

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ తేలంగానా TELANGANA

Tran Id: 250724124840375009
Date: 24 JUL 2025, 12:52 PM
Purchased By:
KONDALAH RAVURU
S/o VENKAI AH RAVURU
R/o HYDERABAD, TELANGANA
For Whom
YULA GLOBUS DEVELOPERS LLP

MOHAMMED SHUJAUDDIN
LICENSED STAMP VENDOR
Lic. No. 16-10-048/1990
Ren.No. 16-10-041/2023
HOUSE NO.6-2-188/8, A C
GUARDS, HYDERABAD
Ph: 9246763797

BP 619982

ANNEXURE - II
MORTGAGE AFFIDAVIT

On this the 24th day of July 2025, S.R.O., Gandipet, Ranga Reddy District, by
between: -

YULA GLOBUS DEVELOPERS LLP, a Limited Liability Partnership incorporated under Limited Liability Partnership Act, 2008 vide LLPIN: ACH-3939 (PAN: AADFY4894K) having its registered office situated at **Unit No.5B, 5th Floor, Vaishnavi's Cymbol, Survey No.345/A, Outer Ring Road, Puppalaguda, Gandipet Mandal, Rangareddy District, Hyderabad-500089**, Telangana, represented by its Designated Partner: **Sri. KONDAIAH RAVURU S/o. Mr. VENKAI AH RAVURU**, aged about 53 Years, Occupation: Business, Resident of Flat No. 2403, Block-D, My Home Bhooja Apartment, Beside Biodiversity Park, Raidurg Panmaktha, Gachibowli, Serilingampally, K.V Rangareddy, Telangana - 500032 (AADHAAR: 4181 7422 4708, MOBILE: 9866557027)

Hereinafter called the "OWNER/DEVELOPER/FIRST PARTY:


For YULA GLOBUS DEVELOPERS LLP

Designated Partner

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Gandipet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 270157/- paid between the hours of _____ and _____ on the 24th day of JUL, 2025 by Sri Kondalah

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

Sl No Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/ Signature
1 MR	<p>Aadhar No XXXXXXX4708</p>  <p>NAME: KONDAIAH RAVURU C/O VENKAIAH RAVURU RAIDURG PANMAKTHA, SERILINGAMPALLY, K.V. RANGAREDDY, TELANGANA, 500032</p>	 <p>KONDAIAH RAVURU [R] VILA [1525-1-2025-13255]</p> <p>KONDAIAH RAVURU [R]YULA GLOBUS DEVELOPERS LLP</p> <p>Flat No. 2403, Block-D, My Home 3B3B3B Apartment, Beside Biodiversity Park, Raidurg Panmaktha, Gachhi</p>	 

Identified by Witness:

Sl No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	<p>Aadhar No: XXXXXXXX4511</p>  <p>NAME: JILLELLAMUDI SRIKANTH S/O HARI BABU Kandukur, Prakasam, Andhra Pradesh, 523105</p>	 <p>J SRIKANTH [24/07/2025 15:07] [1525-1-2025-13255]</p> <p>J SRIKANTH AADHAR NO XXXX XXXX 4511</p>	 
2	<p>Aadhar No: XXXXXXXX3871</p>  <p>NAME: PEDDANOLLA PRAVEEN KUMAR C/O PEDDANOLLA ANJANEYULU Ameerpet, Ameerpet, Hyderabad, Telangana, 500038</p>	 <p>P PRAVEEN KUMAR [24/07/2025 15:07] [1525-1-2025-13255]</p> <p>P PRAVEEN KUMAR AADHAR NO XXXX XXXX 3871</p>	 

24th day of July, 2025

Signature of Joint SubRegistrar1
Gandipet

Biometrically Authenticated by
SRO KALLE ANJANEYULU
on 24-JUL-2025 13:52:06

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	270157	0	0	0	270157
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	276157	0	0	0	276257

Rs. 5000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 270157/- towards Registration Fees on the chargeable value of Rs. 0/- was paid by the party through E-Challan/BC/Pay Order No. 510CAP230725 dated 23-JUL-25 of JICIC/

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Bk - 1, CS No 13255/2025 & Doct No 12774/2025, Sheet 1 of 13 Joint SubRegistrar1 Gandipet



IN FAVOUR OF

METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY.

