

SCANNED

14861 | 2023



తెలంగాణ తెలంగాణ TELANGANA

AT 536563

04 NOV 2022

కర్తలు సంఖ్య: ముద్రా తది. 04 NOV 2022
 కర్తలు: K. Crinivas Reddy S/o. Raji Reddy R/o. Hyderabad.
 ఎవరి కొరకు: M.C. Hallmark Hampton projects R/o. Hyderabad.

Junior Assistant
 Ex-Officio, Stamp Vending
 R.O. Medak at Sangareddy

MORTGAGE DEED

This deed of Simple Mortgage is made and executed on this the 29th day of August, 2023 at R.O. Patancheru, Sanga Reddy District.

- SRI. VIDYASAGAR REDDY BANDI** S/o Uthama Reddy Bandi, aged about 43 years, Occupation: Service, residing at Flat Number 707 Block-2B, SMR Vinay City, Near Naren Estates, Miyapur X Roads, Miyapur, Hyderabad, PinCode:500049. Aadhaar No.2946 0539 7695. PAN No:AIBPB7260J .
- SRI. KADIYALA MAHESH S/o.** KADIYALA LAKSHMIPATHI RAO, aged about 49 years, Occupation: Employee, residing at Flat No.510, Eenadu Homes, Block 2, Nizampet Road, Opp: Venkateswar Temple, Nizampet, Hyderabad-500090. Aadhar No. 50024395 6484. PAN No.AMDPK9643E.
- SMT. SIKHAKOLANU NAGAJYOTHI** W/o. Subrahmanyeswara Rao, Aged: 49 Years, Occ: Service, R/o. Door No.18-2-85, Maharashtra Steet, Near Anjaneya Swamy Temple, Sattenapalle, Guntur -522403, Aadhar No.6141 4411 5040. PAN No: CIRPS4528L.

For HALLMARK HAMPTON PROJECTS

[Handwritten Signatures]
 Partners

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Patancheru (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 8500/- paid between the hours of _____ and _____ on the 29th day of AUG, 2023 by Sri Allu Srinivasa Reddy Allu

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 ALLU SRINIVASA REDDY (R) M/S [1715-1-2023-15650]	ALLU SRINIVASA REDDY (R) M/S HALLMARK HAMPTON PROJECTS GPA HOLDER FLAT NO. 301 HALLA MARK RAM TREE APT, PLOTNO. 4243 SECTOR - I BLOCK E ALAKAPOOR TOWN SHIP NEKNAMPUR VILLAGE GANAPET MANDAL RR DIST TS	
2	MR		 SHYAM SUNDER REDDY M (R) M/S [1715-1-2023-15650]	SHYAM SUNDER REDDY M (R) M/S HALLMARK HAMPTON PROJECTS GPA HOLDER FLAT NO. 701 BLOCK 3A SMR VINAY FOUNTAIN, HEAD MANJEERA WATER WORKS LANE MIAYPUR HYD	



Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 SRINIVAS REDDY;:29/08/2023 [1715-1-2023-15650]	SRINIVAS REDDY AADHAAR CARD	
2		 KARTHIK REDDY;:29/08/2023.15 [1715-1-2023-15650]	KARTHIK REDDY AADHAAR CARD	

29th day of August, 2023

Signature of Joint SubRegistrar1
Patancheru (R.O)

Digitally Authenticated by
SRO V HANMANTH RAO
on 29-AUG-2023 16:36:09

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	5000	0	0	0	5100	
Transfer Duty	NA	0	0	0	0	0	0	
Reg. Fee	NA	0	8500	0	0	0	8500	
User Charges	NA	0	1000	0	0	0	1000	
Mutation Fee	NA	0	0	0	0	0	0	
Total	100	0	14500	0	0	0	14600	

Rs. 5000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 8500/- towards Registration Fees on the chargeable value of Rs. 8471000/- was paid by the party through E-Challan/BC/Pay Order No .658MVC280823 dated ,28-AUG-23 of .ICICIC/

