



Government of Telangana Registration And Stamps Department

2863/2020

Payment Details - Citizen Copy - Generated on 15/02/2020, 11:51 AM

SRO Name: 1510 Ranga Reddy (R.O)

Receipt No: 3260

Receipt Date: 15/02/2020

Name: A.PENCHAL REDDY

CS No/Doct No: 3032 / 2020

Transaction: Mortgage(others)

Challan No:

E-Challan No: 2576KU140220

Chargeable Value: 57806298

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 14-FEB-20

Bank Name:

Bank Branch:

E-Challan Bank Name: sbiepay

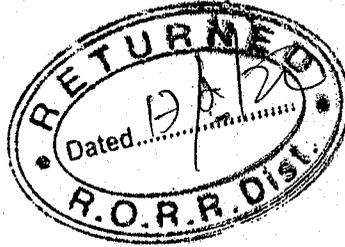
E-Challan Bank Branch:

| Account Description | Amount Paid By | | | |
|---------------------|----------------|---------|----|--------------|
| | Cash | Challan | DD | E-Challan |
| Registration Fee | | | | 57825 |
| Deficit Stamp Duty | | | | 5000 |
| User Charges | | | | 100 |
| Total: | | | | 62925 |

P
nyepw

In Words: RUPEES SIXTY TWO THOUSAND NINE HUNDRED TWENTY FIVE ONLY

Prepared By: PSREDDY



Joint Sub Registrar
 R.O. Ranga Reddy Dist.

Housiey.com

C.S.No. 3032

Doc. No. 2863 / 2020

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

No: 2851 Date: 15/02/2020

Id to: A. Penchal Reddy

Whom: A. Narasimha Reddy

Whom: M/s MRKR constructions and industries Pvt. Ltd

[Signature]

Y 412759

G.V.S.S. KUMAR
LICENCED STAMP VENDOR

Licence No: 15-10-027 / 2012

Renewal No: 15-10-027 / 2018

H.No: 5-55, Deepthi Sri Nagar Colony,
Miyapur (Post), Seril Lingampally (M),
Ranga Reddy Dist - 500 049.

Phone: 9868052918

SIMPLE MORTGAGE

This Simple Mortgage is made and executed on this the 15th day of February, 2020 at R.O. Ranga Reddy, Ranga Reddy District, Telangana State., by:-

MRKR CONSTRUCTIONS AND INDUSTRIES PVT. LTD., a registered Private Limited company, Pan No. AAECM8053C, incorporated under the provision of Companies Act 1956, having its registered office at H.No.8-2-268/1/D/A, Plot No.7, Arora Colony, Road No.3, Banjara Hills, Hyderabad-500034, Represented by its Authorised Signatory through board resolution of Mr. A. Penchal Reddy S/o. A. Narasimha Reddy aged about 52 years resident of flat No 207, classic Arcade Apartment, Sanat nagar, Hyderabad-500018. Aadhaar No. 780154697102 Pan No. AINPR0453P.

Hereinafter called the "FIRST PARTY".

For MRKR CONSTRUCTIONS & INDUSTRIES PVT. LTD.

[Signature]
Authorised Signatory

INFAVOUR OF

THE COMMISSIONER GREATER HYDERABAD MUNICIPAL CORPORATION,
Serilingampally, Ranga Reddy District.

Hereinafter called the "SECOND PARTY".

