

84/09/2024

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

AP 374110

Tran Id: 24050415557300749
Date: 04 MAY 2024, 03:58 PM
Purchased By:
MD AFSARUDDIN
S/o MD SARVARUDDIN
R/o HYDERABAD
For Whom
MYSCAPE PROPERTIES PVT LTD

MOHAMMAD RAHAMATH
ALI
LICENSED STAMP VENDOR
Lic. No. 15-05-004/2019
Ren.No. 15-05-028/2024
1-32
Syedmlakpur, Parigi, Vikarabad
Ph 9985665860

DEED OF MORTGAGE

(As per rule 25(d) of G.O. Ms. No. 168 Ma Dt. 07-04-2012)

THIS SIMPLE MORTGAGE IS MADE AND EXECUTED ON THIS **26th** day of June 2024, by;

M/S. MYSCAPE PROPERTIES PRIVATE LIMITED, (PAN.AAICM0529P); (CIN:U45209TG2012PTC082127) a Private Limited Company registered under Companies Act, 1956 having its Registered Office at Sy. Nos. 319, 320, Puppalguda(V), Financial district, Gandipet(M), Rangareddy District, represented by its Managing Director, **Mr. CHALASANI NITIN CHANDRA**, S/o. Mrs. CH. LAKSHMI, aged about 39 years, Occupation: Business, R/o. C-1001, Myscape MEA, Survey No.322, Near Financial District, Puppalguda, Gandipet Mandal, Rangareddy District, Telangana, 500032. Aadhar No. **5070 2426 7331**. [hereinafter referred as the "**FIRST PARTY / MORTGAGOR**"]

In favour of

METROPOLITAN COMMISSIONER, Hyderabad Metropolitan Development Authority, Hyderabad, [hereinafter referred as the "**SECOND PARTY / MORTGAGEE**"]

The First Party and Second Party which expression shall mean and include all their heirs, executors, administrators etc.,

For M/s. Myscape Properties Pvt.Ltd.

Managing Director

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. 560000/- paid between the hours of _____ and _____ on the 26th day of JUN, 2024 by Sri Hmda

Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address
1	MR			M/S. MYSCAPE PROPERTIES PRIVATE LIMITED R/P BY CHALASANI NITIN CHANDRA S/O. CH LAKSHMI PUPPALAGUDA, K V R DIST

Identified by Witness:				
SI No	Thumb Impression	Photo	Name & Address	Signature
1			MA SHARIQ FAIZAAN AADHAR NO XXXX XXXX 0473	
2			MD NISHATH UDDIN AADHAR NO XXXX XXXX 1506	

26th day of June, 2024

Signature of Sub Registrar
Gandipet

Biometrically Authenticated by
SRO Mohd. Abdul Hafeez
on 26-JUN-2024 11:23:03

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX7331 Name: Chalasani Nitin Chandra	CHA ASANI VENKATESWARA RAO, Gachibowli, K.v. Rangareddy, Telangana, 500032	

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	560000	0	0	0	560000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	565500	0	0	0	565600

Rs. 5000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 560000/- towards Registration Fees on the chargeable value of Rs. 559950000/- was paid by the party through E-Challan/BC/Pay Order No ,293RMC250624 dated ,25-JUN-24 of ,HDFS/

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That the First Party/ Mortgagor having acquired by virtue of Assignment Agreement Doct.No. 2662/2022 dated 29.01.2022, registred at office of Sub Registrar, Gandipet (R.O). in Survey Nos.318 & 319 **admeasuring 23,974.81 Sq. Mtrs.** situated at **Puppalguda Village, Gandipet Mandal, Rangareddy District** and have applied for construction of building permission for a proposed Residential Building with **4 Towers** consisting of **3 Cellars + Ground +37 Upper floors** and whereas the Hyderabad Metropolitan Development Authority has provisionally approved the sanctioned plan in respect of premises in Survey Nos.318 & 319.

