

14/11/2022

136A3/2022



తెలంగాణ తేలంగానా TELANGANA

S.No. 19616 Date: 12/11/2022
 Sold to : S. Narayan Reddy
 S/o : Late S. Hanumanth Reddy R/o Hyd.
 For Whom : M/s. Lumbini Constructions Pvt. Ltd., Hyd.

S. Srikanth AT 896517
V. SRIKANTH
 LICENCED STAMP VENDOR
 LIC No. 15-10-018/2008, REN No. 15-10-018/2021
 P.No. 49, Sy. No. 10, Beside Swathi School,
 Madhapur, Serilingampally(M), R.R. Dist.
 Phone: 9493014949

DEED OF SIMPLE MORTGAGE

This Deed of Simple Mortgage is made and executed on this the 23rd day of November 2022 at R.O. Gandipet, Rangareddy District, Telangana State, by:

1. **Mr. N. NAGENDRA BABU** S/o: Mr. N. Venkateswara Rao, aged: 54 years, Occ: Advocate, resident of 5D & 5E, Reliance Estates, Hill Top Colony, Erramanzil, Hyderabad (Aadhar No. 2204 4039 7687).
2. **Dr. KAVITA GARNETI** W/o: Mr. Narendra Garneti, Aged: 46 years, Occ: Consultant in Psychiatry, resident of 6 Ringinglow Gardens, Sheffield, S11 7DB, England, U. K.

(Hereinafter referred to as the **OWNERS**, which expression unless repugnant to the context shall mean and include all their legal heirs, representatives, assigns, executors, administrators, attorney etc., forming the **FIRST PART**).

Represented by their registered Development Agreement cum General Power of Attorney ("DGPA") holder:

For LUMBINI CONSTRUCTIONS PRIVATE LIMITED

Narayan R. Schyran

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. 99600/- paid between the hours of _____ and _____ on the 23rd day of NOV, 2022 by Sri N.Nagendra Babu

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR			M/S LIMBINI CONSTRUCTIONS PVT LTD (R/P) S.NARAYAN REDDY S/O. LATE S.HANUMANTH REDDY GACHIBOWLI, HYDERABAD	<i>Narayana K. Solipuram</i>
2	MR			M/S LIMBINI CONSTRUCTIONS PVT LTD (R/P) S.NARAYAN REDDY S/O. LATE S.HANUMANTH REDDY GACHIBOWLI, HYDERABAD	<i>Narayana K. Solipuram</i>

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			S RAVI AADHAAR NO XXXX XXXX 3324	<i>Ravi</i>
2			P ARUN KUMAR AADHAAR NO XXXX XXXX 9448	<i>P. Arun Kumar</i>

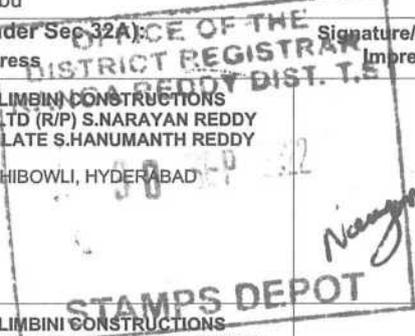
23rd day of November, 2022

Signature of Sub Registrar Gandipet

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4714 Name: Narayana Reddy Solipuram	S/O Solipuram Hanumanth Reddy, Gachibowli, K.v. Rangareddy, Telangana, 500032	

Bk - 1, CS No 14415/2022 & Doct No 13643/2022. Sheet 1 of 8 Sub Registrar Gandipet



M/S LIMBINI CONSTRUCTIONS PRIVATE LIMITED



Generated on: 23/11/2022 03:28:10 PM



M/s. LUMBINI CONSTRUCTIONS PRIVATE LIMITED, (Formerly Lumbini Constructions India Private Limited) a Company incorporated under the provisions of the Companies Act, 2013, having its registered office at Plot No.88, Lumbini Avenue, Gachibowli, Gachibowli, Hyderabad – 32, represented by its Managing Director, **SRI. S. NARAYAN REDDY S/o Sri Late S. Hanumanth Reddy**, Aged 51 years Occupation: Business R/o 4-51/L/92, Lumbini SLN Springs, Gachibowli, Hyderabad –32 (**Aadhar No. 2028 9845 4714**).