I/We am the owner of the premises bearing **Block No.XIV & XV** in Category Group Housing of Miyapur Residential Complex (Survey Nos. **20 & 28/1**) of **MIYAPUR VILLAGE**, Serilingampally Mandal, under GHMC Serilingampally Circle, Ranga Reddy District, Telangana State., of Greater Hyderabad Municipal Corporation and I/We have applied for construction of building permission of proposed construction of **Residential** consisting of **C+S+8 Upper Floors** and where as the Greater Hyderabad Municipal Corporation has provisionally approved the sanctioned plan in respect of premises bearing **Block No.XIV & XV**. Whereas as required under Hyderabad revised building rules issued vide G.O.Ms. No. 86, M.A. Dt. 31-03-2006 GO.Ms. No.171 M.A. dated: 19-04-2006, 623 M.A. dated 01-12-2006 & G.O.Ms. No.168 dated 07-04-2012. I/We execute and submit an undertaking affidavit in favour of the Commissioner, GHMC authorizing him to initiate appropriate action as per the said G.O. and I am agreeing to abide b the terms and conditions of the said G.O. I/We DO hereby execute the present undertaking affidavit in compliance of the said G.O.Ms. No. 86, M.A. Dt. 31-03-2006 GO.Ms. No.171 M.A. dated 19-04-2006, 623 M.A. dated 01-12-2006 & G.O.Ms. No.168 dated 07-04-2012.

AND WHEREAS, I/We hereby authorize the Commissioner, GHMC to enforce the terms and conditions of G.O.Ms. No. 86, M.A. Dt. 31-03-2006 GO.Ms. No.171 M.A. dated 19-04-2006, 623 M.A. dated 01-12-2006 & G.O.Ms. No.168 dated 07-04-2012 in case of violation of the terms and conditions of the sanctioned plan granted / permitted vide Application No. **1/C12/10256/2018**, dated: 11-02-2020 to initiate summary demolition proceedings in respect of the violated portion.

AND WHEREAS, in compliance of the said G.O.Ms. No. 86, M.A. Dt. 31-03-2006 GO.Ms. No.171 M.A. dated 19-04-2006, 623 M.A. dated 01-12-2006 & G.O.Ms. No.168 dated 07-04-2012, I/We do hereby hand over the 10% proposed ground / first / second / third floor (as per schedule given below) to the Commissioner, GHMC by way this undertaking in case I violate the terms and conditions of the sanctioned plan I/We hereby authorize the Commissioner, GHMC to dispose of the 10% of the total built up area **2984.63** Sq. Mtrs **First and Second Floors** as the case may be b way of sale after duly removing the violated/deviated portions and if any such action is initiated by the Commissioner, GHMC for the violations committed by me, I/We have no objection of whatsoever nature.

That the Value of the Mortgage Area i.e. **2984.63** Square Meters, or **32114.61** Square Feet at the rate of Rs. 1,800/- per Square Feet=**Rs. 5,78,06,298**

For MRKR CONSTRUCTIONS & INDUSTRIES PVT. LTD.


Authorised Signatory

SCHEDULE OF PROPERTY

Schedule of property, all that the house property bearing **Block No.XIV & XV** in Category Group Housing of Miyapur Residential Complex (Survey Nos. **20 & 28/1**), Admeasuring 10% mortgage area **2984.63** Sq. Mtrs, out of built-up area **29,846.38** Sq. Meters, **First and Second Floors**, situated at **MIYAPUR VILLAGE**, Serilingampally Mandal, Under GHMC Serilingampally Circle, Ranga Reddy District, Telangana State., and boundaries as follows:

NORTH : 12.00 M WIDE ROAD
SOUTH : 12.00 M WIDE ROAD
EAST : 12.00 M WIDE ROAD
WEST : Health Centre & Block No.XVI, GH

AND WHEREAS, I/We do hereby undertake that as per the sanctioned plan I/We leave the prescribed setbacks or open spaces and the areas left for the Road Widening and in case of failing to comply those conditions I/We do hereby authorize the Commissioner, GHMC to remove the same at my cost.

