th Floor in Tower-B)

MORTGAGE FLOOR
(5th, 6th, 7th floor)
Mortgage : 482.13 x 3 = 1,446.39 sq.m

PROPOSED MORTGAGE AREA:- 1446.39 Sq.m
(IN 5, 6, 7th FLOOR PLANS IN TOWER-B)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HI RISE RESIDENTIAL BUILDING IN SY NO. 285P OF PUPPALAGUDA(V), 185P & 186P OF NARSINGI(V), GANDIPET (M), RANGA REDDY(D), HYDERABAD CONSISTING OF 4 COMMON BASEMENTS + GROUND FLOOR + 58 UPPER FLOORS FOR TOWER A, B, C & D AND 4 COMMON BASEMENTS + GROUND FLOOR + 7 UPPER FLOORS FOR CLUB HOUSE BELONGING TO:-
M/S PHOENIX SPACES PVT LTD

DETAILS OF AREA STATEMENT

REFERENCE
REQUIRED MORTGAGED AREA

OWNERS/BUILDER'S SIGNATURE

For PHOENIX SPACES PRIVATE LIMITED
[Signature]
Authorised Signatory

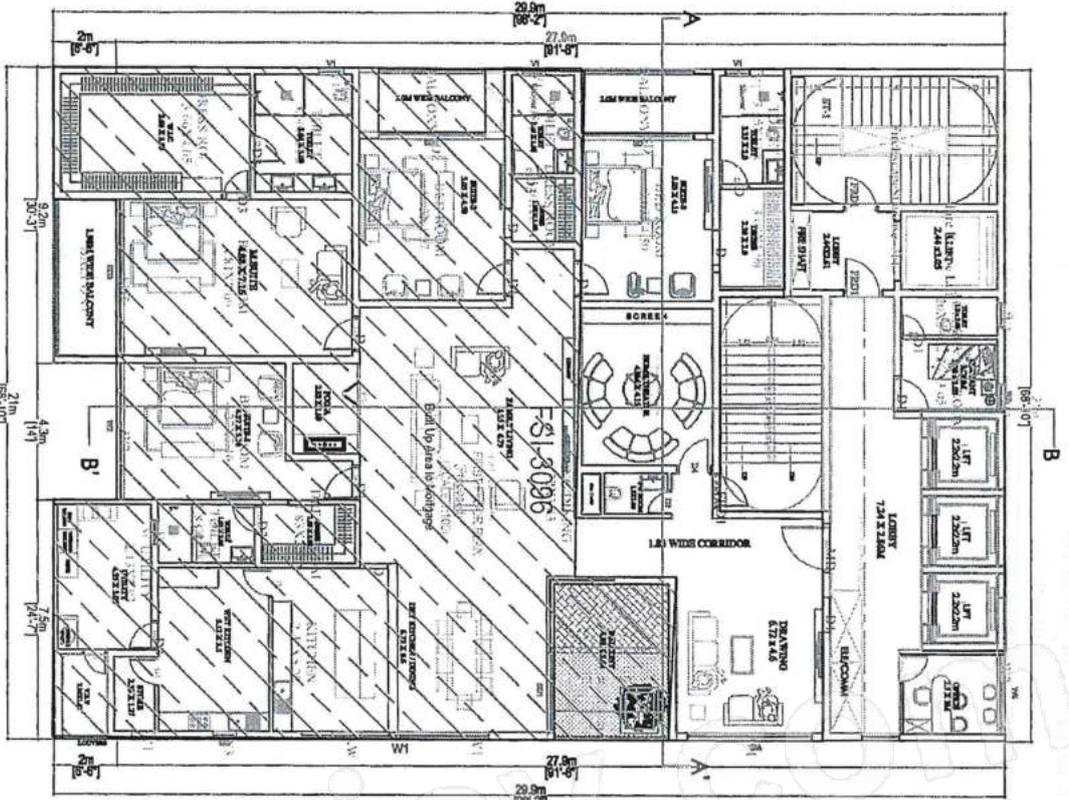


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MORTGAGE FLOOR
(8th floor)
Mortgage : 343.07 sq.m