(Vide registered DGPA bearing document No.12820 of 2019, dated 19.07.2019, Book -1, registered at the office of SRO, Gandipet which include their heirs, executors, administrators and assigns)

AND

M/s. LUMBINI CONSTRUCTIONS PRIVATE LIMITED, (Formerly Lumbini Constructions India Private Limited) a Company incorporated under the provisions of the Companies Act, 2013, having its registered office at Plot No.88, Lumbini Avenue, Gachibowli, Gachibowli, Hyderabad – 32, represented by its Managing Director, **SRI. S. NARAYAN REDDY S/o Sri Late S. Hanumanth Reddy**, Aged 51 years Occupation: Business R/o 4-51/L/92, Lumbini SLN Springs, Gachibowli, Hyderabad –32 (**Aadhar No. 2028 9845 4714**).

(Hereinafter referred to as the **DEVELOPER**, which expression unless repugnant to the context shall mean and include all its Directors, legal representatives, assigns, executors, administrators, attorney etc.).

(The Land Owners and the Developer shall be collectively referred to as the **"MORTGAGORS"**, which expression unless repugnant to the context shall mean and include all their legal heirs, Directors, legal representatives, assigns, executors, administrators, attorney etc.).

IN FAVOUR OF

METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY, Swarna Jayanthi Complex, Ameerpet, Hyderabad – 500 016, Telangana State.

(Hereinafter referred to as the **"MORTGAGEE"**, which expression unless repugnant to the context shall mean and include his successor in office and assigns).

WHEREAS, the Land Owners 1 & 2 are the joint and absolute owners of total land admeasuring Ac 2-23.49 Guntas in Plot Nos. 17, 18 & 19(P) Sy. Nos. 337 & 337(P) of Puppalguda Village, Rajendranagar Mandal, Rangareddy District having purchased the same under registered sale deeds.

The Land Owners with an intention to develop the above land into residential Apartments have given the same on development to the Developer, under a registered Development Agreement cum General Power of attorney bearing document No.12820 of 2019, dated 19.07.2019, Book -1, registered at the office of SRO, Gandipet.

For LUMBINI CONSTRUCTIONS PRIVATE LIMITED

Narayana K. Selvaram

MANAGING DIRECTOR

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						
	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	99600	0	0	0	99600
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	105100	0	0	0	105200

Rs. 5000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 99600/- towards Registration Fees on the chargeable value of Rs. 9251000/- was paid by the party through E-Challan/BC/Pay Order No ,410QE231122 dated ,23-NOV-22 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 105150/-, DATE: 23-NOV-22, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 9386316262227, PAYMENT MODE: NB-1001138, ATRN: 9386316262227, REMITTER NAME: LUMBINI CONSTRUCTIONS PRIVATE LIMITED, EXECUTANT NAME: LUMBINI CONSTRUCTIONS PRIVATE LIMITED, CLAIMANT NAME: METROPOLITAN COMMISSIONER HMDA).

Date:
23rd day of November, 2022

Signature of Registering Officer
Gandipet

Bk - 1, CS No 14415/2022 & Doct No 13643 / 2022
 Sheet 2 of 8 Sub Registrar Gandipet

Housiey.com

పుస్తకము 2022 సం. జ. 1943
 పు. 13643 సంబంధంగా రిజిస్ట్రారు చేయబడి
 స్వా నింగు నిమిత్తం గుర్తింపు తేది... 1525
 1వ 13643 సంబంధం వల్ల ఇవ్వడమైనది.
 2022 సం. నవంబరు 23 తేది.


 రిజిస్ట్రారు అధికారి



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

The Mortgagors applied for building permission for grant of Residential building consisting of 2 Cellar + 1 Ground + 15 upper floors in land admeasuring Ac 2-23.49 Guntas in Plot Nos. 17, 18 & 19(P) Sy. Nos. 337 & 337(P) of Puppalguda Village, Rajendranagar Mandal, Rangareddy District, Telangana State ("Project").