AND WHEREAS, in compliance of G.O.Ms. No. 86, M.A. Dt. 31-03-2006 GO.Ms. No.171 M.A. dated 19-04-2006, 623 M.A. dated 01-12-2006 & G.O.Ms. No.168 dated 07-04-2012. I/We have obtained a Comprehensive Building Insurance Policy as stipulated under the said G.O. and in case of failure in obtaining said policy the Commissioner, GHMC is hereby authorize to initiate appropriate action for the violation of said terms and conditions in accordance with the G.O.Ms. No. 86, M.A. Dt. 31-03-2006 GO.Ms. No.171 M.A. dated 19-04-2006, 623 M.A. dated 01-12-2006 & G.O.Ms. No.168 dated 07-04-2012.

AND WHEREAS, I/We do hereby undertake that I 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 Commissioner, GHMC at the site b way of sale / lease unless and until the Occupancy Certificate is granted by the Commissioner, GHMC to initiate proceedings for violations of said conditions in accordance with the G.O.Ms. No. 86, M.A. Dt. 31-03-2006 GO.Ms. No.171 M.A. dated 19-04-2006, 623 M.A. dated 01-12-2006.

I/We do hereby further undertake that I/We will comply all those terms and conditions imposed by the Commissioner, GHMC pursuant to the building applications for the proposed sanctioned plan granted to me.

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

For MRKR CONSTRUCTIONS & INDUSTRIES PVT. LTD.

WITNESSES:

1. T. Raghunatha Reddy

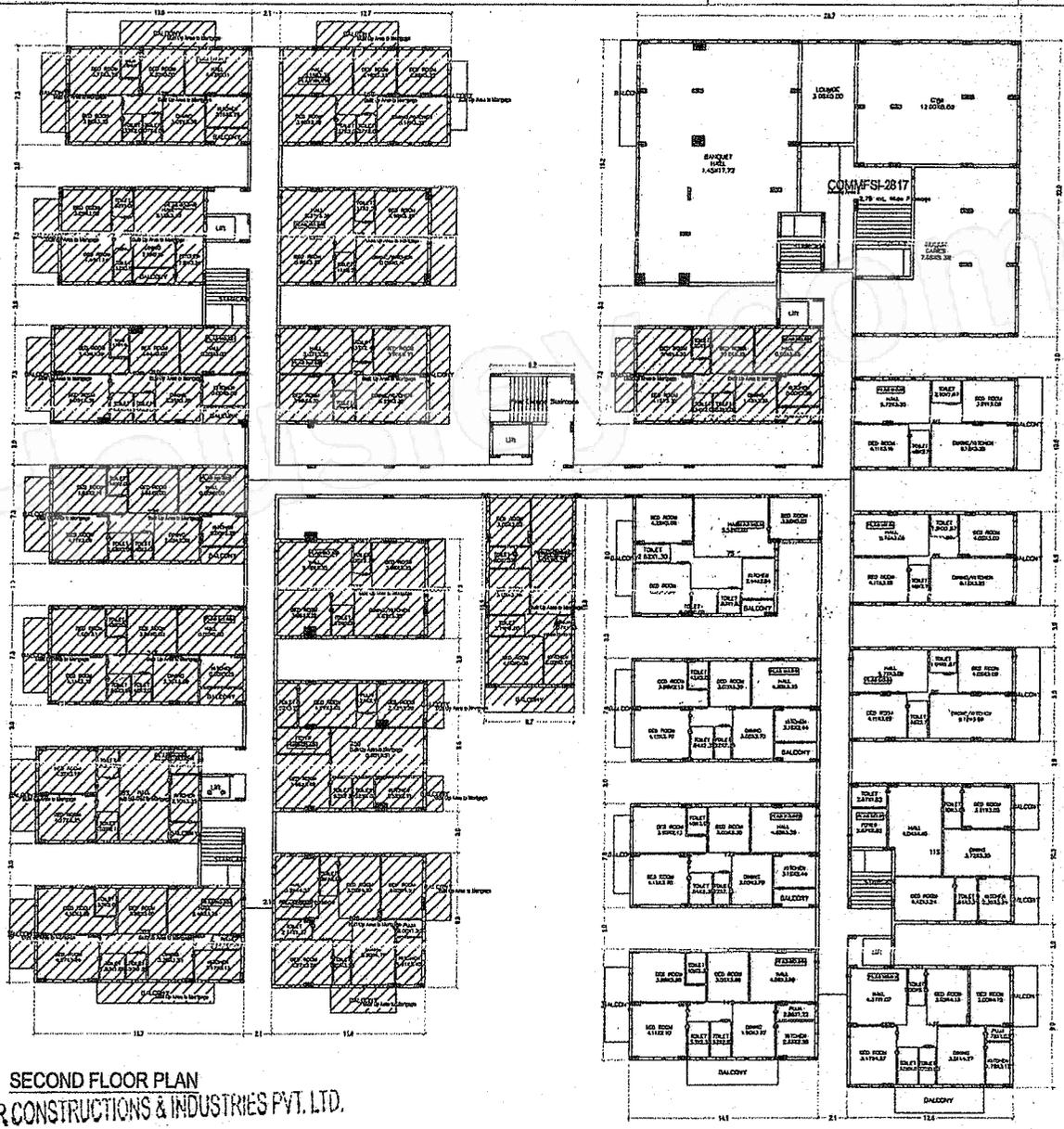
SIGN OF THE FIRST PARTY

2. Abu

PLAN SHOWING THE PROPOSED HANDING OVER PORTION 10% OF TOTAL BUILT-UP AREA (AS PER GO. Ms. No. 86,623 & 17 Dt:19-01-06), TO GHMC IN FIRST & SECOND FLOOR, OF PROPOSED RESIDENTIAL BUILDING (C+S+8 FLOOR) IN BLOCK NO. XIV & XV, IN CATEGORY GROUP HOUSING OF MIYAPUR RESIDENTIAL COMPLEX, IN SURVEY NO.20 AND 28/1, SITUATED AT MIYAPUR VILLAGE, SERLINGAMPALLY MANDAL, RANGA REDDY DIST.

BE; LONGS TO : MRKR CONSTRUCTIONS AND INDUSTRIES PVT. LTD. REP. BY ITS MD SRI.RAGHNADHA REDDY, S/o.SRI.M.RAMAKRISHNA REDDY

| AREA DETAILS | REFERENCE | |
|---|--|---|
| PLOT AREA : 8007.21 SQ.Mt | PROPOSED :  |  |
| TOTAL BUILT-UP AREA : 29,846.38 Sqmts (8 FLOORS) | MORTGAGE :  | |
| REQ. MORTGAGE AREA : 2984.63 Sq.mt(10% on Built-up Area) | NOT TO SCALE | |
| PRO. MORTGAGE AREA : 3036.75 Sq.mt(10.17% on Built-up Area) | | |



SECOND FLOOR PLAN
For MRKR CONSTRUCTIONS & INDUSTRIES PVT. LTD.

HANDED OVER
OWNER'S SIGN.