Whereas, as required under Hyderabad revised building rules issued vide G.O.Ms. No. 86 MA dt. 03.03-.2006, G.O. Ms. No. 171 MA dt. 19.04.2006, G.O. Ms. No. 623 MA dt. 01.12.2006 & G.O. Ms. No. 168 MA dt.07.04.2012 and in terms of the said G.Os, the First Party/ Mortgagor is agreeing to abide by the terms and conditions stipulated therein duly authorising the Second Party / Mortgagee to initiate appropriate action as per the said G.Os.

Whereas the First Party/ Mortgagor hereby authorise the Second Party / Mortgagee viz., Metropolitan Commissioner, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY to enforce the terms and conditions of G.O.Ms. No. 86 MA dt. 03.03-.2006, G.O.Ms. No. 171 MA dt. 19.04.2006, G.O.Ms. No. 623 MA dt. 01.12.2006 & G.O. Ms. No. 168 MA dt.07.04.2012 in case of Violation of the terms and conditions of the Fee Intimation Letter No.010587/BP/HMDA/2334/SKP/2023 Dated 14.06.2024, to initiate summary demolition proceedings in respect of the violated portion.

And whereas, in compliance of the said G.O. Ms. No. 86 MA dt. 03.03-.2006, G.O. Ms. No. 171 MA dt. 19.04.2006, G.O. Ms. No. 623 MA dt. 01.12.2006 & G.O. Ms. No. 168 MA dt.07.04.2012, the First Party/Mortgagor hereby handover **10.42 %** of the proposed builtup area in Ground Floor, Second Floor, Third floor, Fourth Floor, Fifth Floor and Seventh Floor of the Residential Building with **4 Towers** consisting of **3 Cellars + G +37 Upper floors** (as per the schedule given below) to the Second Party / Mortgagee viz., Metropolitan Commissioner, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY by way of this undertaking, in case the First Party/Mortgagor violates the terms and conditions of the Sanctioned plans the First Party/Mortgagor hereby authorise the Second Party / Mortgagee viz., Metropolitan Commissioner, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY to dispose of the **10.42 %** of the total built up area of **1,66,414.17 Sq. Mtrs** i.e.; an extent of **1579.19 Sq. Mtrs.** in Ground Floor, **3469.42 Sq. Mtrs.** in Second Floor, **3474.07 Sq. Mtrs.** in Third Floor, **3469.42 Sq. Mtrs.** in Fourth Floor, **2658.56 Sq. Mtrs.** in Fifth Floor and **1723.99 Sq. Mtrs.** in Seventh Floor and **965.70 Sq. Mtrs.** In the amenities block, total admeasuring **17,340.35 Sq. Mtrs** or **1,86,650 Sq. Feet** in the Residential Building with **4 Towers** consisting of **3 Cellars + G +37 Upper floors** as the case may be by way of sale after duly removing the violated/deviated portions if any such action is initiated by the Second Party / Mortgagee viz., Metropolitan Commissioner, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY for the violations committed by the First Party / Mortgagor. The First Party / Mortgagor have no objection of whatsoever nature.

For M/s. Myscape Properties Pvt.Ltd.


Managing Director

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 565550/-, DATE: 25-JUN-24, BANK NAME: HDFC, BRANCH NAME: , BANK REFERENCE NO: 3810366110626, PAYMENT MODE: NB-1001138, ATRN: 3810366110626, REMITTER NAME: MYSCAPE PROPERTIES PVT LTD, EXECUTANT NAME: MYSCAPE PROPERTIES PVT LTD, CLAIMANT NAME: COMMISSIONER - HMDA)

Date:

26th day of June, 2024

Signature of Registering Officer

Gandipet

Certificate of Registration

Registered as document no. 8613 of 2024 of Book-1 and assigned the identification number 1 - 1525 - 8613 - 2024 for Scanning on 26-JUN-24 .

Registering Officer

Gandipet

(Mohd Abdul Hafeez)

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And whereas, the First Party/ Mortgagor do hereby undertakes that as per the sanctioned plan, shall leave the prescribed setbacks or open spaces and the areas left for the road widening and in case of failing to comply those conditions, First Party/ Mortgagor hereby authorise the Second Party / Mortgagee viz., Metropolitan Commissioner, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY to remove the same at their cost.