Whereas the Hyderabad Metropolitan Development Authority, ("HMDA") vide Permit No.006064/BP/HMDA/1191/SKP/2022, dated 21.09.2022 has accorded building permission to the Mortgagors for construction of residential building consisting of of 2 Cellar + 1 Ground + 15 upper floors and directed the Mortgagors to pay an amount of Rs.4,39,20,917/- towards charges, fees and expenses for building permit. As per the directions of HMDA, the Mortgagors have paid the entire amount.

Whereas as per the above building permission and in compliance of the G.O.Ms. No.168, Dt:07.04.2012, the Mortgagors is handing over 10% of builtup area admeasuring 4204.87 Sq. Mtrs in the Project in favour of MC, HMDA, as per rule 25(d) of G.O.Ms. No.168, Dt:07.04.2012 by executing a simple mortgage in favour of the Mortgagee.

I/We further submit that, I/We obey the said conditions mentioned in the building permit without fail. If any defect arises over the said property I/we shall be held responsible for the same.

NOW THIS DEED OF MORTGAGE WITNESSETH AS FOLLOWS:

1. In pursuance of the rules relating to the approval of applications towards building permit (Hereafter referred to as the "Said Rules") the Mortgagors both hereby covenant with the Mortgagee that the Mortgagors shall always duly observe and perform all the terms and conditions of the Said Rules and in order to secure the performance of the engagements hereby mortgages the Schedule builtup area to the Mortgagee.
2. It is hereby expressly agreed and declared that in the event of any failure on the part of the Mortgagors to comply with any of the terms and conditions for the building permit, or there shall be any breach by the Mortgagors of the covenants, it shall be lawful for the Mortgagee to sell the Mortgaged area or any part thereof in any manner as the Mortgagee think fit and Mortgagors shall forfeit the right or redemption as against the Mortgagee.
3. And it is hereby agreed that the Mortgagee shall be free to complete the said works with the amount so realized and the Mortgagors shall not be proceeding against the Mortgagee in any court of law.

For LUMBINI CONSTRUCTIONS PRIVATE LIMITED

Narayan K. Selvaraj
MANAGING DIRECTOR

Bk - 1, CS No 14415/2022 & Doct No

Sheet 3 of 8

Sub Registrar
Gandipet

Housiey.com

ORIGINAL DOCUMENT

Generated on: 23/11/2022 03:28:10 PM



4. That the value of the 10% of the builtup area for which simple mortgage is being executed for an extent of 4204.87 Sq. Meters or 45260.84 Sq. ft.

SCHEDULE OF THE PROPERTY

ALL THAT the 10% of the total built-up area i.e., 4204.87 Sq. Meters or 45260.84 Sq. feet along with undivided share of land admeasuring total 1447 Sq. Yards in Residential Apartment – Lumbini Elysee to be constructed on land admeasuring Ac 2-23.49 Guntas in Plot Nos. 17, 18 & 19(P) Sy. Nos. 337 & 337(P) of Puppalguda Village, Rajendranagar Mandal, Rangareddy District:

Mortgage Area Statement:

Tower #	Floor	Area (Sq. Mtrs)	Area (Sq. Ft)	UDS – Sq. Yds	Boundaries
C – 0	GROUND	265.39	2856.63	87	North: Open to Sky South: Open to Sky East: Corridor West: Open to Sky
D – 0	GROUND	178.27	1918.88	59	North: Open to Sky South: Open to Sky East: Corridor West: Open to Sky
G – 0	GROUND	178.08	1916.83	59	North: Open to Sky South: Open to Sky East: Corridor West: Open to Sky
H – 0	GROUND	265.43	2857.06	88	North: Open to Sky South: Open to Sky East: Corridor West: Open to Sky
A – 1	FIRST	202.56	2180.33	67	North: Open to Sky South: Open to Sky East: Open to Sky West: Corridor
B – 1	FIRST	180.51	1942.99	59	North: Open to Sky South: Open to Sky East: Corridor West: Open to Sky
C – 1	FIRST	265.50	2857.81	87	North: Open to Sky South: Open to Sky East: Corridor West: Open to Sky
D – 1	FIRST	178.56	1922.00	59	North: Open to Sky South: Open to Sky East: Corridor West: Open to Sky

