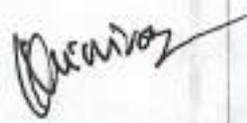




**Presentation Endorsement:**

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. 53600/- paid between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the 29th day of NOV, 2024 by Sri M Sri Sowrya

Execution admitted by (Details of all Executants/Claimants under Sec 32A):				Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address
1	MR			M/S. LANSUM & MK REALTY LLP (RIP) M.SOWRYA S/O. M SOMABRAHMAN SRINAGAR COLONY, HYD.

Identified by Witness:				Signature
Sl No	Thumb Impression	Photo	Name & Address	
1			V SREENIVAS AADHAAR NO XXXX XXXX 0057	
2			Y DURGAGANESH AADHAAR NO XXXX XXXX 2993	

29th day of November, 2024

*Buse*  
Signature of Sub Registrar  
Gandipet

Biometrically Authenticated by  
SRO MUBA AKISHAN  
on 29-NOV-2024 14:51:16

**E-KYC Details as received from UIDAI:**

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX0057 Name: Sreenivas Vinjamoori	S/O Eshwaraiiah Vinjamoori, Golconda, Golconda, Hyderabad, Telangana, 500008	
2	Aadhaar No: XXXXXXXX2993 Name: Yandamuri Durgaganesh	Narsipatnam, Anapakalli, Andhra Pradesh, 531116	
3	Aadhaar No: XXXXXXXX5272 Name: Motukuri Sri Sowrya	M S ma Brahmam, Gachibowli, K.v. Rangareddy, Telangana, 500032	

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Bk - 1, CS No 17240/2024 & Doct No 16519/2024, Sheet 1 of 9 Sub Registrar Gandipet

WHEREAS the developer has entered for development of land to Sale Deed admeasuring **416.29 Sq. Yds**, covered by Survey Nos. 347/Part, 348 and 349 situated at Puppalguda Village, Gandipet Mandal, Ranga Reddy District from **Sri. Polasani Ravinder Rao S/o P. Narasing Rao** and others by virtue of a sale Deed bearing Document No.**8053/ 2023** of dated **21-06-2023** Registered at Sub - Registrar Gandipet, Ranga Reddy District.

WHEREAS the developer has entered for development of land to Development Agreement Cum General Power Attorney admeasuring **15,186.71 Sq. Yds**, covered by Survey Nos. 347/Part, 348 and 349 situated at Puppalguda Village, Gandipet Mandal, Ranga Reddy District from **Mrs. Katru Sanjana Chowdary W/o Sri. Mothukuri Sri Sowrya** and others by virtue of Document No. **8058/ 2023** of dated **21-06-2023** Registered at Sub - Registrar Gandipet, Ranga Reddy District.

WHEREAS the developer has entered for development of land to Development Agreement Cum General Power Attorney admeasuring **2299 Sq. Yds**, covered by Survey Nos. 347/Part, 348, 349 and 350 situated at Puppalguda Village, Gandipet Mandal, Ranga Reddy District from **Sri. Sardar Singh S/o Late Narayan Singh** and others by virtue of Document No.**8059/ 2023** of dated **21-06-2023** Registered at Sub - Registrar Gandipet, Ranga Reddy District.

WHEREAS the developer has entered for development of land to Development Agreement Cum General Power Attorney admeasuring **9680 Sq. Yds**, covered by Survey Nos. 349 and 350 situated at Puppalguda Village, Gandipet Mandal, Ranga Reddy District from **Sri. P Ravinder Rao S/o P Narsing Rao & Others** and others by virtue of Document No.**8057/ 2023** of dated **21-06-2023** Registered at Sub - Registrar 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 admeasuring **27,581.95 Sq. Yds**, covered by Survey Nos. 347/Part, 348, 349 and 350 situated at Puppalguda Village, Gandipet Mandal, Ranga Reddy District, more particularly described in the Schedule-A annexed hereto and hereinafter called the "A-Schedule Property":

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.

For LANSUM & MK REALTY LLP

Partner

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	53600	0	0	0	53600
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
<b>Total</b>	<b>100</b>	<b>0</b>	<b>59100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>59200</b>

Rs. 5000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 53600/- towards Registration Fees on the chargeable value of Rs. 53546500/- was paid by the party through E-Challan/BC/Pay Order No. 444PG1281124 dated 28-NOV-24 of SBIN

**Online Payment Details Received from SBI e-P**

(1). AMOUNT PAID: Rs. 59100/-, DATE: 28-NOV-24, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 8745519508017, PAYMENT MODE: CASH-1001138, ATRN: 8745519508017, REMITTER NAME: LANSUM AND MK REALTY LLP, EXECUTANT NAME: LANSUM AND MK REALTY LLP, CLAIMANT NAME: METROPOLITAN COMMISSIONER HMDA.