5% MORTGAGE AREA

MORTGAGE AREA REQUIRED:- 9,859.47 Sq.m

MORTGAGE AREA PROVIDED :- 343.07 Sq.m

(5% Mortgage area provided in 8th Floor in Tower-B)



PROPOSED MORTGAGE AREA:- 343.07 Sq.m
(IN 8th FLOOR PLANS IN TOWER-B)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HI RISE RESIDENTIAL BUILDING IN SY NO. 285P OF PUPPALAGUDA(V), 185P & 186P OF NARSING(I), GANDIPET(M), RANGA REDDY(D), HYDERABAD CONSISTING OF 4 COMMON BASEMENTS + GROUND FLOOR + 58 UPPER FLOORS FOR TOWER A, B, C & D AND 4 COMMON BASEMENTS + GROUND FLOOR + 7 UPPER FLOORS FOR CLUB HOUSE BELONGING TO:-
M/S PHOENIX SPACES PVT LTD

DETAILS OF AREA STATEMENT

TOTAL PLOT AREA	: 16621.85 SQ Mtr OR 19879.566sqds
PROPOSED HEIGHT	: 234.60 MTS
REQUIRED MORTGAGE AREA (5% OF TOTAL NET BUILT UP AREA)	: 9,859.47 Sq.m
PROPOSED MORTGAGE AREA (5% OF TOTAL NET BUILT UP AREA)	: 3,374 Sq.m

REFERENCE

REQUIRED MORTGAGED AREA

OWNERS/BUILDER'S SIGNATURE



For PHOENIX SPACES PRIVATE LIMITED

V.K.B

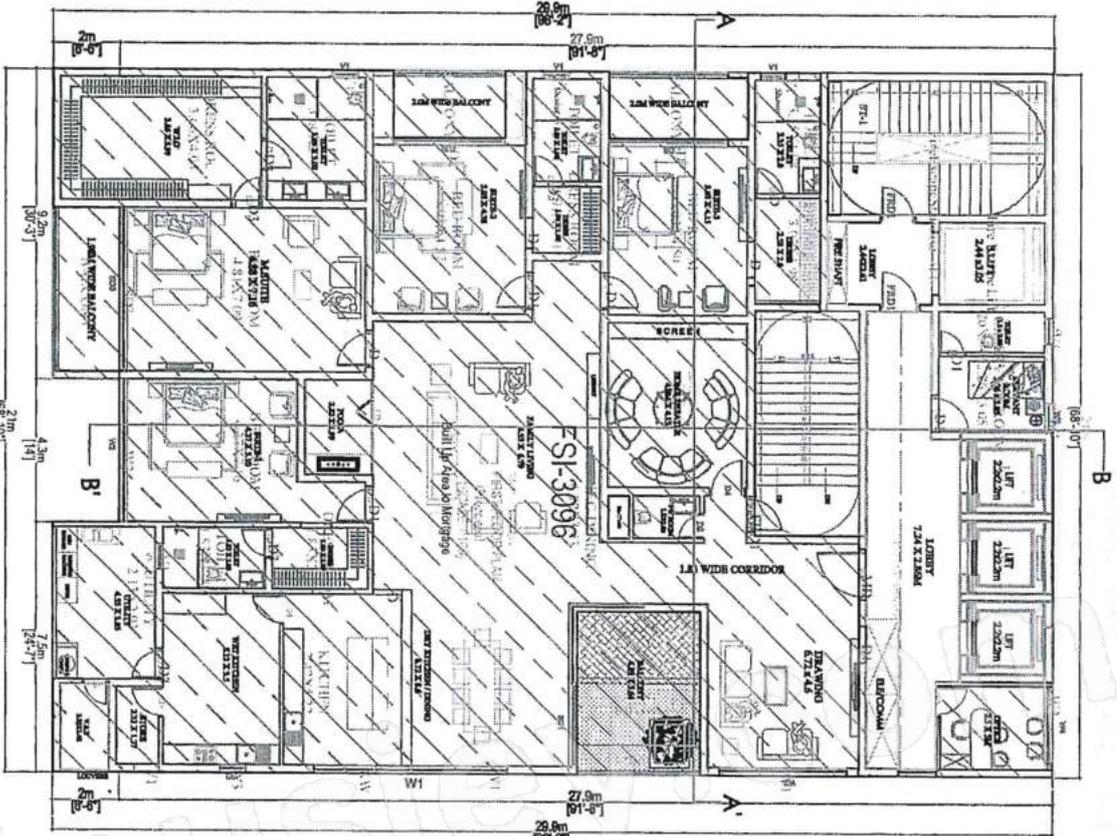
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5% MORTGAGE AREA