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4. **SMT. KRISTAM SASI REKHA** W/o. Mullangi Sandeep Kumar, Aged: 37 Years, Occ:Service, R/o.4-20-4-P6-1, Krishna Nagar, Madanapalle, Chittoor, A.P - 517325, Aadhar No. 9905 8368 6011. PAN No. AVGPK0055J.
5. **SMT. SATTALA RAMYA SREE** D/oSattala Pentayya, Aged: 39 Years, Occ: Service, R/o. Door No.5-3-632, Saheb Nagar, Vijayapuri Colony-II, Near Siva Sindhu High School, Vanasthalipuram, Hayathnagar, Ranga Reddy- 500070, Aadhar No.3423 1548 8162, PAN No.BDDPS1060B.
6. **SRI YEDDULA VENKATA SIVA REDDY** S/o. Yeddula Pulla Reddy, Aged: 45 Years, Occ: Service, R/o. 5/1698-1, Sree Ramnagar, Proddatur, Cuddapah, A.P -516360, Aadhar No.8091 3863 5677. PAN No.ABIPY5561H.
7. **SRI. PAPA RAO CHINTHAGUNTI S/o. RAMA RAO CHINTHAGUNTI**, Age: 37 Years, Occupation: Pvt. Employee, residing at 6-6/C1, Supriya Heights, 3rd Floor, Nallagandla HUDA Trade Center, Serilingampalli Mandal, R.R. Dist, PIN: 500019. presently residing at 18666, Redmond Way, Apt HH1063, Redmond, WA, U.S.A. Aadhar No.7793 8182 2165, PAN No.AIAPC5011B.
8. **SRI. M.YADI REDDY S/o. M.HANUMA REDDY**, aged about 50 years, Occupation: Agriculture, Residing at Upparpalli Village, Rajender Nagar Mandal, Ranga Reddy, Aadhar No- 8367 8720 9211.
9. **SRI. SRI PANDURANGABALAJI VURA** S/o. V VENKATESWARA SWAMY Aged: 42 Years, Occupation : Service, R/o. Flat No.25 & 26, Sri Harsha Residency, Block B, Flat No.402, Phase- V, KPHB Colony, Kukatpally, Hyderabad-500085. Aadhar No. 4016 5711 4713, PAN No. AMJPB9945L. Cell.9700586258.
10. **SMT PULIPAKA SUDHA** W/o. PULIPAKA RAJASEKHAR, Aged: 43 Years, Occupation: Service, R/o.Flat No.UC-103, Casa Paradiso, Opp: Sanath Nagar Busstand, Sanathnagar, Hyderabad, Telangana - 500018, Aadhar No.7314 4753 9493. PAN No.BEMPP3014A.
11. **SRI MARINGANTI PRASANNA RAGHU** S/o. MARINGANTI VENKATA CHARY Aged:42 years, Occupation : Service, R/o. Lodha Casa Paradiso, Flat No.305, Athena A, Sanath Nagar, Adjacent Fateh Nagar MMTS, Sanath Nagar, Hyderabad - 500018, Aadhar No.8396 7738 6103, PAN No. AKXPM0140L.
12. **SRI ARURU RAMANA BABU** S/o. LATE ANANDAM ARURU, Aged:67 Years, Occupation: Service, R/o. 8-3-678/42 & 43, Pragati Enclave, Pragati Nagar, Near Ganapati Complex, Yousufguda, Hyderabad - 500045, Aadhar No.8565 1032 2343. PAN No.ADYP A9657Q.

For HALLMARK HAMPTON PROJECTS




Partners

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 14550/-, DATE: 28-AUG-23, BANK NAME: ICIC, BRANCH NAME: , BANK REFERENCE NO: 5570536973133, PAYMENT MODE: NB-1001138, ATRN: 5570536973133, REMITTER NAME: HALLMARK HAMPTON PROJECTS, EXECUTANT NAME: HALLMARK HAMPTON PROJECTS, CLAIMANT NAME: METROPOLITAN DEVELOPMENT AUTHORITY).

Date:
29th day of August, 2023

Signature of Registering Officer
Patancheru (R.O)

Certificate of Registration

Registered as document no. 14861 of 2023 of Book-1 and assigned the identification number 1 - 1715 - 14861 - 2023 for Scanning on 29-AUG-23 .

Registering Officer
Patancheru (R.O)
(V Hanmanth Rao)