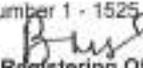
Date:

29th day of November, 2024

  
Signature of Registering Officer  
Gandipet

**Certificate of Registration**

Registered as document no. 16519 of 2024 of Book-1 and assigned the identification number 1 - 1525 - 16519 - 2024 for Scanning on 29-NOV-24.

  
Registering Officer  
Gandipet  
(M. Balakishan)

Bk - 1, CS No 17240/2024 & Doct No 16519/2024. Sheet 2 of 9 Sub Registrar Gandipet

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And, we have applied for **revision** of construction of building permission for the proposed construction of multistoried residential apartment complex consisting of **AMENITIES (BLOCK) (4 Cellars + 1 Ground + 7 upper floors) BLOCK (A) (4 Cellars + 1 Stilt + 60 upper floors) BLOCK (B) (4 Cellars + 1 Stilt + 60 upper floors) BLOCK (C) (4 Cellars + 1 Stilt + 60 upper floors) Floors in Plot nos. -, Sy. Nos. 347P, 348, 349 and 350 of Puppalguda Village, Gandipet (M) Mandal, Ranga Reddy District** to an extent of 23061.94 Sq mts whereas the **Hyderabad Metropolitan Development Authority** has provisionally approved the sanctioned plan in respect of premises bearing Survey Nos. **347/Part, 348, 349 AND 350** admeasuring, area Ac.5.70 ( 23,061.94 Sq.Mts) with a total built-up area of 3,01,192.15 square mts or **32,42,005.32 sq. feet** situated at Puppalguda Village, Gandipet Mandal, Ranga Reddy District.

**Whereas**, we previously obtained Building Permission from HMDA for two towers consisting of **AMENITIES (BLOCK) (4 Cellars + 1 Ground + 6 upper floors) BLOCK (A) (4 Cellars + 1 Stilt + 59 upper floors) BLOCK (B) (4 Cellars + 1 Stilt + 59 upper floors) in Plot nos. -, Sy. Nos. 347P, 348 & 349 of Puppalguda Village, Gandipet (M) Mandal, Ranga Reddy District** to an extent of **15,664.68 Sq mts** and Total Built Up Area of 2,00,189.59 Sq. Mts. vide BP NO **13135/BP/HMDA/2934/SKP/2023** dated **13/08/2024** Whereas it 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 proceeding **Lr No: 010075/BP/HMDA/2623/SKP/2024** dated **27/11/2024** to initiate summary demolition proceeding in respect of the violated portion. Whereas the first party has given an undertaking to pay the City Level Infrastructure Impact Fees in six equal installments within a period of three years. In lieu of payment of the city level infrastructure Impact Fees in six equal installments, the first party during original approval mortgaged 50% of the Ground/Second Floors with an extent of 2,854.85\_ Square meters or 30729.341

For LANSUM & MK REALTY LLP

Partner

Bk - 1, CS No 17240/2024 & Doct No 16519/2024, Sheet 3 of 9 Sub Registrar Gandipet



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square feet vide Mortgage Deed No. 8027/2024 dated 14/06/2024. The first party do hereby mortgage additional built-up area (BUA) to align with 50% of the proportionate area of the additionally proposed Built Up Area with extent of 1,658.21 Sq Mts or 17,848.82 Sq feet in Ground/Second Floors as per G.O.Ms.No.250 MA & UD (M) Department dt: 07-06-2010, G.O.Ms.No.342 MA & UD(M) Department 04-09-2012, G.O.Ms.No.08 MA & UD (M1) Department dt: 13-10-2014, G.O.Mt.No.301 MA & UD (plg. II (1)) Department dt: 30-11-2017, G.O.Ms.No.219 MA & UD Department dt: 07-03-2019 and G.O.Mt.No.278 MA & UD (plg.III) Department dt: 06-07-2020 to the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority by way of this simple mortgage deed.

as per G.O.Ms.No.250 MA & UD (M) Department dt: 07-06-2010, G.O.Ms.No.342 MA & UD(M) Department 04-09-2012, G.O.Ms.No.08 MA & UD (M1) Department dt: 13-10-2014, G.O.Mt.No.301 MA & UD (plg. II (1)) Department dt: 30-11-2017, G.O.Ms.No.219 MA & UD Department dt: 07-03-2019 and G.O.Mt.No.278 MA & UD (plg.III) Department dt: 06-07-2020 to the **Metropolitan Commissioner, Hyderabad Metropolitan Development Authority** by way of this simple mortgage deed. In case we fail to pay the city level Infrastructure Impact Fees in six installments we hereby authorize the **Metropolitan Commissioner, Hyderabad Metropolitan Development Authority** to dispose of the square mts of proposed floors and Flats (as per Annexure- C given below) as the case may be by way of sale by **Metropolitan Commissioner, Hyderabad Metropolitan Development Authority** and we have no objection of what so over nature.