For LUMBINI CONSTRUCTIONS PRIVATE LIMITED

Narayan R. Sathyasram
MANAGING DIRECTOR

Bk - 1, CS No 14415/2022 & Doct No

13612 / 2021

Sheet 4 of 8

Sub Registrar
Gandipet



Generated on: 23/11/2022 03:28:10 PM



G-1 9	FIRST	178.34	1919.63	59	North: Open to Sky South: Open to Sky East: Corridor West: Open to Sky
H-1 10	FIRST	265.72	2860.18	88	North: Open to Sky South: Open to Sky East: Corridor West: Open to Sky
I-1 11	FIRST	180.67	1944.71	59	North: Open to Sky South: Open to Sky East: Corridor West: Open to Sky
J-1 12	FIRST	210.46	2265.37	68	North: Open to Sky South: Open to Sky East: Open to Sky West: Corridor
A-2 13	SECOND	202.56	2180.33	76	North: Open to Sky South: Open to Sky East: Open to Sky West: Corridor
B-2 14	SECOND	180.51	1942.99	62	North: Open to Sky South: Open to Sky East: Corridor West: Open to Sky
C-2 15	SECOND	265.50	2857.81	102	North: Open to Sky South: Open to Sky East: Corridor West: Open to Sky
D-2 16	SECOND	178.56	1922.00	66	North: Open to Sky South: Open to Sky East: Corridor West: Open to Sky
G-2 17	SECOND	178.34	1919.67	66	North: Open to Sky South: Open to Sky East: Corridor West: Open to Sky
H-2 18	SECOND	265.72	2860.18	100	North: Open to Sky South: Open to Sky East: Corridor West: Open to Sky
I-2 19	SECOND	180.67	1944.71	61	North: Open to Sky South: Open to Sky East: Corridor West: Open to Sky

For LUMBINI CONSTRUCTION PRIVATE LIMITED

Nandan K. Shyam
MANAGING DIRECTOR

Bk-1, CS No 14415/2022 & Doct No

13643/2022

Sheet 5 of 8

Sub Registrar
Gandipet



Generated on: 23/11/2022 03:28:10 PM



J - 2 20	SECOND	203.52	2190.67	75	North: Open to Sky South: Open to Sky East: Open to Sky West: Corridor
Total area		4204.87 Sq. Mtrs (or) 45260.84 Sq. Ft, with UDS 1447 Sq. Yds.			

IN WITNESS WHEREOF, the Mortgagors herein have executed this "DEED OF SIMPLE MORTGAGE" with its/his free will and volition on my own and without there being any duress or undue influence or coercion on the day, month and year in the following witnesses:

WITNESSES:

1. Ravi

2. [Signature]

For LUMBINI CONSTRUCTION PRIVATE LIMITED

Naray R. Salyasam

MANAGING DIRECTOR

Signature of Land Owners,
Rep., by their DGPA holder

For LUMBINI CONSTRUCTIONS PRIVATE LIMITED

Naray R. Salyasam

MANAGING DIRECTOR
Signature of Developer

Housiey.com

Bk - 1, CS No 14415/2022 & Doct No

3642 / 2022

Sheet 6 of 8

Sub Registrar
Gandipey

Housiey.com

Generated on: 23/11/2022 03:28:10 PM



AN UNFINISHED, UNOCCUPIED RESIDENTIAL BUILDING IN SURVA MOO 33A VILLAGE, RAJENDRA NAGAR MANDAL, RAJANGA REDDY DISTRICT, TELANGANA STATE.