Hereinafter called the "SECOND PARTY"

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

WHEREAS the Owner/developer has entered into Development Agreement Cum Irrevocable General Power Of Attorney Part of Plot bearing No.11, admeasuring **21102.48 Square Yards** or 17645.313 Square Meters out of 36,445.20 Square Yards or 30472.82 Square Meters equivalent to Ac. 7.53 Cents, in **Survey Nos. 239 and 240**, in **NEOPOLIS Layout-II**, situated at **KOKAPET VILLAGE**, Gandipet Mandal, Ranga Reddy District, Telangana State, by virtue of DAGPA bearing **Document Nos. 2168/2025, 4876/2025, 5405/2025, 5403/2025, 6644/2025, 7614/2025, 5753/2025, 7888/2025, 5751/2025 and 11745/2025**, all are Registered at Sub - Registrar, S.R.O., Gandipet, Ranga Reddy District.

Whereas, in terms of the Development Agreement Cum Irrevocable General Power Of Attorney the developer is the absolute Owner and peaceful possessor of Part of Plot bearing No.11, admeasuring **21102.48 Square Yards** or 17645.313 Square Meters out of 36,445.20 Square Yards or 30472.82 Square Meters or equivalent to Ac. 7.53 Cents, in **Survey Nos. 239 and 240**, in **NEOPOLIS Layout-II**, situated at **KOKAPET VILLAGE**, Gandipet Mandal, Ranga Reddy District, Telangana State from Yula Constructions LLP and others, more particularly described in the Schedule-A annexed hereto and hereinafter called the "Schedule -A":

Whereas, the Owners herein approached the Developer with a request to develop the "A" Schedule Property in the manner it deems most expedient and commercially viable.

And, The developer applied for construction of building permission for the proposed construction of multistoried residential Building consisting of Amenity Block -4 common Basements + Ground Floor + 6 Floors, Tower A -5 Common Basements + Ground Floor + 58 Floors, Tower B - 5 Common Basements + Ground Floor + 58 Floors, whereas the **METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY** has provisionally approved the sanctioned plan in respect of premises Part of Plot bearing No.11, admeasuring **21102.48 Square Yards** or 17645.313 Square Meters out of 36,445.20 Square Yards or 30472.82 Square Meters or equivalent to Ac. 7.53 Cents, in **Survey Nos. 239 and 240**, in **NEOPOLIS Layout-II**, situated at **KOKAPET VILLAGE**, Gandipet Mandal, Ranga Reddy District, Telangana State.

For YULA GLOBUS DEVELOPERS LLP



Designated Partner

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 276207/-, DATE: 23-JUL-25, BANK NAME: ICICIC, BRANCH NAME: BANK REFERENCE NO: 6413824773056, PAYMENT MODE: NB-1001138, ATRN: 6413824773056, REMITTER NAME: YULA GLOBUS DEVELOPERS LLP, EXECUTANT NAME: YULA GLOBUS DEVELOPERS LLP, CLAIMANT NAME: H M D A).

Date:

24th day of July, 2025

Signature of Registering Officer

Gandipet

Certificate of Registration

Registered as document no. 12774 of 2025 of Book-1 and assigned the identification number 1 - 1525 - 12774 - 2025 for Scanning on 24-JUL-25 .

Registering Officer

Gandipet

(K. Anjaneyulu)

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Gandipet

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And whereas 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, we execute and submit an undertaking affidavit in favour of **METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY** authorizing him to initiate appropriate action as per the said G.O., and we are agreeing to abide by the terms to 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 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.

And whereas we hereby authorize the **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 condition of the sanctioned plan granted permitted vide **Application No: 001239/HMDA/00318/SWBP/SKP1/2025, Dated: 24/06/2025** to initiate summery demolition proceeding 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, we do hereby mortgage the Additional 5% builtup area (as per Annexure- A given below) to the **METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY** by way of this undertaking. In case we violate the terms and conditions of the sanctioned plans we hereby authorize the **METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY** to dispose of the **Additional 5% of the total builtup area** of i.e., **2,24,021.2 Square Meters or 24,11,344 Square Feet**, proposed floors and Flats (as per Annexure- A given below) 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 COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY** for the violations committed by us. We have no objection of whatsoever nature.