That the value of the Simple Mortgage Area i.e. **1658.21 square mts or 17,848.82 sq. feet Rs. 5,35,46,460/- (Rupees Five Crores Thirty Five Lakhs Forty Six Thousand Four Hundred and sixty Only).**

ANNEXURE-C					
FLOORS	A-BLOCK	B-BLOCK	C-BLOCK	AMENITIES	TOTAL
Ground Floor	0.00	0.00	0.00	734.38	<b>734.38</b>
2 <sup>nd</sup> Floor	0.00	0.00	923.83	0.00	<b>923.83</b>
<b>TOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>923.83</b>	<b>734.38</b>	<b>1,658.21</b>

For LANSUM & MK REALTY LLP

Partner

Blk - 1, CS No 17240/2024 & Doct No  
16519/2024. Sheet 4 of 9 Sub Registrar  
Gandipet



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We do hereby further undertake that we will comply all those terms and conditions imposed by the **Metropolitan Commissioner, Hyderabad Metropolitan Development Authority** pursuant to the building applications for the proposed sanctioned plan granted to us.

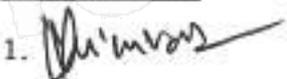
**SCHEDULE OF PROPERTY -**

All that the land admeasuring 27,581.95 Sq. Yds, covered by Survey Nos. **347P, 348, 349 AND 350** situated at Puppalaguda Village, Gandipet Mandal, Ranga Reddy District and bounded by:

- North : Land belongs to vendors and M/s. Meenakshi Group  
South : Government Land  
East : Proposed 100 ft Road  
West : Land belongs to Lansum Leisures and Entertainment LLP

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

**WITNESSES:**

1. 
2. 

For LANSUM & MK REALTY LLP

 Partner

**DEVELOPER/FIRST PARTY**

Bk - 1, CS No 17240/2024 & Doct No 16519/2024, Sheet 5 of 9 Sub Registrar Gandipet

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RESIDENTIAL APARTMENTS IN  
 SUBMITTED 344, 1475, 348, 349, 350,  
 SITUATED AT PUNYA GUDA VILLAGE,  
 CHANDLER ROAD, MANDALAY, DISTRICT  
 SINGAPORE

Belonging to:  
 M/S LANDAM & ARCHITECTS PVT. LTD.  
 57, S. SIVARAJA MOORTHY, 5/A, ST. MARGARET,  
 RAJAHMUNDRAM, G. S. DISTRICT, ANDHRA PRADESH, INDIA