BELONGING TO:
 1. SRI N. RAJENDRA BABU
 2. SRI N. VENKATESWARA BABU
 3. MRS. GARNETI KAVITHA
 WIDDUR, GANDEWARA

AREA DETAIL

Site Area	10448.00 Sq.mts
Less Road Widening Area	1238.77 Sq.mts
Net Site Area	9210.23 Sq.mts
Required Organized Space Area (10%)	921.02 Sq.mts
Proposed Organized Space Area (10.77%)	992.05 Sq.mts
Basement (0th) Floor Area	7832.89 Sq.mts
Ground Floor Area	2732.10 Sq.mts
1st Floor Area	2936.89 Sq.mts
2nd Floor Area	2936.21 Sq.mts
3rd Floor Area	2936.21 Sq.mts
4th Floor Area	2936.21 Sq.mts
5th Floor Area	2936.21 Sq.mts
6th Floor Area	2936.21 Sq.mts
7th Floor Area	2936.21 Sq.mts
8th Floor Area	2936.21 Sq.mts
9th Floor Area	2936.21 Sq.mts
10th Floor Area	2936.21 Sq.mts
11th Floor Area	2936.21 Sq.mts
12th Floor Area	2936.21 Sq.mts
13th Floor Area	2936.21 Sq.mts
14th Floor Area	2936.21 Sq.mts
15th Floor Area	2936.21 Sq.mts
Total Area	44488.92 Sq.mts
Required Mortgage Area (10%)	444.89 Sq.mts
Proposed Mortgage Area (10.13%)	4204.87 Sq.mts
Required Parking Area (24%)	917.03 Sq.mts
Proposed Parking Area (24.7%)	1437.60 Sq.mts

Scale: 1:500, 0.00m=1cm Date: 04/04/2013

SPECIFICATIONS

FOUNDATION	R.C.C. FOOTING & C.C.BED
SUPERSTRUCTURE	R.C.C. FRAME WORK & CONCRETE
BEAM SLAB	R.C.C. WALLS & COLUMN
UPPER CHAJAS	R.C.C.
PLASTERING	CEMENT MORTAR
DOORS & WINDOWS	CL. WOOD FRAME & SHUTTER

OPENINGS	
Door	2.40 x 2.10 UPVC
Window	1.20 x 1.20 UPVC
Door	0.90 x 2.10 UPVC
Window	0.90 x 2.10 UPVC
Door	1.20 x 1.20 UPVC
Window	1.20 x 1.20 UPVC
Door	1.20 x 1.20 UPVC
Window	1.20 x 1.20 UPVC
Door	1.20 x 1.20 UPVC
Window	1.20 x 1.20 UPVC