ANNEXURE - A						
S.NO	NAME	BLOCK	FLOOR	FLAT NO	Area in Sq.Mtr	Area in Sq.ft
1	Builder Unit	A	1	A101	166.12	1788.12
2	Builder Unit	A	1	A102	234.08	2519.64
3	Builder Unit	A	1	A103	222.01	2389.72
4	Builder Unit	A	1	A104	159.89	1721.06
5	Builder Unit	A	1	A105	159.89	1721.06
6	Builder Unit	A	1	A106	248.55	2675.39
7	Builder Unit	A	1	A107	234.08	2519.64
8	Builder Unit	A	1	A108	166.12	1788.12
9	Builder Unit	A	2	A201	166.12	1788.12
10	Builder Unit	A	2	A202	234.08	2519.64

For YULA GLOBUS DEVELOPERS LLP



Designated Partner

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Gandipet



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11	Builder Unit	A	2	A203	222.01	2389.72
12	Builder Unit	A	2	A204	159.89	1721.06
13	Builder Unit	A	2	A205	159.89	1721.06
14	Builder Unit	A	2	A206	248.55	2675.39
15	Builder Unit	A	2	A207	234.08	2519.64
16	Builder Unit	A	2	A208	166.12	1788.12
17	Builder Unit	A	3	A301	166.12	1788.12
18	Builder Unit	A	3	A302	234.08	2519.64
19	Builder Unit	A	3	A303	222.01	2389.72
20	Builder Unit	A	3	A304	159.89	1721.06
21	Builder Unit	A	3	A305	159.89	1721.06
22	Builder Unit	A	3	A306	248.55	2675.39
23	Builder Unit	A	3	A307	234.08	2519.64
24	Builder Unit	A	3	A308	166.12	1788.12
25	Builder Unit	A	4	A401	166.12	1788.12
26	Builder Unit	A	4	A402	234.08	2519.64
27	Builder Unit	A	4	A403	222.01	2389.72
28	Builder Unit	A	4	A404	159.89	1721.06
29	Builder Unit	A	4	A405	159.89	1721.06
30	Builder Unit	A	4	A406	248.55	2675.39
31	Builder Unit	A	4	A407	234.08	2519.64
32	Builder Unit	A	4	A408	166.12	1788.12
33	Builder Unit	B	1	B101	247.17	2660.54
34	Builder Unit	B	1	B102	247.17	2660.54
35	Builder Unit	B	1	B103	232.32	2500.69
36	Builder Unit	B	1	B104	315.45	3395.50
37	Builder Unit	B	1	B105	281.05	3025.22
38	Builder Unit	B	2	B201	247.17	2660.54
39	Builder Unit	B	2	B202	247.17	2660.54
40	Builder Unit	B	2	B203	232.32	2500.69
41	Builder Unit	B	2	B204	315.45	3395.50
42	Builder Unit	B	2	B205	281.05	3025.22
43	Builder Unit	B	3	B301	247.17	2660.54
44	Builder Unit	B	3	B302	247.17	2660.54
45	Builder Unit	B	3	B303	232.32	2500.69
46	Builder Unit	B	3	B304	315.45	3395.50
47	Builder Unit	B	3	B305	281.05	3025.22
48	Builder Unit	B	4	B402	247.17	2660.54
49	Builder Unit	B	4	B403	232.32	2500.69
50	Builder Unit	B	4	B404	315.44	3395.40
51	Builder Unit	B	4	B405	281.05	3025.22
TOTAL PROPOSED MORTGAGE AREA					11,408.42	1,22,800.23

For YULA GLOBUS DEVELOPERS LLP


Designated Partner

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Gandipet



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And whereas, we do hereby undertake that as per the sanctioned plan we leave the prescribed setbacks or open spaces and the area left for the Road Widening and in case of failing to comply those conditions we do hereby authorize the **METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY** to remove the same at our cost.

And whereas, in compliance 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, we have obtained a Comprehensive Building Insurance Plan as stipulated under the said G.O. and in case of failure in obtained said policy the **METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY** is hereby authorized to initiate appropriate action for the violation of said terms and conditions in terms of 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,

And whereas, we do hereby undertake that we 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 **METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY** at the site unless and until the occupancy certificate is granted by the **METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**. This simple mortgage will be in force only till the occupancy certificate for building is issued by 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 said condition we do hereby authorize the **METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY** to initiate proceedings for violation of said condition in accordance with the 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.