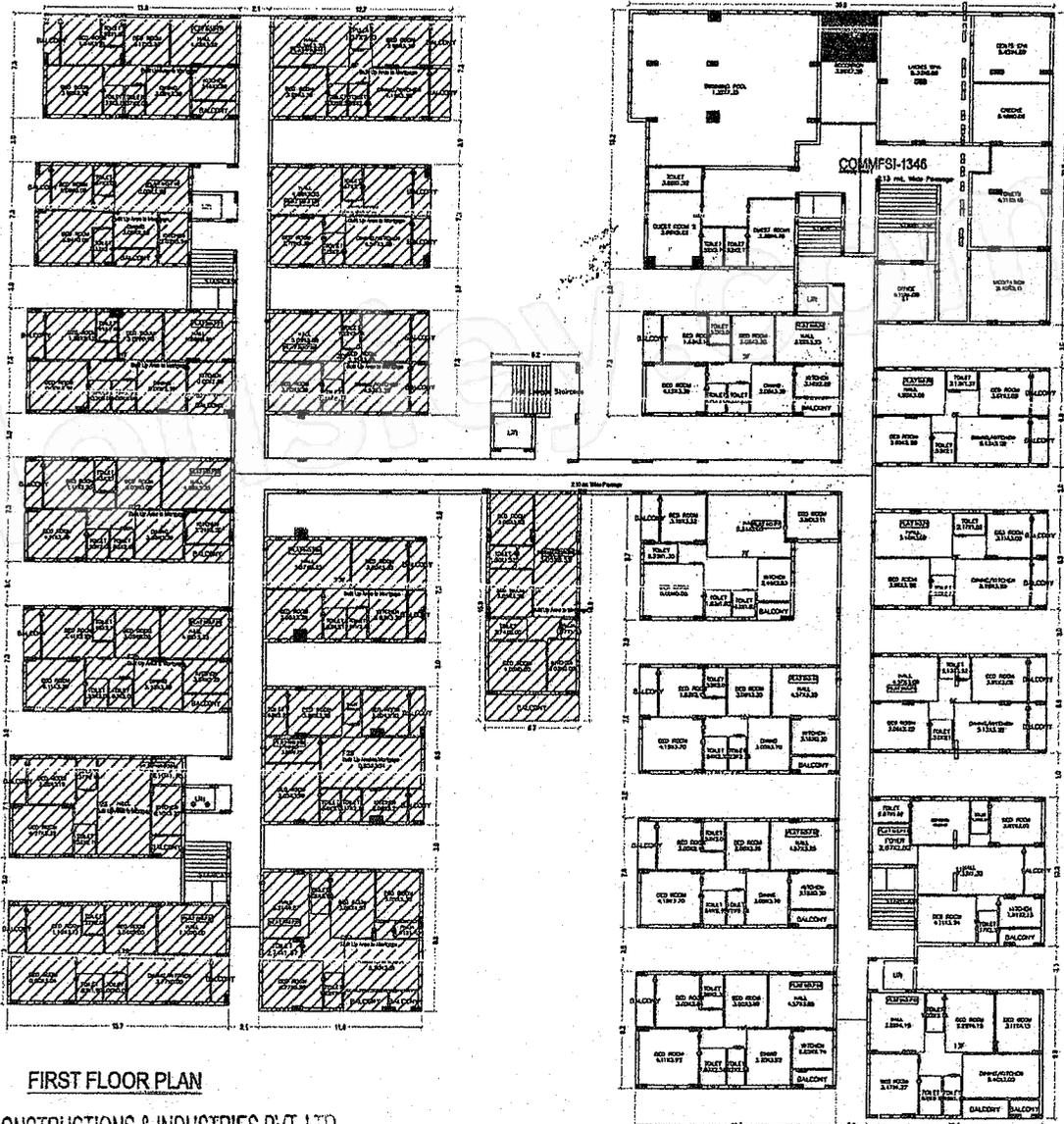

 Authorised Signatory

TAKEN OVER
OFFICER'S SIGN.

PLAN SHOWING THE PROPOSED HANDING OVER PORTION 10% OF TOTAL BUILT-UP AREA (AS PER GO. Ms. No. 86,623 & 17 Dt:19-01-06), TO GHMC IN FIRST & SECOND FLOOR, OF PROPOSED RESIDENTIAL BUILDING (C+S+8 FLOOR) IN BLOCK NO. XIV & XV, IN CATEGORY GROUP HOUSING OF MIYAPUR RESIDENTIAL COMPLEX, IN SURVEY NO.20 AND 28/1, SITUATED AT MIYAPUR VILLAGE, SERLINGAMPALLY MANDAL, RANGA REDDY DIST.