UTILISATION:	NORTH	N	E
IN MORTGAGE AREA		W	S
SCALE: METRIC	SCALE: METRIC		

AREA STATEMENT

2ND FLOOR AREA: 1,689.21 Sqmts

Planned Building Area (50%) : 844.61 Sqmts

Planned Building Area: 900.00 Sqmts

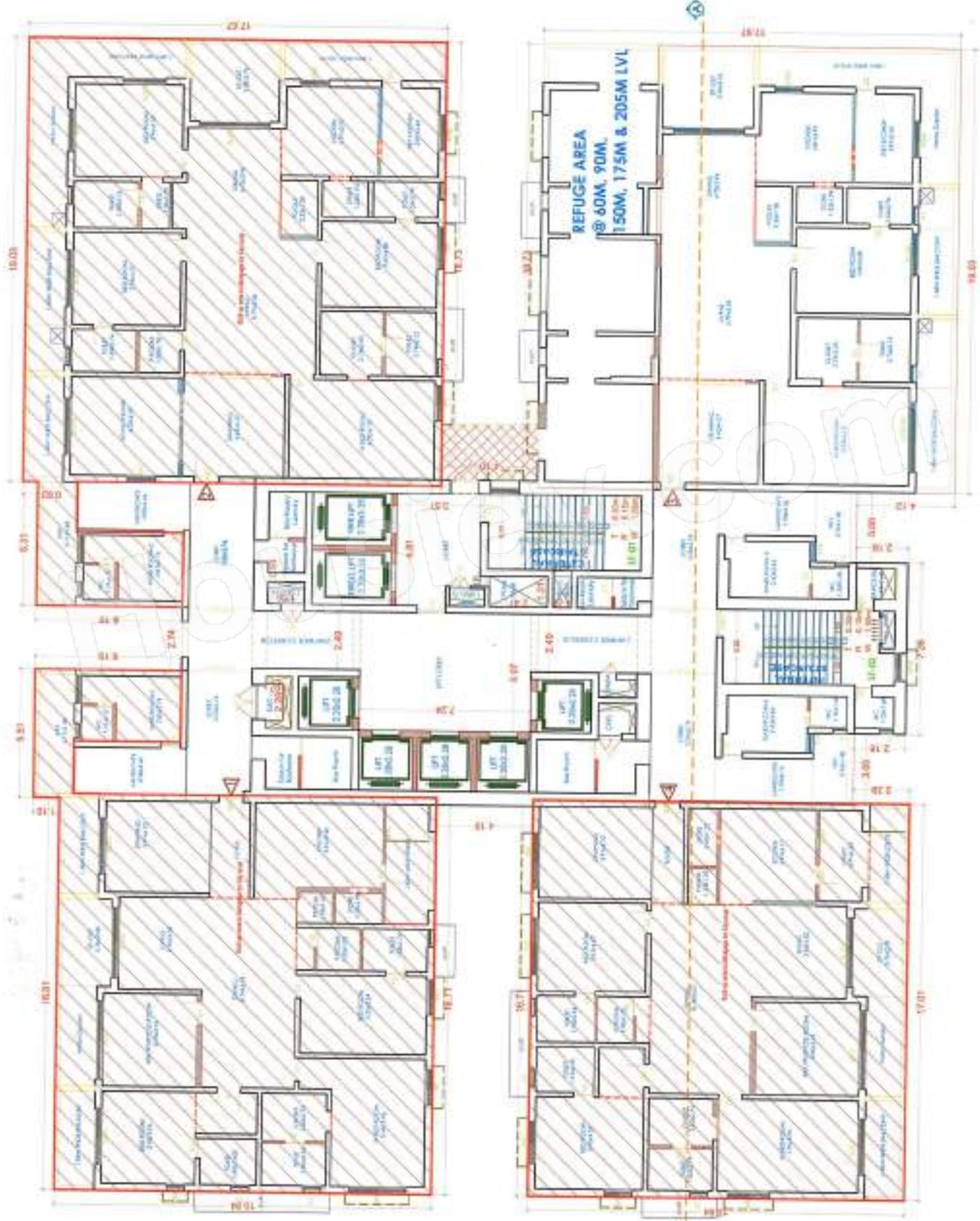
HANDED OVER

TAKEN OVER

5th MORTGAGE PLAN

Sheet Title: BLOCK - C 2ND FLOOR PLAN

Sheet no: 03 OF 04



Bk - 1, CS No 17240/2024 & Doct No 16519/2024. Sheet 6 of 9 Sub Registrar Gandipet

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Bk - 1, CS No 17240/2024 & Doct No  
16519/2024, Sheet 7 of 9 Sub Registrar  
Gandipet

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భారత ప్రభుత్వం  
Government of India



అధికారిక నం. 12110903



మోతుకూరి శ్రీ సోమ  
Mothukuri Sri Sowrya  
పుట్టిన తేదీ/DOB: 16/02/1986  
పురుషుడు/ MALE

అధికారి అధికార ప్రమాణం కాదు, పౌరత్వం లేదా పుట్టిన తేదీ కి అందు. ఇది దృవీకరణ ప్రాధాన్యత అధికారి నుండి ప్రమాణం లేదా QR కోడ్ / ఆన్లైన్ XML ద్వారా తీసుకోవాలి.  
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).

6811 3820 5272  
నా ఆధార్, నా సుర్తింపు

భారత ప్రభుత్వం  
Unique Identification Authority of India



అధికారిక నం. 12110903



మోతుకూరి శ్రీ సోమ  
Mothukuri Sri Sowrya  
పుట్టిన తేదీ/DOB: 16/02/1986  
పురుషుడు/ MALE

అధికారి అధికార ప్రమాణం కాదు, పౌరత్వం లేదా పుట్టిన తేదీ కి అందు. ఇది దృవీకరణ ప్రాధాన్యత అధికారి నుండి ప్రమాణం లేదా QR కోడ్ / ఆన్లైన్ XML ద్వారా తీసుకోవాలి.  
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).

6811 3820 5272  
VID : 9128 2170 7814 3993

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

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భారత ప్రభుత్వం  
Government of India



అధికారిక నం. 00311923



యందమూరి దుర్గానెశ్  
Yandamuri Durganesh  
పుట్టిన తేదీ/DOB: 12/06/1989  
పురుషుడు/ MALE

అధికారి అధికార ప్రమాణం కాదు, పౌరత్వం లేదా పుట్టిన తేదీ కి అందు. ఇది దృవీకరణ ప్రాధాన్యత అధికారి నుండి ప్రమాణం లేదా QR కోడ్ / ఆన్లైన్ XML ద్వారా తీసుకోవాలి.  
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).