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13. **SRI AMIREDDY RAJENDER S/o.** A PAPAIAH Aged :49 Years, Occupation : Service, R/o.Flat No.106 Green Court Apartments, Nizampet Road, Opp. Raghava Reddy Function Hall, Hydernagar, Kukatpally, Hyderabad, Telangana- 500072. Aadhar No.4044 2242 9968. PAN No.AGQPA3622E.
14. **SRI RAMBA SANYASI RAO S/o.** PEDDA APPALA SWAMY, Aged:62 Years, Occupation : Service, R/o.12-2-720/2-5, Nanal Nagar, Mehdiapatnam, Asifnagar, Hyderabad - 500028, Aadhar No.4024 3759 5315, PAN No.ACHPR8682A.
15. **KUMARI KOTHAKAPU HARSHITHA D/o** K.Krishna Reddy, Aged 18 years, Occ: Student, R/o H.No.2-89, Pati Village, Patancheru Mandal, Sangareddy District, Telangana State. Aadhar No. 6638 7618 2296.
16. **MASTER KOTHAKAPU PRADEEP REDDY S/o** K.Krishna Reddy, Aged 15 years, Occ: Student, R/o H.No.2-89, Pati Village, Patancheru Mandal, Sangareddy District, Telangana State. Aadhar No. 4272 6732 8099
- Being Minors represented by their natural guardian and mother Smt. **KOTHAKAPU SABITHA W/O K.KRISHNA REDDY**, Aged 38 years, Occ: Housewife, R/o H.No.2-89, Pati Village, Patancheru Mandal, Sangareddy District, Telangana State. Aadhar No. 9825 8537 8329.
17. **SRI. KOTHAKAPU NARSIMHA REDDY S/o. Late K.PENTA REDDY**, aged about 45 years, Occupation: Agriculture, Residing at H.No.4-46, Pati Village, Patancheru Mandal, Sanga Reddy District, Telangana- 502300. Aadhar No: 8815 0904 0464. PAN No. ANJPK0847R.
18. **SMT. LANKA RATNAVATHI W/o.** VASANTHARAO, Aged: 55 Years, Occupation : House Hold, R/o. 8-15, Jammichettu Bazar, Prasadampadu, Vijayawada (Rural), Ramavarappadu, Krishna, A.P. PIN Code: 521108, Aadhar No.2861 7015 3417, PAN No. APMPL8539G.
19. **SRI. V KRISHNA REDDY S/o.**V KUPPI REDDY, Aged:78 Years, Occupation: Service, R/o.8-5, Nagari/Ramavanam, Kollapalle, Chittoor, A.P- 517130, Aadhar No.9410 5025 9456. PAN No. FCKPK5038R.
20. **SMT. VEERAMACHANENI PADMA SHREE W/o.** KAVURI SARAT RAJ, Aged: 45 Years, Occupation : Service, R/o. 19-15-12/B-403, Madhuvani Apartment, Bose Road, Beside Nehruniketan School, Tenali, Guntur, A.P - 522201. Aadhar No. 5195 5204 6417, PAN No. AQVPP5647F.

For HALLMARK HAMPTON PROJECTS


Partners

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21. **SRI. PAVAN KUMAR REDDY MOTHE** S/o. MADHUSUDHAN REDDY MOTHE Aged:32 Years, Occupation: Business, R/o.2-10-1785, Jyothinagar, Karimnagar, Telangana- 505001, Aadhar No.8613 4412 0825. PAN No.BEWPM1196J.
22. **SRI. GOTTUMUKKULA RAKESH** S/o. GOTTUMUKKULA KESHA RAO, Age: 39 Years, Occupation: Service, R/o.10-4-30/4, Flat No.402, Adithya Elite-1, Vavilalapally, Arepally Road, Karimnagar, Telangana - 505001. Aadhar No.5561 6135 3839. PAN No.AVHPG7221K.
23. **SMT. PAPAGARI BHASAVARANI** W/o. Late MANIK REDDY, Age: 63 Years, Occupation : House Hold, R/o.2-20, Pocharam Village, Pulkal Mandal, Sangareddy District, Telangana- 502293. Aadhar No.4091 6853 3374.
24. **SMT. REDDY SRIDEVI** D/o. NARASIMHARAO, Age:38 Years, Occupation : Service, R/o. H.No.9-39, Velpuru, West Godavari, A.P - 534222, Aadhar No.8459 3854 1717. PAN No.BVTPR6744K.
25. **SRI. CHAVA SHESHAGIRI RAO** S/o. CHAVA VENKAIAH, Aged: 63 Years, Occupation : Service, R/o. 1-494, Wyra Road, Banjara Colony, Madhira, Khammam, Telangana-507203. Aadhar No. 4615 8886 8213, PAN No. AZEPC0896P.
26. **SMT DESAM INDIRA DEVI** W/o. DESAM VENKATAPATHI REDDY, Aged: 67 Years, Occupation: House Hold, R/o.H.No.2-153A, Jogannapalem, Vidaya Nagar, Denduluru Mandal, Gudigunta, West Godavari, A.P - 534452, Aadhar No.2997 3250 7925. PAN : GNOPD6506H.
27. **SRI VARANASI BRAMHA CHARY** S/o. VARANASI PEDDA ANTHAIAH, Aged:67 years, Occupation : Service, R/o. 5-58, Yellur, Kollapur, Mahbubnagar, Telangana - 509102, Aadhar No.2523 3256 3254, PAN No. AFJPC9206Q.
28. **SMT DUBA PRABHAVATHI** W/o. DHARMARAO, Aged:61 Years, Occupation: Service, R/o. 6-41, Mahasingi, Kotturu, Srikakulam, A.P - 532455, Aadhar No.6605 8578 0843. PAN No.AWVPD5677P.
29. **SRI VENNAPUSA NARSAREDDY** S/o. CHENNA REDDY, Aged :55 Years, Occupation : Service, R/o.7-40, Reddygari Bazaru, Gangavaram, Santhanuthalapadu, Prakasham, A.P. 523225. Aadhar No.2829 9321 2506. PAN No.BNYPV1821Q.
30. **SRI N V S S S VARMA** S/o N.Seetarama Raju, Aged 58 years, Occ: Employee, R/o H.No.A-622, BDL Township, Bhanur Village,