MORTGAGE AREA REQUIRED:- 9,859.47 Sq.m

MORTGAGE AREA PROVIDED :- 1446.39 Sq.m
(5% Mortgage area proposed in 5th, 6th & 7th Floor in Tower-C)

MORTGAGE FLOOR
(5th, 6th, 7th floor)
Mortgage : $482.13 \times 3 = 1,446.39$ sq.m



PROPOSED MORTGAGE AREA:- 1446.39 Sq.m
(IN 5, 6, 7th FLOOR PLANS IN TOWER-C)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HI RISE RESIDENTIAL BUILDING IN SY NO. 286P OF PUPPALAGUDA(V), 186P & 186P OF NARSING(V), GANDIPET(M), RANGA REDDY(D), HYDERABAD CONSISTING OF 4 COMMON BASEMENTS + GROUND FLOOR + 58 UPPER FLOORS FOR TOWER A, B, C & D AND 4 COMMON BASEMENTS + GROUND FLOOR + 7 UPPER FLOORS FOR CLUB HOUSE BELONGING TO:-
M/S PHOENIX SPACES PVT LTD

DETAILS OF AREA STATEMENT

TOTAL PLOT AREA	: 16621.85 SQ Mts OR 198779.565squs
PROPOSED HEIGHT	: 234.60 MTS
REQUIRED MORTGAGE AREA (5% OF TOTAL NET BUILT UP AREA)	: 9,859.47 Sqmts
PROPOSED MORTGAGE AREA (5% OF TOTAL NET BUILT UP AREA)	: 9,874 Sqmts