SCHEDULE OF PROPERTY -A

All that the Additional 5% Mortgage Area admeasuring **11,408.42 Sq. Meters** equivalent to **1,22,800.23 Square Feet** out of total proposed built-up area **2,24,021.2 Sq. Meters** on the land Part of Plot bearing No.11, admeasuring **21,102.48 Square Yards** or **17,645.313 Square Meters** out of **36,445.20 Square Yards** or **30472.82 Square Meters** or equivalent to Ac. 7.53 Cents, in **Survey Nos. 239 and 240**, in **NEOPOLIS Layout-II**, situated at **KOKAPET VILLAGE**, Gandipet Mandal, Ranga Reddy District, Telangana State and the entire land is bounded by:

For YULA GLOBUS DEVELOPERS LLP



Designated Partner

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Gandipet



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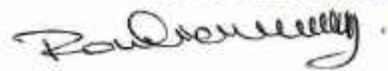
North : 60'-0" Wide Road.
South : Open Area and Part of Plot No. 10.
East : Land Belongs to Apr Group.
West : Open Area.

IN WITNESS WHEREOF THE FIRST PARTY herein has executed this SIMPLE MORTGAGE with his free will and volition and without there being any duress or undue influence or coercion on this the day, month and year first above mentioned, before the following witnesses.

WITNESSES:

1. J. Srikanth
2. Praveen

For YULA GLOBUS DEVELOPERS LLP



Designated Partner

OWNER/DEVELOPER/FIRST PARTY

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Gandipet



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FOR YULA GLOBUS DEVELOPERS LLP

Pandora Realty

Designated Partner

THIS PLAN IS A REVISION OF THE PREVIOUS EDITION.
 THE DATE OF THE PREVIOUS EDITION IS 12/20/2014.
 THE DATE OF THIS EDITION IS 02/25/2015.
 THE DESIGNER IS PANDORA REALTY, 1000 N. 1ST STREET, SUITE 200, DENVER, CO 80202.
 THE CLIENT IS YULA GLOBUS DEVELOPERS LLP, 1400 N. 1ST STREET, SUITE 200, DENVER, CO 80202.
 THE PROJECT IS 1400 N. 1ST STREET, SUITE 200, DENVER, CO 80202.

NO. YULA GLOBUS DEVELOPERS LLP IS A DESIGNATED PARTNER OF PANDORA REALTY, A REAL ESTATE BROKER.

ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES.

SEE THE LEGEND FOR DETAILS.

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REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	12/20/2014	ISSUED FOR PERMIT	JL
2	02/25/2015	REVISIONS TO PERMIT	JL
TOTAL	2		

HANDDROVEN

TAKEN OVER

Sheet No: 01 of 02
 CITY LEVEL PORTFOLIO AREA
 BLOCK - 4
 TYPICAL - 1 to 4 FLOOR PLANS



TYPICAL - 1 to 4 FLOOR PLANS



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12774/2025. Sheet 7 of 13 Joint SubRegistrar
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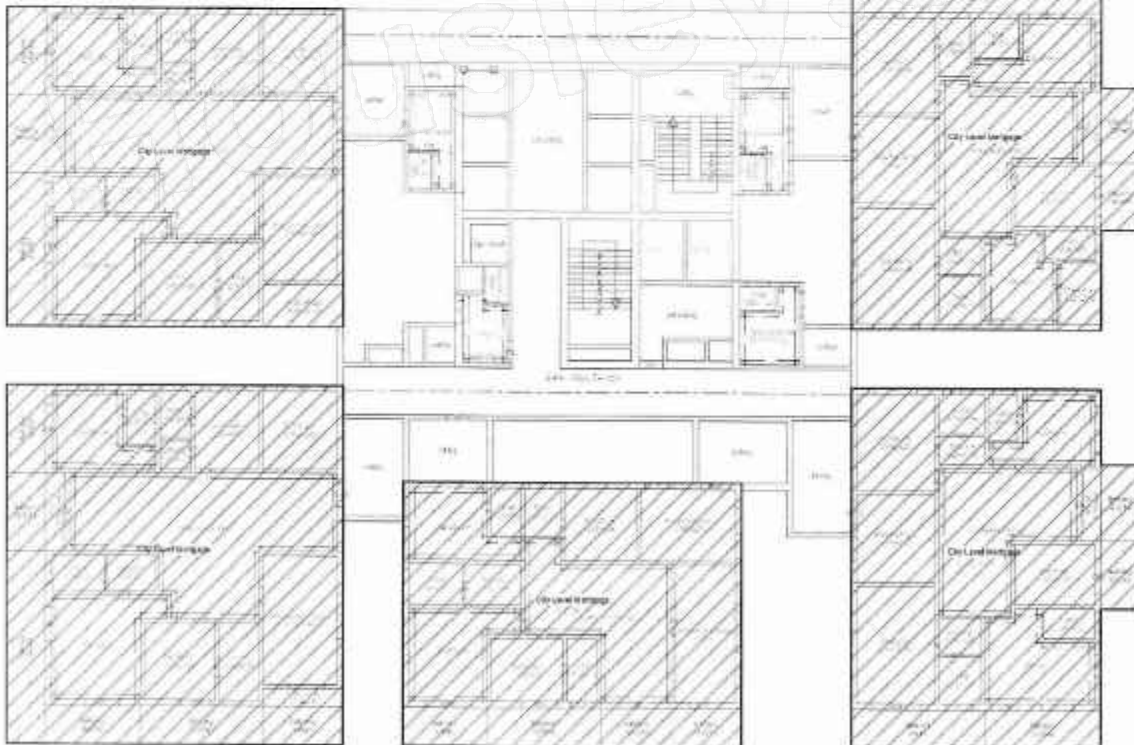