For HALLMARK HAMPTON PROJECTS

 
Partners

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Patancheru Mandal, Sangareddy District, Telangana- 502305. Aadhar No.3471 8002 3268.

31. **SMT. DANDU BALA BINDU LATHA** W/o P.Sudheer Varma, Aged 38 years, Occ: Housewife, R/o Flat No.303, Praneeth Heights, Near Chirec School, Kondapur, Serilingampally, Rangareddy District, Telangana - 500084. Aadhar No.3483 6656 1094.
32. **SRI. PINNAPUREDDY SRINIVAS REDDY** S/o. VENKATREDDY, aged about:39 years, Occ: Employee, R/o.H.No.5-77/1, Kandibanda, Mella Cheruvu, Nalgonda District, Telangana-508238. Aadhar No.6685 8709 6583. PAN No.AQOPP2802R.
33. **SRI SYAM PRASAD ANUMALASETTY** S/o Murali Anumalasetty, Aged 52 years, Occ: Business, R/o Flat No.2110, Panchavati Apartments, Opp: JNTU, Pragathinagar, Nizampet, Rangareddy District, Telangana. Aadhar No.3087 4446 9769.
34. **SRI KRISHNAKANTH KAVURI** S/o Satyanarayana Kavuri, Aged 41 years, Occ: Private Employee, R/o H.No.1-115/23 to 32/UB/502, Vinayak Nagar, Hafeezpet, Miyapur, Hyderabad, Telangana. Aadhar No.7539 3721 7950.
35. **SRI CH. VAMSHI KRISHNA** S/o Ramesh, Aged 37 years, Occ: Private Employee, R/o Flat No.104, Ramky Kosmos, Nallagandla, Serilingampally, Rangareddy District, Telangana. Aadhar No.5699 1402 8548.
36. **SRI.KUKKALA RAVINDRA REDDY** S/o. K NARAYANA REDDY Aged:47 Years, Occ: Business, R/o. H.No.2-4-947/G-1, Nimboliadda, Kachiguda, Himayathnagar, Hyderabad-500027. Aadhar No.9452 8006 9241. PAN No. AKPPK1985P.
37. **SRI.TANGIRALA SRI RAVINDRA** S/o.Tangirala Radha Krishna Murthy, Aged:50 Years, Occ: Pvt. Employee, R/o. Flat No.206, Green Space Prime-A, Plot No.17-24, Near BRC Infra, Puppalaguda, Hyderabad-500089. Aadhar No.6130 7942 3497 PAN No. ABIPT9170F.
38. **SMT. KOTHA LAXMI** W/o KOTHA KISTAIAH, Aged: 61 Years, Occupation: House Wife, R/o. H.No.5179, MAC Phase-3, Near Sub Station, Ramachandrapuram Municipality, Ramachandrapuram, Sanga Reddy District. Aadhar No.9276 6031 7413, PAN No. DAJPK2125L.

The above S.No.1 to 38 Represented by their **Development Agreement -cum- GPA** holder vide Regd. document No.10902 of 2021, 10898 of 2021, 10899 of 2021, 10901 of 2021, 23907 of 2022, 14214 of 2021, 14215 of 2021, 14216 of 2021, 14221 of 2021, 38789

For HALLMARK HAMPTON PROJECTS


Partners

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of 2021, 38790 of 2021, 722 of 2021, 38791 of 2021, 38792 of 2021, 38793 of 2021, 23867 of 2022, 23868 of 2022, and 24158 of 2021, with the R.O Sangareddy, Sangareddy District **M/S.HALLMARK HAMPTON PROJECTS**,(PAN No.AALFH8755Q) Registered office at Plot No.189 & 198, Vamsiram Jyothi Imperial Building, 5th Floor, Above South India Shopping Mall, Near Gachibowli Flyover, Gachibowli, Hyderabad, Telangana State- 500032. Represented by its Managing Partner & Partners:

- i. **SRI. ALLU SRINIVASA REDDY** S/o SRI A. VEERA REDDY, aged about 48 years, Occupation: Business, residing at Flat No.301, Hall Mark Rain Tree Apt, Plot No.42, 43, Sector-I, Block-E, Alakapoor Town Ship, Neknampur Village, Gandipet Mandal, R.R. District, Hyderabad-500 089. Aadhaar No.5557 9243 2179. Cell:9700586258.
- ii. **SRI. SHYAM SUNDER REDDY M S/o. M. RAMI REDDY**, aged about 44 years, Occupation: Business, residing at Flat No.701, Block 3A, SMR Vinay Fountain Head, Manjeera Water Works Lane, Miyapur, Near Calvary Temple, Hyderabad-500049. Aadhar No.9175 1162 8796.