REFERENCE

REQUIRED MORTGAGED AREA

OWNERS/BUILDERS SIGNATURE



For PHOENIX SPACES PRIVATE LIMITED

Authorised Signatory

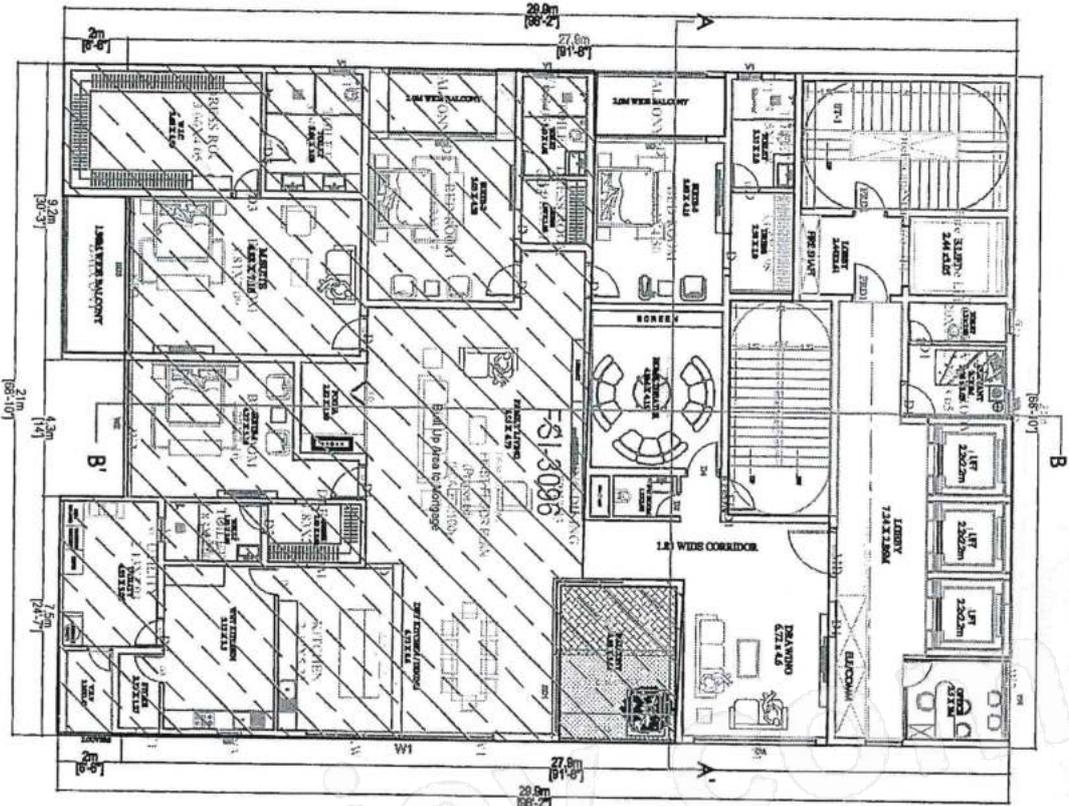

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MORTGAGE FLOOR
(8th floor)
Mortgage : 343.07 sq.m

5% MORTGAGE AREA

MORTGAGE AREA REQUIRED:- 9,859.47 Sq.m

MORTGAGE AREA PROVIDED :- 343.07 Sq.m
(5% Mortgage area proposed in 8th Floor in Tower-C)



PROPOSED MORTGAGE AREA:- 343.07 Sq.m
(IN 8th FLOOR PLAN IN TOWER-C)

**PLAN SHOWING THE PROPOSED CONSTRUCTION OF HI RISE RESIDENTIAL BUILDING IN SY NO. 285P OF PUPPALAGUDAVU, 185P & 186P OF NARSINGI(V), GANDIPET(M), RANGA REDDY(D), HYDERABAD CONSISTING OF 4 COMMON BASEMENTS + GROUND FLOOR + 58 UPPER FLOORS FOR TOWER A,B,C & D AND 4 COMMON BASEMENTS + GROUND FLOOR + 7 UPPER FLOORS FOR CLUB HOUSE BELONGING TO:-
M/S PHOENIX SPACES PVT LTD**

DETAILS OF AREA STATEMENT

TOTAL PLOT AREA	: 16271.85 SQ Mts OR 19879.565 ac-ft
PROPOSED HEIGHT	: 234.60 MTS
REQUIRED MORTGAGE AREA (1% OF TOTAL NET BUILT UP AREA)	: 9,859.47 Sq.mts
PROPOSED MORTGAGE AREA (5% OF TOTAL NET BUILT UP AREA)	: 374.38 Sq.mts

REFERENCE
REQUIRED MORTGAGED AREA

OWNERS/BUILDERS SIGNATURE



For PHOENIX SPACES PRIVATE LIMITED

Authorised Signatory

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PLAN SHOWING THE PROPOSED CONSTRUCTION OF HI RISE RESIDENTIAL BUILDING IN SY NO. 285P OF PUPPALAGUDAM(V), 185P & 186P OF NARSINGI(V), GANDIPET(I), RANGA REDDY(D), HYDERABAD CONSISTING OF 4 COMMON BASEMENTS + GROUND FLOOR + 58 UPPER FLOORS FOR TOWER A,B,C & D AND 4 COMMON BASEMENTS + GROUND FLOOR + 7 UPPER FLOORS FOR CLUB HOUSE BELONGING TO:-
M/S PHOENIX SPACES PVT LTD