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4th Floor Plan



TYPICAL - 1 to 3 Floor Plans

NOT TO SCALE
 ALL DIMENSIONS SHALL BE AS SHOWN
 UNLESS OTHERWISE SPECIFIED
 ALL DIMENSIONS SHALL BE IN METERS
 UNLESS OTHERWISE SPECIFIED
 ALL DIMENSIONS SHALL BE IN METERS
 UNLESS OTHERWISE SPECIFIED

REVISIONS:
 No. 1: AS SHOWN
 No. 2: AS SHOWN
 No. 3: AS SHOWN

NO.	DESCRIPTION	DATE
1	AS SHOWN	01/11/2023
2	AS SHOWN	01/11/2023
3	AS SHOWN	01/11/2023

AREA CALCULATION:
 TOTAL FLOOR AREA: 2,200.00 Sqm
 Proposed Building Footprint: 1,100.00 Sqm
 Proposed Building Area (GFA): 1,100.00 Sqm

MULTI LEVEL BUILDING			
NO.	DESCRIPTION	DATE	REVISION
1	AS SHOWN	01/11/2023	
2	AS SHOWN	01/11/2023	
3	AS SHOWN	01/11/2023	
4	AS SHOWN	01/11/2023	
5	AS SHOWN	01/11/2023	
TOTAL	AS SHOWN	01/11/2023	
REVISION	AS SHOWN	01/11/2023	

HANDLED OVER:

TAKEN OVER:

CITY OF YULA, MICHIGAN
 STREET FILE: BLOCK 10
 TOTAL AREA: 2,200.00 Sqm
 DATE: 01/11/2023

For YULA GLOBUS DEVELOPERS LLP
Redesign
 Designated Partner

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12774/2025.

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**OFFICE OF THE HYDERABAD METROPOLITAN
DEVELOPMENT AUTHORITY**

BuildNow

FEE INTIMATION LETTER

Application No: 001239/HMDA/00318/SWBP/SKP1/2025

Date: 24/06/2025

To,

M/s YULA GLOBUS DEVELOPERS LLP AND OTHERS,

Plot No 8/2, Survey No.64, Near Medicover Hospital, Sector II, HUDA Techno Enclave, Madhapur,
Hyderabad,

500081,

Telangana.

Dear Sir/Madam,

Sub: HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY - Planning Department - Proposed construction of Residential Building permission - M/s YULA GLOBUS DEVELOPERS LLP AND OTHERS - AMENITY BLOCK - 4 Common Basements + Ground Floor + 6 Floors, TOWER A - 5 Common Basements + Ground Floor + 58 Floors, TOWER B - 5 Common Basements + Ground Floor + 58 Floors to an extent on 17644.37 Sq. mt in Survey.No. 239 and 240 of KOKAPET Locality, /Kokapet Village, Gandipet Mandal, Rangareddy District - Fee Intimation - Issued-Reg.

- Ref:** 1. Your Building Application in File No. 001239/HMDA/00318/SWBP/SKP1/2025, dt: 17/05/2025
2. G.O.Ms.No.168 M.A., dt. 07-04-2012 and its time to time amendments.

With reference to the subject and references cited, it is to inform that the proposal submitted for Construction of **Residential Building - M/s YULA GLOBUS DEVELOPERS LLP AND OTHERS - AMENITY BLOCK - 4 Common Basements + Ground Floor + 6 Floors, TOWER A - 5 Common Basements + Ground Floor + 58 Floors, TOWER B - 5 Common Basements + Ground Floor + 58 Floors** to an extent on 17644.37 Sq. mt in Survey.No. 239 and 240 of KOKAPET Locality, /Kokapet Village, Gandipet Mandal, Rangareddy District has been examined as per rules and regulations in force.