39.**M/S.HALLMARK HAMPTON PROJECTS**,(PAN No.AALFH8755Q) Registered office at Plot No.189 & 198, Vamsiram Jyothi Imperial Building, 5th Floor, Above South India Shopping Mall, Near Gachibowli Flyover, Gachibowli, Hyderabad, Telangana State-500032. Represented by its Managing Partner & Partners:

SRI. ALLU SRINIVASA REDDY S/o SRI A. VEERA REDDY, aged about 48 years, Occupation: Business, residing at Flat No.301, Hall Mark Rain Tree Apt, Plot No.42, 43, Sector-I, Block-E, Alakapoor Town Ship, Neknampur Village, Gandipet Mandal, R.R. District, Hyderabad-500 089. Aadhaar No.5557 9243 2179. Cell:9700586258.

SRI. SHYAM SUNDER REDDY M S/o. M. RAMI REDDY, aged about 44 years, Occupation: Business, residing at Flat No.701, Block 3A, SMR Vinay Fountain Head, Manjeera Water Works Lane, Miyapur, Near Calvary Temple, Hyderabad-500049. Aadhar No.9175 1162 8796.

(HEREAFTER called the **"MORTGAGOR"** which expression shall unless excluded by or its repugnant to the subject or contexts include his heirs executors, administrators and assigns).

For HALLMARK HAMPTON PROJECTS


Partners

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IN FAVOUR OF

M/s. HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY (HMDA) having its office at: Block-A, HMDA Complex, Tarnaka, Hyderabad-500007.

Hereinafter referred to as the "**MORTGAGEE**" which expression otherwise requires to the context shall mean and include all its successors in office and assignees etc.,

WHEREAS the mortgagors are the absolute and sole beneficial owners and is seized, possessed or otherwise well and sufficiently and for greater clearance delineated on the plan annexed hereto and thereon shown with boundaries thereof, colored RED and expressed to be hereby mortgaged.

AND WHEREAS the mortgagors applied for permission under Sec.13 & 14 of A.P. U.A (D) Act 1975 to make a gated community and form a new private street or road and building and building plots for residential purposes and in the land for an extent of **Ac 13-18.53 Gts Or 65162.13 Sq yards or 54484.58 Sq. Mtr** In part of Survey No.301/Part, 302/Part, 303/Part, 365/Part, 392/Part, and 393/Part situated at Patighanpur Village, Patancheru Mandal, Sanga Reddy District.

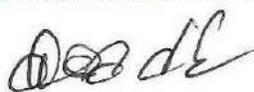
Whereas the Mortgagor acquired the above said property through registered **Development Agreement Cum General Power of Attorney** Document Nos. 10902 of 2021, 10898 of 2021, 10899 of 2021, 10901 of 2021, 23907 of 2022, 14214 of 2021, 14215 of 2021, 14216 of 2021, 14221 of 2021, 38789 of 2021, 38790 of 2021, 722 of 2021, 38791 of 2021, 38792 of 2021, 38793 of 2021, 23867 of 2022 and 23868 of 2022, registered at R.O., Sanga Reddy District. And sale deeds 24158 of 2021, 14213 of 2021.

AND WHEREAS the Mortgagee having accepted the same has sanctioned the layout plan in file No.**046698/ZOC/LT/U6/HMDA/29062021**, dated: **17/11/2021** subject to the following works as per specifications of approved layout.

NOW THIS DEED OF SIMPLE MORTGARE WITNESSETH AS UNDER:

1. In compliance of the G.O.Ms.No.168 MA, dated 07-04-2012, the FIRST PARTY do hereby hand over the **5%** Built up area in the form of dwelling units / villas proposed to be constructed (as per schedule given below) to the Metropolitan Commissioner, HMDA by way of this undertaking. In case the FIRST PARTY violate the terms and conditions of the sanctioned plans, the FIRST PARTY hereby authorize the Metropolitan Commissioner, HMDA to dispose of the 5% of the built-up area i.e. **1816.069 Sq. Mtrs** or **2172 Sq. yards** taking into account exact shape and size of the dwelling houses/villas, as the case may be by way of sale after duly removing the violated/deviated portions and if any such action is initiated by the Metropolitan

For **HALLMARK HAMPTON PROJECTS**

Partners

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Commissioner, HMDA for the violations committed by the FIRST PARTY. The parties of the FIRST PART have no objection of whatsoever nature.