DETAILS OF AREA STATEMENT

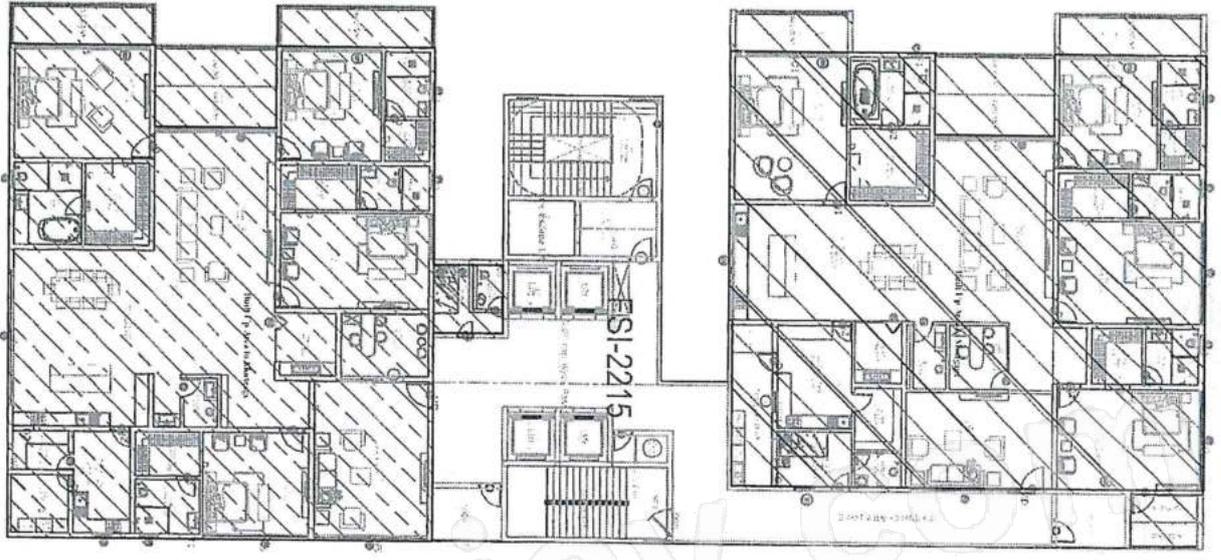
TOTAL PLOT AREA	: 16021.85 SQ Mts OR 19877.565 Sq.ft
PROPOSED HEIGHT	: 234.60 MTS
REQUIRED MORTGAGE AREA (5% OF TOTAL NET BUILT UP AREA)	: 9,859.47 Sq.m
PROPOSED MORTGAGE AREA (5% OF TOTAL NET BUILT UP AREA)	: 9,374 Sq.m

REFERENCE

REQUIRED MORTGAGED AREA

OWNERS/BUILDERS SIGNATURE

NORTH

MORTGAGE FLOOR
 (5th, 6th, 7th floor)
 Mortgage : 912.23 x 3 = 2736.69 sq.m

5% MORTGAGE AREA

MORTGAGE AREA REQUIRED:- 9,859.47 Sq.m

MORTGAGE AREA PROVIDED :- 2736.69 Sq.m
 (5% Mortgage area proposed in 5th, 6th & 7th Floor in Tower-D)



PROPOSED MORTGAGE AREA:- 2736.69 Sq.m
 (IN 5,6, 7 th FLOOR PLANS IN TOWER-D)