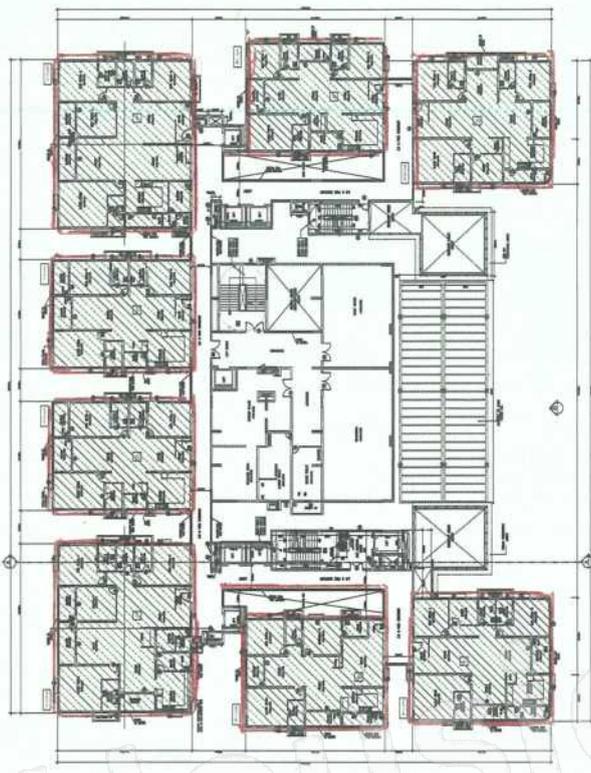


REFERENCE
 SCALE: 1:100

PROPOSED
 EXISTING
 10% MORTGAGE AREA
 10% ORGANIZED SPACE AREA
 ALL DIMENSIONS ARE IN METRES
 DIMENSIONS OF THE STORES

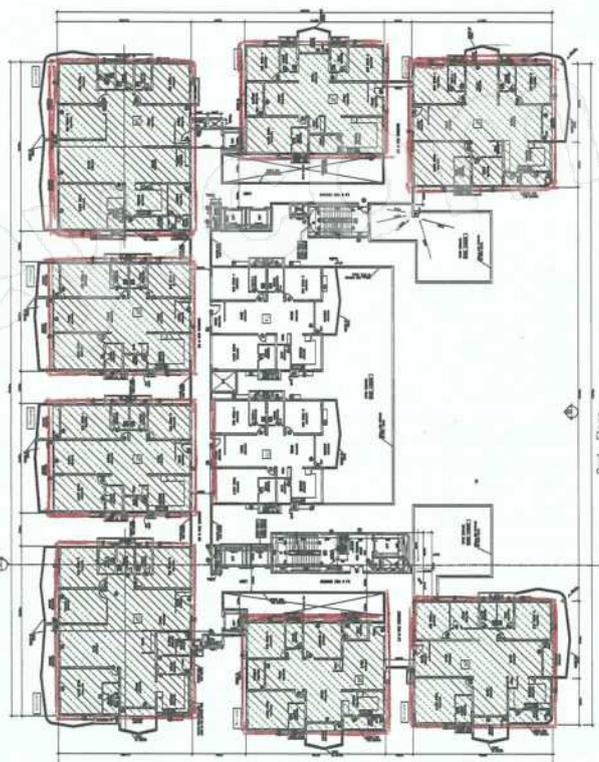
SIGNATURE OF THE STRUCTURAL ENGINEER
 (Stamp)

SIGNATURE OF THE ARCHITECT
 (Stamp)



1st Floor Mortgage Plan

— Inclusion
 — Exclusion



2nd Floor Mortgage Plan

10% Proposed Mortgage Area: 4204.87 Sq.mtrs

Nayal K. Sathyan

Bk - 1, CS No 14415/2022 & Doct No

13643 / 2022

Sheet 7 of 8

Sub Registrar
Gandipet



Generated on: 23/11/2022 03:28:10 PM



भारत सरकार
Government of India



नायना रेड्डी सोलपुरम
Nanyana Reddy Solapuram
जन्म तिथि/DOB: 25/06/1971
पुरुष/MALE

UIDAI Date: 17/04/2015

2028 9845 4714
VID : 9152 3506 0930 7076

ना आधार, ना सुविधा

भारतीय पहचान प्राधिकरण
Unique Identification Authority of India



पतेदार:
S/O. सोलपुरम नानयना रेड्डी, 4-51/92-92-92,
वाडी नं. 51/92, लुम्बिनी स्प्रिंग्स, गच्छिबोली,
कोरगांव - 500032

Address:
S/O. Solapuram Hanumarth Reddy, 4-
51/L/92 Villa-92, Lumbini SLN Springs,
Gachibowli, Gachibowli, K.v. Rangareddy,
Telangana - 500032

2028 9845 4714
VID : 9152 3506 0930 7076

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

Nanyana K. Solapuram

भारत सरकार
Government of India



शगन्ति रावी
SHAGANTI RAVI
जन्म तिथि/DOB: 05/07/1987
पुरुष/MALE

UIDAI Date: 17/04/2015

8632 3625 3324

आधार - आधारवादी का अधिकार

भारतीय पहचान प्राधिकरण
Unique Identification Authority of India



पतेदार:
SHAGANTI RAVI
आधारवादी, आधारवादी, कोरगांव,
कोरगांव - 506134

Address:
SHAGANTI RAVI
Bharatnagar,
Andhra Pradesh - 506134

UIDAI Date: 17/04/2015

8632 3625 3324

Adhaar - Aam Admi ka Adhikar

Housley.com

Ravi

भारत सरकार
Government of India



पोथराज अरुण कुमार
Pothraj Arun Kumar
जन्म तिथि/DOB: 05/10/1981
पुरुष/MALE

UIDAI Date: 17/04/2015

3880 3445 9448

मेरा आधार, मेरी पहचान

भारतीय पहचान प्राधिकरण
Unique Identification Authority of India



पतेदार: S/O देवदास, 3-40,
हेमायत नगर, हेमायत नगर,
ई.टी.कोरगांव, कोरगांव, 500075

Address: S/O Devas, 3-40, hemayath
nagar, Hemayathnagar, K.v. Rangareddy,
Telangana, 500075

UIDAI Date: 16/11/2015

3880 3445 9448

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

Pothraj

Bk - 1, CS No 14415/2022 & Doct No

13642 / 2022 Sheet 8 of 8

Sub Registrar
Gandipet



Generated on: 23/11/2022 03:28:10 PM