2. The parties of FIRST PART hereby undertake that they will leave the prescribed setbacks, open spaces and the areas left for the Road Widening as per the sanctioned plan and in case of failing to comply those conditions the FIRST PARTY hereby authorizes the Metropolitan Commissioner, HMDA to remove the same at the cost & expense of the FIRST PARTY.
3. In compliance of G.O.Ms.No.168 MA, dated 07-04-2012 the FIRST PARTY 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 authorized to initiate appropriate action for the violation of said terms and conditions in accordance with the said GO.
4. the parties of FIRST PART hereby undertake that they shall not deliver the possession of any part of built up area of the proposed dwelling units / villas 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 Metropolitan Commissioner, HMDA or concerned Authority.
5. This Simple Mortgage will be in force only till the Occupancy Certificate for the building is issued by the HMDA or concerned Authority. Upon the issuance of the Occupancy Certificate this Simple Mortgage deed is deemed to have been terminated. In case of any violation of the said condition the FIRST PARTY hereby authorize the Metropolitan Commissioner, HMDA to initiate proceedings for violation of said condition in accordance with the G.O.Ms. No.168 MA dated 07-04-2012.
6. The parties of FIRST PART hereby further undertake that they will comply all those terms and conditions imposed by the Metropolitan Commissioner, HMDA pursuant to the building applications for the proposed sanctioned plan granted to the FIRST PARTY.

That the Market Value of the area **1816.069 Sq. Mtrs** or **2172 Sq. yards** at the rate of Rs.3900/- Per Sq yard which comes to total Value of **Rs.84,70,800/-**.

For HALLMARK HAMPTON PROJECTS

 
Partners

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SCHEDULE OF THE PROPERTY

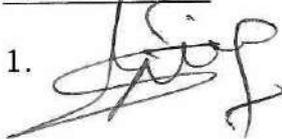
All that piece and parcel of open **Plot No's: 9, 22, 23, 92, 93, 106, 118, 138 And 157** total admeasuring **1816.069 Sq. Mtrs** or **2172 Sq. yards** in HMDA file No. **046698/ZOC/LT/U6/HMDA/29062021**, **dated: 17/11/2021** and situated in Survey No.301/ Part, 302/Part, 303/Part, 365/Part, 392/Part, and 393/Part situated at Patighanpur Village, Patancheru Mandal, Sanga Reddy District.
bounded by :

Sl. No	Villa No	Sq Yards	North	South	East	West
1	9	237	Villa No.8	Villa No 10	Road	Project Boundary
2	22	266	Road	Villa No 21	Villa No 23	Road
3	23	266	Road	Villa No 24	Road	Villa No 22
4	92	266	Road	Villa No 91	Villa No 93	Road
5	93	266	Road	Villa No 94	Road	Villa No 92
6	106	266	Villa No 105	Road	Villa No 107	Road
7	118	202	Villa No 119	Villa No 117	Villa No 121	Road
8	138	233	Road	Villa No 139	Road	Villa No 137
9	157	170	Road	Villa No 158	Road	Villa No 156

The terms and conditions of this deed are binding and shall continue to be binding on the Mortgagor, his heirs, and none of them shall be entitled to question the correctness and the genuineness of the terms and conditions of this deed anywhere at any time in any court.

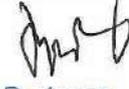
IN WITNESS WHEREOF THE said Mortgagor herein set their hands the day and the year first above written.

WITNESSES:

1. 

2. 

For HALLMARK HAMPTON PROJECTS

 
Partners

(Signature of the Mortgagor)

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**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

Swarna Jayanthi Complex, 4th floor, West Wing
Ameerpet, Hyderabad – 500 038.

PLANNING DEPARTMENT**Letter No. 046698/ZOC/LT/U6/HMDA/29062021****Dt:17-11-2021**

To
M/s.Hallmark Hampton Projects,
HIG-II Alkapoor Township
Neknapur (V) Gandipet (M) R.R. District

Sir,

Sub:- HMDA- Plg.Dept - Application for approval of layout with housing under Gated community in sy.nos 301, 302, 303, 365, 392, 393, of Patighanpurvillage ,Patancheru Mandal, Sanga Reddy Dist, to an extent of 54484.58 Sq.mtrs applied by M/S. HALLMARK HAMPTON PROJECTS & OTHERS, REP BY SRI. ALLU SRINIVASA REDDY, S/O. LATE ALLU VEERA REDDY AND SRI. M. SHYAM SUNDER REDDY, S/O. M. RAMI REDDY - Intimation to Pay Development charges and Other Charges in installments and action to meet the precedent conditions for processing the case further – Reg.