For PHOENIX SPACES PRIVATE LIMITED

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 Authorised Signatory

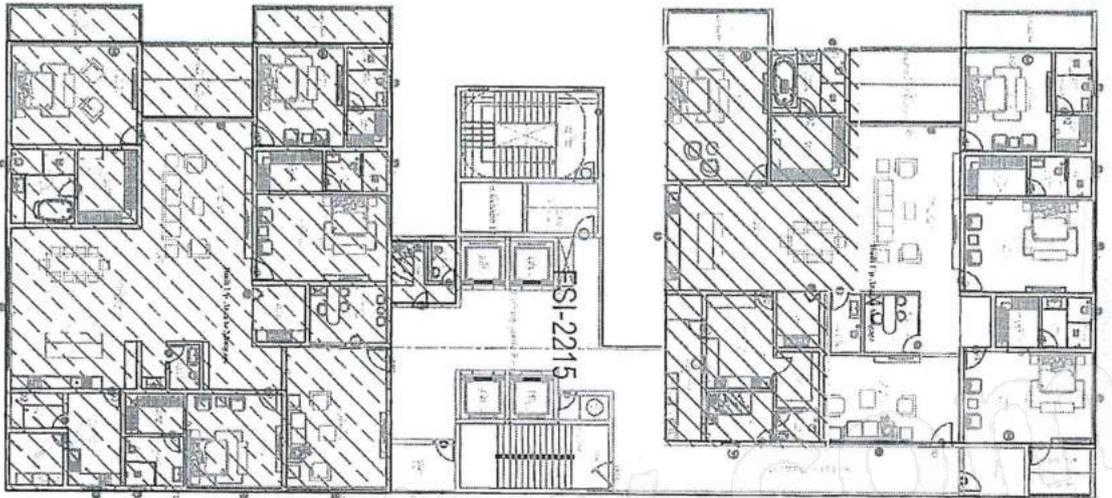
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MORTGAGE FLOOR
(8th floor)
Mortgage : 643.25 sq.m

5% MORTGAGE AREA

MORTGAGE AREA REQUIRED:- 9,859.47 Sq.m

MORTGAGE AREA PROVIDED :- 643.25 Sq.m
(5% Mortgage area proposed in 8th Floor in Tower-D)

PROPOSED MORTGAGE AREA:- 643.25 Sq.m
(IN 8th FLOOR PLANS IN TOWER-D)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HI RISE RESIDENTIAL BUILDING IN SY NO. 288P OF PUPPALAGUDA(V), 185P & 186P OF NARSING(V), GANDIPET(M), RANGA REDDY(D), HYDERABAD CONSISTING OF 4 COMMON BASEMENTS + GROUND FLOOR + 58 UPPER FLOORS FOR TOWER A,B,C & D AND 4 COMMON BASEMENTS + GROUND FLOOR + 7 UPPER FLOORS FOR CLUB HOUSE BELONGING TO:-
M/S PHOENIX SPACES PVT LTD