And whereas, in compliance of the said G.O. Ms. No. 86 MA dt. 03.03-.2006, G.O. Ms. No. 171 MA dt. 19.04.2006, G.O. Ms. No. 623 MA dt. 01.12.2006 & G.O. Ms. No. 168 MA dt.07.04.2012, the First Party/Mortgagor has obtained a Comprehensive Building Insurance Plan as stipulated under the said G.O and in case of failure in obtaining the said policy, the Second Party / Mortgagee viz., Metropolitan Commissioner, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY is hereby authorised to initiate appropriate action for violation of the said terms and conditions.

And whereas, the First Party / Mortgagor hereby undertakes that they shall 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 Second Party / Mortgagee viz., Metropolitan Commissioner, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY at the site by way of sale/lease unless and until the Occupancy Certificate is granted by the Second Party / Mortgagee viz., Metropolitan Commissioner, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY. This simple mortgage will be in force only till occupation certificate is granted by HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY 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 said condition the First Party/Mortgagor hereby authorise the Second Party / Mortgagee viz., Metropolitan Commissioner, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY do the Commissioner, to initiate proceedings for violation of said condition in accordance with the G.O. Ms. No. 86 MA dt. 03.03-.2006, G.O. Ms. No. 171 MA dt. 19.04.2006, G.O. Ms. No. 623 MA dt. 01.12.2006 & G.O. Ms. No. 168 MA dt.07.04.2012.

The First Party / Mortgagor hereby further undertakes that they will comply all those terms and conditions imposed by the Second Party / Mortgagee viz., Metropolitan Commissioner, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY pursuant to the building application for the proposed sanctioned plan granted to the First Party.

That the value of this simple mortgage area i.e., **17,340.35** Sq. Mtrs or **1,86,650** Sq. Feet, registration charges calculated at the rate of Rs.**3,000/-** per Sft, the total value comes to Rs.**55,99,50,000/-** Only.

For M/s. Myscape Properties Pvt.Ltd.


Managing Director

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SCHEDULE PROPERTY

All that the **built-up area of 17,340.35 Sq. Mtrs., or 20,742.04 Sq.Yards Equivalent to 1,86,650 Sq. ft.**, out of the total built-up area of **1,66,414.17 Sq. Mtrs.**, on Ground, Second, Third, Fourth, Fifth & Seventh Floors of Towers A, B, C and D and on Ground, First and Second Floors of the Amenities Block, as shown in the plan attached herewith, of the proposed Residential Building on the Property of land admeasuring **23,974.81 Sq. Mtrs.** in Survey Nos. 318 & 319 situated at **Puppalguda Village, Gandipet Mandal, Rangareddy District**, and bounded by:

Sl. No.	Tower Name	Flat Nos.
1	Tower A	Entire Ground Floor, A-0201 to A-0204, A-0301 to A-0304, A-0401 to A-0404, A-0502 to A-0504, A-0703 and A-0704
2	Tower B	Entire Ground Floor, B-0201 to B-0204, B-0301 to B-0304, B-0401 to B-0404, B-0502 to B-0504, B-0703 and B-0704
3	Tower C	Entire Ground Floor, C-0201 to C-0204, C-0301 to C-0304, C-0401 to C-0404, C-0502 to C-0504, C-0703 and C-0704
4	Tower D	Entire Ground Floor, D-0201 to D-0204, D-0301 to D-0304, D-0401 to D-0404, D-0502 to D-0504, D-0703 and D-0704
5	Amenities Block	Ground, First and Second Floors as per the plan attached

NORTH : 30 Meters Road
SOUTH : 30 Meters Road
EAST : Part of Survey No.319
WEST : Part of Survey No.318

For M/s. Myscape Properties Pvt.Ltd.