- Ref:- 1. Online DPMS File No. 046698/ZOC/LT/U6/HMDA/29062021
2. Note Orders of Metropolitan Commissioner, HMDA Dt. 12.11.2021
3. G.O Ms. No. 108, MA, dt. 08.07.2020
4. G.O.Ms.No. 56 Dt 31.03.2021

With reference to your application cited above, it is to inform that your proposal for approval of layout with housing under Gated community in sy.nos 301, 302, 303, 365, 392, 393, of Patighanpurvillage ,Patancheru Mandal, Sanga Reddy Dist, to an extent of 54484.58 Sq.mtrs is under process as per provisions of Section 19 of HMDA Act, 2008 rules and regulations.

To process the application further, the following charges are to be remitted through separate challans in favour of Metropolitan Commissioner, HMDA at Cash Collection Counter, I.O.B., Extension Counter, HUDA Complex, Ameerpet, Hyderabad.

S.No.	Budget Heads	Amount in Rs.
1.	Capitalization Charges	8063923.00
2.	Development Charges Built up area- Amenities Buildings	226042.00
3.	Development charges for Total Site area(Layout)	4358767.00
4.	Development Charges for built up area	5130417.00
5.	Development charges for Plotted area	2469399.00
6.	Processing charges for plot area including amenities	308675.00
7.	Processing Charges for total built up area	1282605.00
8.	Processing charges for Total Site area	544846.00
9.	Publication charges	5000.00
10.	Shelter fees	2469399.00
11.	Audit Inspection Charges	10000.00
12.	Road Impact Fee	2179384.00
	Total	27048457.00
	Total Previous Paid Amount	500000.00
	Balance Amount to be paid	2,65,48,457.00
1.	Environment Impact Fee	53,06,931.00
2.	Development Deferment charges	61,02,273.00
3.	Special Impact Fees	38,47,813.00

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Applicant shall pay Development & Other charges in **instalment as below:-** (Period of instalments 24 months)

= Rs. 2,65,48,457 = 66,37,115.00

4

<u>No of instalments</u>	<u>Amount</u>
1 st Instalment	= Rs. 66,37,115.00 on or before 16.12.2021
Environment Impact Fee	= Rs. 53,06,931.00 on or before 16.12.2021
Development Deferment charges	= Rs. 61,02,273.00 on or before 16.12.2021
2 nd instalment cheques dt : 16.05.2022	= Rs. 66,37,115.00
3 rd instalment cheques dt : 16.11.2022	= Rs. 66,37,115.00
4 th instalment cheques dt : 16.05.2023	= Rs. 66,37,115.00

City Level Impact Fees

= Rs. 38,47,813 = 6,41,303.00

6

<u>No of instalments</u>	<u>Amount</u>
1 st Instalment	= Rs. 6,41,303.00 on or before 16.12.2021
2 nd instalment cheques dt : 16.05.2022	= Rs. 6,41,303.00
3 rd instalment cheques dt : 16.11.2022	= Rs. 6,41,303.00
4 th instalment cheques dt : 16.05.2023	= Rs. 6,41,303.00
5 th Instalment Cheque dt.: 16.11.2023	= Rs. 6,41,303.00
6 th Instalment Cheque dt.: 16 .05.2024	= Rs. 6,41,303.00

You are requested to pay the above charges within one month i.e., before dt. 16-12-2021 and submit the challan for further necessary action.

You are also requested to take further action to meet the following precedent conditions for processing the development permission further and produce documentary proof / evidence of meeting the precedent conditions:

General Conditions for Compliance:

1. The Applicant shall pay DC, PC and other charges within 30 days.
2. Within 30 days, if amount is not paid by the applicant then penalty@10% will be charged.
3. The applicant shall form BT road before coming for occupancy from HMDA.
4. The applicant shall mortgage 5% of the dewillingunits , as the case may be, to the sanctioning authority by the way of registered mortgage deed in favour of MC,HMDA as per G.O.Ms.No. 168 M.A, dt 07.04.2012
5. The applicant shall follow the conditions imposed by HMDA
6. The HMDA reserve the right to cancel the permission, if it is found that the permission is obtained by false statement or misinterpretation or suppression of any material facts or rule.
7. The applicant is the whole responsible if any discrepancy occurs in the ownership documents and ULC aspects and if any litigation occurs, the technically approved building plans may be with-drawn without any notice.