DETAILS OF AREA STATEMENT

16621.85 SQ Met OR 198779.56 Sq.ft

REFERENCE

REQUIRED MORTGAGED AREA



OWNERS/BUILDERS SIGNATURE

For PHOENIX SPACES PRIVATE LIMITED

KLB

Authorized Signatory

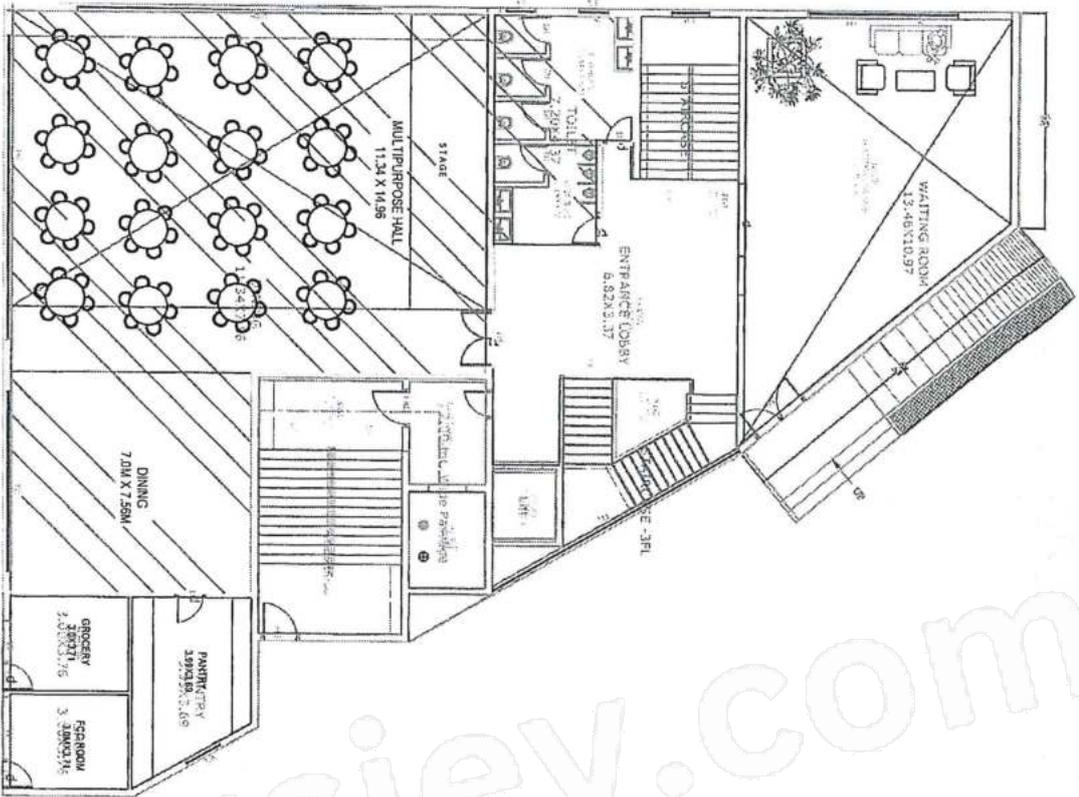

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MORTGAGE FLOOR
(Ground floor)
Mortgage : 260.07 sq.m

5% MORTGAGE AREA

MORTGAGE AREA REQUIRED:- 9859.47 Sq.m

MORTGAGE AREA PROVIDED :- 260.07 Sq.m
(5% Mortgage area proposed in GROUND Floor in CLUBHOUSE)



PROPOSED MORTGAGE AREA:- 2736.69 Sq.m
(IN GROUND FLOOR PLANS IN CLUBHOUSE)

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HI RISE RESIDENTIAL BUILDING IN SY NO. 285P OF PUPPALAGUDA(V), 185P & 186P OF NARSING(V), GANDIPET(M), RANGA REDDY(D), HYDERABAD CONSISTING OF 4 COMMON BASEMENTS + GROUND FLOOR + 58 UPPER FLOORS FOR TOWER A, B, C & D AND 4 COMMON BASEMENTS + GROUND FLOOR + 7 UPPER FLOORS FOR CLUB HOUSE BELONGING TO:-
M/S PHOENIX SPACES PVT LTD

DETAILS OF AREA STATEMENT

TOTAL PLOT AREA	: 16621.85 SQ Mts OR 19179.56 Sq.ft
PROPOSED HEIGHT	: 29.0 MTS
REQUIRED MORTGAGE AREA	: 9,859.47 Sqrmts
5% OF TOTAL NET BUILT UP AREA	: 9,874 Sqrmts
PROPOSED MORTGAGE AREA	: 260.07 Sqrmts
5% OF TOTAL NET BUILT UP AREA	: 9,874 Sqrmts

REFERENCE

REQUIRED MORTGAGED AREA



OWNERS/BUILDERS SIGNATURE

For PHOENIX SPACES PRIVATE LIMITED
[Signature]
Authorised Signatory

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Sub Registrar
Gandipet



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EXTRACT FROM THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF PHOENIX SPACES PRIVATE LIMITED ("COMPANY") HELD ON MONDAY 06th DAY OF FEBRUARY, 2023 AT 10.00 A.M AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT PLOT NO.1335, ROAD NO.45, JUBILEE HILLS, HYDERABAD-500033, TELANGANA.

AUTHORIZATION TO EXECUTE MORTGAGE DEED IN FAVOUR OF TELANGANA STATE INDUSTRIAL INFRASTRUCTURE CORPORATION (TSIIC)

"RESOLVED THAT Mr. Vasudhar Boppana, Authorised Signatory be and is hereby authorized to sign, execute and undertake all documents and papers as may be required in connection with execution of Mortgage Deed in favour of Telangana State Industrial Infrastructure Corporation (TSIIC) for the land situated in Survey No. 285(P), 185(P), & 186(P) situated at Puppalaguda Village, Gandipet Mandal, Ranga Reddy District and present the same before the jurisdictional Registrar of Assurances and admit execution and procure registration of the same from the registering authorities and to do all acts and deeds incidental thereto to effectively discharge the aforesaid powers and generally to do all such acts, deeds and things in connection with the above.