4701 7840 2993  
నా ఆధార్, నా సుర్తింపు

భారత ప్రభుత్వం  
Unique Identification Authority of India



అధికారిక నం. 00311923



యందమూరి దుర్గానెశ్  
Yandamuri Durganesh  
పుట్టిన తేదీ/DOB: 12/06/1989  
పురుషుడు/ MALE

అధికారి అధికార ప్రమాణం కాదు, పౌరత్వం లేదా పుట్టిన తేదీ కి అందు. ఇది దృవీకరణ ప్రాధాన్యత అధికారి నుండి ప్రమాణం లేదా QR కోడ్ / ఆన్లైన్ XML ద్వారా తీసుకోవాలి.  
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).

4701 7840 2993  
VID : 9183 6431 1773 3989

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

*Handwritten signature*

భారత ప్రభుత్వం  
GOVERNMENT OF INDIA



అధికారిక నం. 00311923



శ్రీనివాస్ విజయమూరి  
Sreenivas Vinjamoori  
పుట్టిన తేదీ/DOB: 10/11/1977  
పురుషుడు / MALE

4009 9098 0057

భారత ప్రభుత్వం  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



అధికారిక నం. 00311923

శ్రీనివాస్ విజయమూరి  
Sreenivas Vinjamoori  
పుట్టిన తేదీ/DOB: 10/11/1977  
పురుషుడు / MALE

4009 9098 0057

*Handwritten signature*

వివరాలు:  
S/O: ఎశ్వరయ్య విజయమూరి,  
13-6-818/1/2/4/1, అబ్దుల్ గాఫర్,  
సాగర్, లాంగర్ హౌస్, గోల్కొండ,  
హైదరాబాద్,  
తెలంగాణ - 500008

Address:  
S/O: Eshwaralah Vinjamoori, 13-6-818/1A/1, Abedkar Nagar, Langer House, Golconda, Hyderabad, Telangana - 500008

Bk - 1, CS No 17240/2024 & Doct No 16519/2024. Sheet 8 of 9 Sub Registrar Gandipet

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## Online Challan Proforma [SRO copy]

Challan No: 444PG1281124

Bank Code : SBIN Payment : CASH

## Remitter Details

Name	LANSUM AND MK REALTY LLP
PAN Card No	AAKFL3822F
Aadhar Card No	
Mobile Number	*****805
Address	HYDERABAD

## Executant Details

Name	LANSUM AND MK REALTY LLP
Address	HYDERABAD

## Claimant Details

Name	METROPOLITAN COMMISSIONER HMDA
Address	HYDERABAD

## Document Nature

Nature of Document	Mort. deed in f/o Governer/President of India by Gt.Servants
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET

## Amount Details

Stamp Duty	5000
Transfer Duty	0
Registration Fee	53600
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	59150

Total in Words	Fifty Nine Thousand One Hundred Fifty Rupees Only
----------------	---

Date(DD-MM-YYYY)	28-11-2024
------------------	------------

Transaction Id	8745519508017
----------------	---------------

Stamp &amp; Signature

## Online Challan Proforma [Citizen copy]

Challan No: 444PG1281124

Bank Code : SBIN Payment : CASH

## Remitter Details

Name	LANSUM AND MK REALTY LLP
PAN Card No	AAKFL3822F
Aadhar Card No	
Mobile Number	*****805
Address	HYDERABAD

## Executant Details

Name	LANSUM AND MK REALTY LLP
Address	HYDERABAD

## Claimant Details

Name	METROPOLITAN COMMISSIONER HMDA
Address	HYDERABAD

## Document Nature

Nature of Document	Mort. deed in f/o Governer/President of India by Gt.Servants
Property Situated in(District)	RANGAREDDY
SRO Name	GANDIPET

## Amount Details

Stamp Duty	5000
Transfer Duty	0
Registration Fee	53600
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	59150

Total in Words	Fifty Nine Thousand One Hundred Fifty Rupees Only
----------------	---

Date(DD-MM-YYYY)	28-11-2024
------------------	------------

Transaction Id	8745519508017
----------------	---------------

Stamp &amp; 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.

Bk - 1, CS No 17240/2024 & Doct No 16519/2024. Sheet 9 of 9 Sub Registrar Gandipet

Table with multiple columns and rows, containing faint text and a large watermark 'Housiey.com'.

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