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8. If any cases are pending in court of law with regard to the site U/R and have adverse orders, the permission granted shall deem to be withdrawn and cancelled.
9. The applicant shall provide the STP and septic tank as per standard specification.
10. Any conditions laid by the authority are applicable.
11. The applicant/ developer is the whole responsible if any loss of human life or any damage occurs while constructing the building and after construction of building and have no rights to claim and HMDA and its employees shall not be held as a party to any such dispute/ litigations
12. The applicant shall submit the NALA certificate issued by the competent Authority before release of plans and proceedings.

Precedent Conditions for Compliance:

1. You are requested to obtain and produce the Certificate of Encumbrance on property one day prior to mortgage and one day after the mortgage from the Sub –Registrar, indicating that the area under mortgage is not sold to any other person and vests with the developers only.
2. The Owner/Developers shall ensure the safety of construction workers.
3. If temporarily house are proposed for the construction workers on the site, proper hygienic temporary shelter with drinking water and sanitary measures shall be provided.

Additional/Other:

1. The applicant shall hand over to Master Plan road affected area to the local body at free of cost through registered gift deed.
2. Shall make necessary arrangements for providing connectivity of its potable/drinking water supply duly laying the necessary pipelines of the sized as prescribed to the main trunk/connecting pipeline under mission bhagiratha or any other as approved by the relevant authorities such as HMWSSB/ EnC PH/ RWS dept.,
3. Shall undertake underground ducting of all utilities and services lines either under the footpaths or under central median of the roads as the case may be with proper provisions at junctions and crossings, etc.
4. Shall earmark space for disposal and dumping of solid waste within layout site, in addition to mandatory open space and bio-compost unit shall be developed in accordance with the telangana solid waste management rules.
5. A mechanism for segregation of garbage shall be put in place.
6. Shall develop Avenue plantation within the median (in 60 feet and above roads) and by the side of foot paths towards the plot boundary duly leaving the entire footpath space for pedestrians.
7. Shall provide the underground storm water drainage system.
8. All the foot paths shall be paved with tiles and any other such material.
9. Cycling tracks should be developed within the layout.
10. Transformer yard shall be provided in the area earmarked for utilities.
11. All the street light shall be provided with LED lighting.

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12. Shall make necessary arrangements for complete stoppage of usage of plastic in layout and shall have necessary mechanism and create awareness among the plot owners/purchasers.
13. Green foliage shall be planned and taken up in a manner prescribed and saplings will be in place and surviving as per the plan before the OC is issued.
14. For all layouts more than 10 acres in size, the developer shall put in place a mechanism for septage treatment in accordance with Telangana State FSSM policy. Future, the treated sewerage shall be connected to the existing public sewerage system up-to the point as specified.
15. Utmost care is taken while calculating the DC, PC and Other Charges. However, at later stage, if any discrepancy is noticed in calculated charges, applicant is liable to pay immediately differential charges whenever intimated

Yours faithfully,
Sd/-
for Metropolitan Commissioner,
Director Planning-I

//t.c.f.b.o.//


Divisional Accounts Officer (SJ)
Planning

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भारत सरकार
Government of India

कसिरेड्डी श्रीनिवास
Kasireddy Srinivas
పుట్టిన తేదీ / DOB: 25/11/1988
పురుషుడు / MALE

6301 8908 0168

मेरा आधार , मेरी पहचान

Issue Date: 15/01/2017

Print Date: 18/05/2021

Address: S/O Kasireddy Rajireddy, 3-22, రాంపూర్, హుజూరాబాద్ మండలం, హుజూరాబాద్, కరీంనగర్, తెలంగాణ, 505498

1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
Government of India

పమ్మి కార్తిక్ రెడ్డి
Pammi Karthik Reddy
పుట్టిన తేదీ / DOB: 23/07/1993
పురుషుడు / Male

2437 2594 0355

मेरा आधार , मेरी पहचान

Issue Date: 04/01/2017

Print Date: 19/07/2022

Address: S/O Venkateswara Reddy, 3-153, mandapam bazaru, gundlapalli, gundlapalli, nakarikallu, Guntur, Andhra Pradesh, 522615

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भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

చిరునామ: S/O కసిరెడ్డి రాజిరెడ్డి, 3-22, రాంపూర్, హుజూరాబాద్ మండలం, హుజూరాబాద్, కరీంనగర్, తెలంగాణ, 505498

6301 8908 0168

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भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

చిరునామ: S/O వెంకటేశ్వర రెడ్డి, 3-153, మందపం బజారు, గుండ్లపల్లి, గుండ్లపల్లి, నకరికల్లు, గుంటూరు, ఆంధ్ర ప్రదేశ్, 522615

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