RESOLVED FURTHER THAT a copy of this resolution certified to be true by any Director, be submitted to the relevant party or any other person/authority as and when required."

//CERTIFIED TRUE COPY//

FOR PHOENIX SPACES PRIVATE LIMITED



P.GOPI KRISHNA
DIRECTOR
DIN:00056624
ADDRESS: PLOT NO.17, BHARANI LAYOUT,
ROAD NO.78, JUBILEE HILLS, SHAIKPET,
HYDERABAD-500033, TELANGANA

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Government of India

వసుధర్ బొప్పాన
Vasudhar Boppana
పుట్టిన తేదీ/DOB: 18/02/1977
పురుషుడు/ MALE



3751 7641 3911

VID : 9124 9964 5323 4071

నా ఆధార్, నా గుర్తింపు

V.B

Issue Date 01/01/2012



भारत सरकार
GOVERNMENT OF INDIA

బోగి దేవందర్
Eogi Devandar
పుట్టిన తేదీ/DOB: 26/07/1982
పురుషుడు/ MALE
Mobile No: 9885204321



3229 1945 7364

VID : 9142 6805 4581 1275

నా ఆధార్ -

B.W



భారత ప్రభుత్వం
Government of India

గోవర్ధన చారి యలబాక
Govardhana Chari Yalabaka
పుట్టిన తేదీ/DOB: 14/01/1984
పురుషుడు/ MALE



3744 6098 1379

VID : 9125 4845 7058 5482

నా ఆధార్, నా గుర్తింపు



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Online Challan Proforma [SRO copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 871W10070223	
Bank Code : SBIN	Payment : NEFT/RTGS
Remitter Details	
Name	PHOENIX SPACES PRIVATE LIMITED
PAN Card No	AAGCP9206Q
Aadhar Card No	
Mobile Number	*****789
Address	PLOT NO. 1335, ROAD NO. 45, JUBILEE HILLS, HYDERABAD
Executant Details	
Name	PHOENIX SPACES PRIVATE LIMITED
Address	PLOT NO. 1335, ROAD NO. 45, JUBILEE HILLS, HYDERABAD
Claimant Details	
Name	TSIIC HYDERABAD
Address	HYDERABAD
Document Nature	
Nature of Document	Mortgage without Possession
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET
Amount Details	
Stamp Duty	5000
Transfer Duty	0
Registration Fee	233610
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	239160
Total in Words	Two Lakh Thirty Nine Thousand One Hundred Sixty Rupees Only
Date(DD-MM-YYYY)	07-02-2023
Transaction Id	6424307907725
Stamp & Signature	

Online Challan Proforma [Citizen copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 871W10070223	
Bank Code : SBIN	Payment : NEFT/RTGS
Remitter Details	
Name	PHOENIX SPACES PRIVATE LIMITED
PAN Card No	AAGCP9206Q
Aadhar Card No	
Mobile Number	*****789
Address	PLOT NO. 1335, ROAD NO. 45, JUBILEE HILLS, HYDERABAD
Executant Details	
Name	PHOENIX SPACES PRIVATE LIMITED
Address	PLOT NO. 1335, ROAD NO. 45, JUBILEE HILLS, HYDERABAD
Claimant Details	
Name	TSIIC HYDERABAD
Address	HYDERABAD
Document Nature	
Nature of Document	Mortgage without Possession
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET
Amount Details	
Stamp Duty	5000
Transfer Duty	0
Registration Fee	233610
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	239160
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Date(DD-MM-YYYY)	07-02-2023
Transaction Id	6424307907725
Stamp & Signature	

e- STAMPS
Document Registrartion eChallan Slip



Registration & Stamps Department
Government of Telangana



Remitter / SRO / District-Registrar Details

Name	PHOENIX SPACES PRIVATE LIMITED
Mobile Number	7702979789
eChallan Number	871W10070223
Garage Code	aWLuM

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