BE; LONGS TO : MRKR CONSTRUCTIONS AND INDUSTRIES PVT. LTD. REP. BY ITS MD SRI.RAGHUNADHA REDDY, S/o.SRI.M.RAMAKRISHNA REDDY

| AREA DETAILS | | REFERENCE |
|---------------------|---|--|
| PLOT AREA | : 8007.21 SQ.Mt | PROPOSED :  |
| TOTAL BUILT-UP AREA | :29,846.38 Sqmts (8 FLOORS) | MORTGAGE :  |
| REQ. MORTGAGE AREA | :2984.63 Sq.mt(10% on Built-up Area) | NOT TO SCALE |
| PRO. MORTGAGE AREA | :3036.75 Sq.mt(10.17% on Built-up Area) | |



FIRST FLOOR PLAN

For MRKR CONSTRUCTIONS & INDUSTRIES PVT. LTD.

HANDED OVER
OWNER'S SIGN.

Authorised Representative

TAKEN OVER
OFFICER'S SIGN.

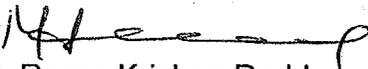
BOARD RESOLUTION

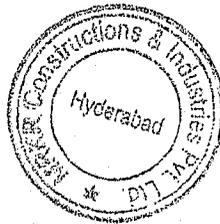
EXTRACT FROM THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/s. MRKR CONSTRUCTIONS & INDUSTRIES PVT LTD., HELD ON 13-02-2020 AT H. NO: 8-2-268/1/D/A, PLOT NO.7, AURORA COLONY, ROAD NO.3, BANJARA HILLS, HYDERABAD – 500 034. AT 11.00 AM.

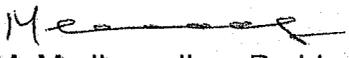
The Managing Director of the company is inform the board for giving the authorization to do the Mortgage for Block No. XIV and XV of Group Housing at Miyapur Residential Complex in the name of GHMC, Hyderabad in the office of Joint Sub Registrar Office, Y Junction, Kukatpally.

“THE BOARD RESOLVED THAT THE COMPANY be and hereby authorized **Mr. A. Penchal Reddy**, to complete the Mortgage process in the registration office to sign and submit the documents to sign the register to complete all the process in the sub registrar office, to do the photo scans and etc in the Joint Sub Registrar office, Y Junction, Kukatpally, situated at: Sy. No. 20 & 28/1, vide sale deed No8163/2010 and 8164/2010 dated 20th September, 2010, the company **“M/s MRKR CONSTRUCTIONS & INDUSTRIES PVT. LTD”** represented by its Managing Director Mr. M. Rama Krishna Reddy S/o Mr. M. Venkata Subba Reddy and Mr. M. Madhusudhan Reddy S/o Mr. M. Ramakrishna Reddy.’

“RESOLVED FURTHER THAT Mr. A. Penchal Reddy be and is hereby authorized to sign and submit the Specific Documents on behalf of the company for the above said sale deeds”.


M. Rama Krishna Reddy
(Managing Director)




M. Madhusudhan Reddy
(Director)


Mr. A. Penchal Reddy
(Authorized Signature)



भारत सरकार
GOVERNMENT OF INDIA

ఆకెపాటి పెంచల్ రెడ్డి

Akepati Penchal Reddy

పుట్టిన తేదీ / DOB: 04/06/1966

పురుషుడు / MALE



7801 5469 7102

అధార్ - సామాన్య మానవుడి హక్కు

[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MRKR CONSTRUCTIONS AND
INDUSTRIES PRIVATE LIMITED



13/04/2006

Permanent Account Number

AAECM80530

[Handwritten signature]