To process the application further, the following charges of Rs. 311783461.62 (**Thirty One crore Seventeen lakh Eighty Three thousand Four hundred Sixty One Rupees and Sixty Two paise**) are to be remitted towards fee and charges through Online Payment Payment System.

The details of the charges are as follows:

S.No	Category	Amount(INR)
HMDA Charges		
1	Publication Charges	5000.0
2	Deferment charges(If the site area covered in ORRGC)	2681944.24
3	Development Charges For Residential Built Up Area	21546635.0
4	Processing Charges For Built Up Area Including Amenities Built Up Area	5590530.0
5	Development Charges For Amenities Built Up Area	1026582.0
6	Shelter Fee	2646655.5
7	Kokapet Betterment / User Charges (for site falling under ORRGC)	84397746.89
Joint Sub Registrar Gandipet	Development Charges for Site Area	1411549.5
	Processing Charges for Site Area	176443.7
	3% Capitalization Charges	13674527.9
	Special Impact Fee for building heights upto 15 mts (For sites falling under ORRGC)	834934.75
	Special Impact Fee for building heights above 15 mts (For sites falling under ORRGC)	111767205.0
	Local Body Charges	
	Building Permit Fee	17921696.0
	Rain Water Harvesting Charges (Deposit)	441109.25
	Postage/ Advertisement Charges	2500.0
	Debris Charges	3500.0
	Compound Wall	21542.7
	Vacant Land Tax (VLT)	607756.8
	Betterment Charges	2205546.0
	Conversion Charges	352887.0
	Site Approval	352887.0
	Plot amalgamation / sub-division charges	176443.0
Other Department Charges		
1	Environment Impact Fee	9407315.45
2	GIS Development Fee	25000.0
3	TG-bPASS User Charges	50000.0
4	Labour CESS	32310855.84
5	FSIDF (Fire Structure Infrastructure Development Fund)	2044668.0
	Total	311783461.62

Bk = 1, CS.No.13255/2025 & Doct No
12774/2025,
Sheet 9 of 13

Installments on City Level Infrastructure Impact Fee / Special Impact Fee (Installments)

S. No	Installments	Amount (INR)	Due Date
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1	Installments on City Level Infrastructure Impact Fee / Special Impact Fee - 2	18627868.0	20/01/2026 23:59:59
2	Installments on City Level Infrastructure Impact Fee / Special Impact Fee - 3	18627868.0	19/07/2026 23:59:59
3	Installments on City Level Infrastructure Impact Fee / Special Impact Fee - 4	18627868.0	15/01/2027 23:59:59
4	Installments on City Level Infrastructure Impact Fee / Special Impact Fee - 5	18627868.0	14/07/2027 23:59:59
5	Installments on City Level Infrastructure Impact Fee / Special Impact Fee - 6	18627865.0	10/01/2028 23:59:59

Further, you are also requested to comply with the following conditions:

General Conditions:

1. The Building application may be permitted subject to payment of **Rs 311783461.62 (Thirty One crore Seventeen lakh Eighty Three thousand Four hundred Sixty One Rupees and Sixty Two paise)** towards building permit fee and above charges
2. The applicant shall pay complying to conditions and fee shall be paid within 30 days from the date of Fee intimation letter. If the fee is not paid within 30 days then interest @12% per annum shall be charged for the delay period.
3. The applicant shall comply the conditions laid down in the G.O.Ms.No.168, dt.7-4-2012 & its amendments and NBC.
4. The applicant shall form BT road before release of Occupancy Certificate from HMDA.
5. The applicant shall submit an undertaking in terms of G.O. Ms. No. 541 MA, dt.17.11.2000.
6. The applicant shall follow the conditions imposed by HMDA misinterpretation or suppression of any material facts or rule.
7. 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
8. 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.
9. The applicant/ developer are the whole responsible if anything happens/ while constructing the building.
10. 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.
11. The applicant shall provide the STP and septic tank as per standard specification.

12. Any conditions laid by the authority are applicable.
13. The Owner/Developers shall be responsible for the safety of construction workers.
14. If in case above said condition are not adhered HMDA/Local Authority can withdraw the said permission.
15. The HMWS and SB and T.S Transco not to provide the permanent connection till to produce the occupancy certificate from the Sanctioning Authority.