Managing Director

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TOWER-D

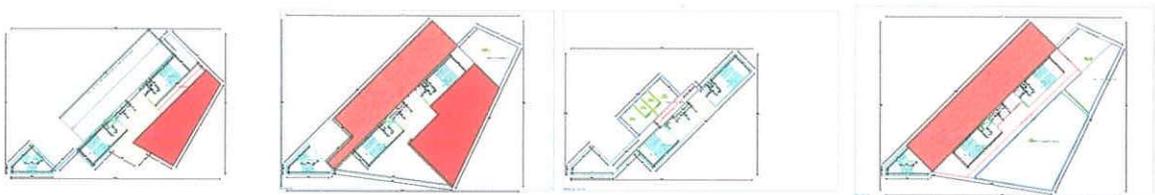


AMENITIES BLOCK

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



In witness whereof The First Party / Mortgagor herein has executed this simple mortgage deed with its free will and violation of its own and without there being any duress or undue influence or coercion on this the day, month and year herein above mentioned, before the following witnesses.

WITNESS:

1. 
2. 

For M/s. Myscape Properties Pvt.Ltd.


Managing Director

First Party / Mortgagor

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Government of India



Issue Date: 22/07/2011



చలసాని నితిన చంద్ర
Chalasanani Nitin Chandra
పుట్టిన తేదీ / DOB: 16/05/1984
పురుషుడు / Male

5070 2426 7331

నా ఆధార్, నా గుర్తింపు

INDIAN UNION DRIVING LICENCE
TELANGANA STATE

T900925100012959

M A SHARIQ FAIZAAN
MA MAFEEZ
S J-1242/60/2/1
MS MADHVA
OPP RAJ DHAVAN
KHARATABAD
HYDERABAD - 500082

Issued On: 08/07/2018 RTA-HYDERABAD-CZ



భారత ప్రభుత్వం
Government of India



Issue Date: 28/06/2011



మొహమ్మద్ నీసాత్ ఉద్దీన్
Mohammed Nishath Uddin
పుట్టిన తేదీ/DOB: 31/12/2004
పురుషుడు/ MALE

2256 7447 1506

VID : 9125 9546 5828 9439

నా ఆధార్, నా గుర్తింపు

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Challan No: 293RMC250624

Bank Code : HDFS

Payment : NB

Remitter Details

Name: MYSCAPE PROPERTIES PVT LTD
 PAN Card No: AAICM0529P
 Aadhar Card No:
 Mobile Number: *****933
 Address: HYDERABAD

Executant Details

Name: MYSCAPE PROPERTIES PVT LTD
 Address: HYDERABAD

Claimant Details

Name: COMMISSIONER HMDA
 Address: HYDERABAD

Document Nature

Nature of Document: Mortgage(others)
 Property Situated in(District): RANGAREDDY
 SRO Name: GANDIPET

Amount Details

Stamp Duty: 5000
 Transfer Duty: 0
 Registration Fee: 560000
 User Charges: 500
 Mutation Charges: 0
 Haritha Nidhi: 50
 TOTAL: 565550
 Total in Words: Five Lakh Sixty Five Thousand Five Hundred Fifty Rupees Only
 Date(DD-MM-YYYY): 25-06-2024
 Transaction Id: 3810366110626

Stamp & Signature



Challan No: 293RMC250624

Bank Code : HDFS

Payment : NB

Remitter Details

Name: MYSCAPE PROPERTIES PVT LTD
 PAN Card No: AAICM0529P
 Aadhar Card No:
 Mobile Number: *****933
 Address: HYDERABAD

Executant Details

Name: MYSCAPE PROPERTIES PVT LTD
 Address: HYDERABAD

Claimant Details

Name: COMMISSIONER HMDA
 Address: HYDERABAD

Document Nature

Nature of Document: Mortgage(others)
 Property Situated in(District): RANGAREDDY
 SRO Name: GANDIPET

Amount Details

Stamp Duty: 5000
 Transfer Duty: 0
 Registration Fee: 560000
 User Charges: 500
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 Haritha Nidhi: 50
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 Total in Words: Five Lakh Sixty Five Thousand Five Hundred Fifty Rupees Only
 Date(DD-MM-YYYY): 25-06-2024
 Transaction Id: 3810366110626

Stamp & Signature

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