భారత ప్రభుత్వం
Government of India



తుమ్మల రఘునాథ రెడ్డి

Thumma Raghunatha Reddy

పుట్టిన తేదీ/DOB: 01/06/1967

పురుషుడు/ MALE



7987 3601 2035

VID: 9148 7974 5308 5678

నా ఆధార్, నా గుర్తింపు

T. Raghunatha Reddy



భారత ప్రభుత్వం
Government of India



మెరుపో యదిద్యో ఫింబ్షాస్

Merupo Yadidyo Finbshas

పుట్టిన సంవత్సరం/Year of Birth 1993

పురుషుడు / Male



8280 1216 4265

అధార్ - సామాన్య ని హక్కు

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e- STAMPS

Document Registration online eChallan

Online Challan Proforma [SRO copy]

Online Challan Proforma[Citizen copy]



Registration & Stamps Department
Telangana



Registration & Stamps Department
Telangana

Challan No: 2576KU140220

Challan No: 2576KU140220

Bank Code : sbiepay

Payment :
CC

Bank Code : sbiepay

Payment :
CC**Remitter Details**

| | |
|----------------|---------------------|
| Name | M RAMAKRISHNA REDDY |
| PAN Card No | AAECM8053C |
| Aadhar Card No | |
| Mobile Number | *****999 |
| Address | HYDERABAD |

Executant Details

| | |
|---------|------------------------|
| Name | MRKR INDUS IND PVT LTD |
| Address | HYDERABAD |

Claimant Details

| | |
|---------|-------------------|
| Name | COMMISSIONER GHMC |
| Address | HYDERABAD |

Document Nature

| | |
|--------------------------------|------------------|
| Nature of Document | Mortgage(others) |
| Property Situated in(District) | RANGAREDDY |

Amount Details

| | |
|------------------|-------|
| Stamp Duty | 5000 |
| Transfer Duty | 0 |
| Registration Fee | 57825 |
| User Charges | 100 |
| TOTAL | 62925 |

Total in Words Sixty Two Thousand Nine Hundred and Twenty Five Rupees Only

Date(DD-MM-YYYY) 14-02-2020

Transaction Id 5647816201124

Stamp & Signature

Remitter Details

| | |
|----------------|---------------------|
| Name | M RAMAKRISHNA REDDY |
| PAN Card No | AAECM8053C |
| Aadhar Card No | |
| Mobile Number | *****999 |
| Address | HYDERABAD |

Executant Details

| | |
|---------|------------------------|
| Name | MRKR INDUS IND PVT LTD |
| Address | HYDERABAD |

Claimant Details

| | |
|---------|-------------------|
| Name | COMMISSIONER GHMC |
| Address | HYDERABAD |

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| | |
|--------------------------------|------------------|
| Nature of Document | Mortgage(others) |
| Property Situated in(District) | RANGAREDDY |

Amount Details

| | |
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Total in Words Sixty Two Thousand Nine Hundred and Twenty Five Rupees Only

Date(DD-MM-YYYY) 14-02-2020

Transaction Id 5647816201124

Stamp & Signature

Save as PDF

Print

Housiey.com

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar2, Ranga Reddy (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 57825/- paid between the hours of _____ and _____ on the 15th day of FEB, 2020 by Sri A.Penchal Reddy

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

| SI No | Code | Thumb Impression | Photo | Address | Signature/Ink Thumb Impression |
|-------|------|------------------|--|---|--------------------------------|
| 1 | MR | | MRKR CONSTRUCTIONS [1510-1-2020-3032] | MRKR CONSTRUCTIONS AND INDUSTRIES PVT LTD REP BY A.PENCHAL REDDY S/O. A.NARASIMHA REDDY R/O.FLAT NO.207,CLASSIC ARCADE APT., SANAT NAGAR,HYDERABAD | |

Identified by Witness:

| SI No | Thumb Impression | Photo | Name & Address | Signature |
|-------|------------------|--|-------------------------------|-----------|
| 1 | | T RAGHUNANDHA REDD [1510-1-2020-3032] | T RAGHUNANDHA REDDY AP | |
| 2 | | M Y FINBSHAS::15/02/2020 [1510-1-2020-3032] | M Y FINBSHAS AP | |