Fee Intimation Conditions

1. The applicant shall submit Structural clearance certificate from OU/JNTU before release of plans from HMDA for the proposal
2. The applicant shall submit Drainage / Sewerage network plan before release of plans.
3. The applicant shall submit the Environmental Clearance certificate issued by the State Level Environmental Impact Assessment Authority (SEIAA) before release of plans.
4. The applicant shall mortgage 10 % of built up area in favour of M.C. HMDA as per rule 25(d) of G.O.Ms.No. 168 MA & UD dt.07-04-2012 before release of Building Plans from HMDA.
5. The applicant shall submit an undertaking on Rs. 100/- Non Judicial Stamp Paper in terms of G.O.Ms.No. 541
6. The applicant shall submit an undertaking on Rs. 100/- Non Judicial Stamp Paper that the 10 % of cellar shall be utilized for utilities and non-habitation purpose like A/C Plant room, Generator room, Sewerage Treatment Plant (STP), Electrical installations, Laundry, etc., and not for other purposes as per the condition laid down in (13(c-xi)) in Go.Ms.No. 168 MA, dt. 07.04.2012.
7. The applicant shall make provision for Solar Water Heating System and Solar Lighting System in the building and in the site for outdoor lighting, etc., shall be made and the applicant shall give a bank guarantee to this effect to the sanctioning authority for compliance of the same as per rule 15(a-xi) in Go. Ms. No. 168 MA, dt. 07.04.12 (15 (xi)).
8. The applicant shall provide refuse-chute along with proper garbage disposal systems.
9. The applicant shall provide Rain water harvesting from the roof tops may also be incorporated, to store water and also make special provisions for storm water drains as per Rule 15 (a-Vii) read with G.O Ms. No 350 MA dt. 09/06/2000 (Annexure -VI).
10. The applicant shall provide Building services like sanitation, plumbing, fire safety requirements lifts electrical installations and other utility services shall be executed under the planning, design and supervision of qualified and competent technical personnel.
11. The applicant shall approach to HMWS & SB department for water supply for bulk supply.
12. The applicant shall submit an undertaking stating that he is sole responsible if any discrepancy occurs with regard to the ownership aspects.



13. If any court case is pending in court of law, the permission granted shall be deemed to be withdrawn and cancelled. The applicant / developer shall follow the conditions mentioned in G.O. Ms.No. 168 MA dt. 07-04-2012 & NBC 2016.
14. If the applicant / developer furnished any misinterpretation or any fabricated documents for taking MSB approval, the technically approved MSB plans will be withdrawn & cancelled and action will be taken as per law.
15. The applicant / developer is wholly responsible if any loss of human life or any damage occurs while constructing the MSB and after construction of MSB and have no right to claim and HMDA & its employees shall not be held as a party to any such dispute / litigations.
16. Any conditions laid by the authority are applicable.
17. The applicant shall submit the feasibility for water & sewerage from HMWS & SB.
18. Cellar excavation not allowed during monsoon from June to September
19. The applicant shall submit the risk insurance policy for building construction period before release of plans from HMDA
20. Means of access to be demarcated on the Ground

Further action for release of approvals will be taken after fulfilling the above conditions.



Yours Faithfully



Designation: Chief Planning Officer
24/06/2025 11:40:51

For:
Metropolitan Commissioner
Hyderabad Metropolitan Development
Authority

NOTE: This is computer generated letter, doesn't require any manual signatures

Bk - 1, CS No 13255/2025 & Doct No
12774/2025.

Sheet 11 of 13 Joint Sub Registrar
Gandipet



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स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AADFY4894K

नाम / Name
YULA GLOBUS DEVELOPERS LLP



विगमन / शरीर की तारीख
Date of Incorporation/Formation
27/05/2024



भारत सरकार
Government of India



Kondaiah Ravuru
Kondaiah Ravuru
जन्म तिथि/DOB: 20/06/1971
लिंग/MALE

Issue Date: 16/06/2024

4181 7422 4708

VID : 9144 5235 5661 5917

ना आधार, ना सुविधा

Download Date: 15/02/2024

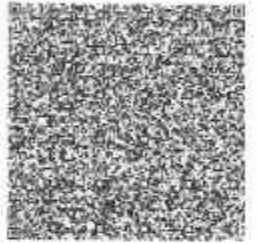


भारत विशिष्ट पहचान प्राधिकार संस्था
Unique Identification Authority of India



विवरण:
S/O Venkiah Ravuru, फ्लॉट नं 310 वायु ब्लॉक मे
हॉम नावद्वीपा अपार्टमेंट्स, - हिटेक सिटी, रंगरेडय,
मदहपुर, कर्नाटक, तेलंगणा,
तेलंगणा - 500081

Address:
S/O Venkiah Ravuru, Flat No 310 Vayu
Block My Home Navadweepa Apartments, -,
Hitech City, Shaikpet, Madhapur, K.V,
Rangereddy,
Telangana - 500081



4181 7422 4708

VID : 9144 5235 5661 5917

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भारत सरकार
Government of India



Jillelamudi Srikanth
जन्म तिथि/DOB: 23/05/1995
लिंग/MALE

आधार एक पहचान प्रमाण है, ना कि नागरिकता का प्रमाण है। इसे सत्यापन (ऑनलाइन सत्यापन, ऑनलाइन XML स्कानिंग) के साथ उपयोग करना चाहिए।
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

8371 9886 4511

ना आधार, ना सुविधा

Aadhaar Date: 28/01/2021

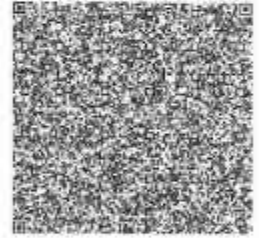


भारत विशिष्ट पहचान प्राधिकार संस्था
Unique Identification Authority of India



विवरण:
S/O Hari Babu, 23-4-74, वेणकटदि पालेम,
कंदुकुर, पो: कंदुकुर, प्रकाशम,
आंध्र प्रदेश - 523105

Address:
S/O Hari Babu, 23-4-74, venkatadi palem,
Kandukur, PO: Kandukur, DIST: Prakasam,
Andhra Pradesh - 523105



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VID : 9169 9684 7694 6857

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Details as on: 30/06/2024



भारत सरकार
Government of India



Peddanolla Praveen Kumar
जन्म तिथि/DOB: 10/05/1993
लिंग/MALE

Praveen

5504 0025 3871

VID : 9160 4848 7521 6025

ना आधार, ना सुविधा

Issue Date: 05/06/2021



भारत विशिष्ट पहचान प्राधिकार संस्था
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विवरण:
C/O Peddanolla Anjaneyulu, 7-1-276/8/33/3,
रेनुका नगर, अमेरपेट, हैदराबाद,
तेलंगणा - 500038

Address:
C/O Peddanolla Anjaneyulu, 7-1-276/8/33/3,
Renuka Nagar, Near Yellamma Temple,
Balkampet, Ameerpet, Hyderabad,
Telangana - 500038



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Download Date: 22/11/2024

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12774/2025, Sheet 12 of 13 Joint Sub Registrar
Gandipet



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Challan No: 610CAP230725

Bank Code : ICICIC

Payment : NB

Remitter Details

Name	YULA GLOBUS DEVELOPERS LLP
PAN Card No	AADFY4894K
Aadhar Card No	
Mobile Number	*****776
Address	HYDERABAD

Executant Details

Name	YULA GLOBUS DEVELOPERS LLP
Address	HYDERABAD

Claimant Details

Name	H M D A
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	270157
User Charges	1000
Mutation Charges	0
Haritha Nidhi	50
TOTAL	276207
Total in Words	Two Lakh Seventy Six Thousand Two Hundred Seven Rupees Only
Date(DD-MM-YYYY)	23-07-2025
Transaction Id	6413824773056

Stamp & Signature

Challan No: 610CAP230725

Bank Code : ICICIC

Payment : NB

Remitter Details

Name	YULA GLOBUS DEVELOPERS LLP
PAN Card No	AADFY4894K
Aadhar Card No	
Mobile Number	*****776
Address	HYDERABAD

Executant Details

Name	YULA GLOBUS DEVELOPERS LLP
Address	HYDERABAD

Claimant Details

Name	H M D A
Address	HYDERABAD

Document Nature

Nature of Document	Mortgage without Possession
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SRO Name	GANDIPET

Amount Details

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Total in Words	Two Lakh Seventy Six Thousand Two Hundred Seven Rupees Only
Date(DD-MM-YYYY)	23-07-2025
Transaction Id	6413824773056

Stamp & Signature

Note: Scan the QR code to verify the challan details and go through refund policy.

Note: Scan the QR code to verify the challan details and go through refund policy.

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12774/2025. Sheet 13 of 13 Joint SubRegistrar1
Gandipet

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