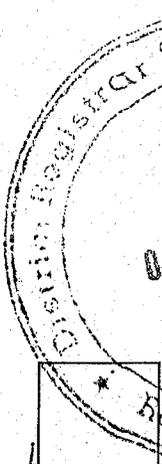
15th day of February, 2020

Signature of Joint SubRegistrar2
Ranga Reddy (R.O)

E-KYC Details as received from UIDAI:

| SI No | Aadhaar Details | Address: | Photo |
|-------|---|--|-------|
| 1 | Aadhaar No: XXXXXXXX4265 Name: Merupo Yadido Finbshas | S/O Merupo Prasanna Kumar, Gubbad Fathepur, K.v. Rangareddy, Telangana, 501203 | |
| 2 | Aadhaar No: XXXXXXXX2035 Name: Thummala Raghunadha Reddy | S/O Thummala Sesa Reddy, Dagadarthi, Nellore, Andhra Pradesh, 524240 | |
| 3 | Aadhaar No: XXXXXXXX7102 Name: Akepati Penchal Reddy | S/O A Narasimha Reddy, Hyderabad, Rangareddi, Andhra Pradesh, 500018 | |

Bk - 1, CS No 3032/2020 & Doct No 2863/2020. Joint SubRegistrar2 Ranga Reddy (R.O) Sheet 1 of 7



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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 | 57825 | 0 | 0 | 0 | 57825 |
| User Charges | NA | 0 | 100 | 0 | 0 | 0 | 100 |
| Total | 100 | 0 | 62925 | 0 | 0 | 0 | 63025 |

Rs. 5000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 57825/- towards Registration Fees on the chargeable value of Rs. 57806298/- was paid by the party through E-Challan/BC/Pay Order No ,2576KU140220 dated ,14-FEB-20 of ,sbiepay/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 62925/-, DATE: 14-FEB-20, BANK NAME: sbiepay, BRANCH NAME: , BANK REFERENCE NO: 5647816201124, PAYMENT MODE: CC-1000200, ATRN: 5647816201124, REMITTER NAME: M RAMAKRISHNA REDDY, EXECUTANT NAME: MRKR INDUS IND PVT LTD, CLAIMANT NAME: COMMISSIONER GHMC)

Date:

15th day of February, 2020

Signature of Registering Officer
Ranga Reddy (R.O)

Certificate of Registration

Registered as document no. 2863 of 2020 of Book-1 and assigned the identification number 1 - 1510 - 2863 - 2020 for Scanning on 15-FEB-20.

Registering Officer
Ranga Reddy (R.O)
(J.Srikanth Reddy)

Bk - 1, CS No 3032/2020 & Doct No 2863/2020. Sheet 2 of 7 Joint SubRegistrar2 Ranga Reddy (R.O)



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Bk - 1, CS No 3032/2020 & Doct No
2863/2020.

Sheet 3 of 7 Joint SubRegistrar
Ranga Reddy (R.O)



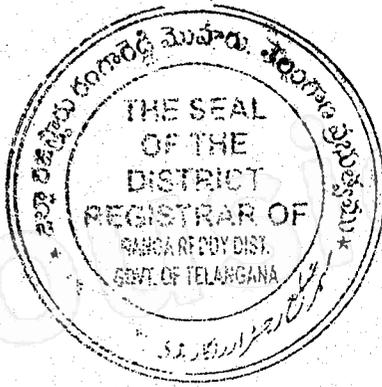
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Bk - 1, CS No 3032/2020 & Doct No
2863/2020.

Sheet 4 of 7

Joint SubRegistrar
Ranga Reddy (R.O)



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Bk - 1, CS No 3032/2020 & Doct No
2863/2020. Sheet 5 of 7
Joint SubRegistrar
Ranga Reddy (R.O)



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Bk - 1, CS No 3032/2020 & Doct No
2863/2020 Sheet 6 of 7 Joint SubRegistrar
Ranga Reddy (R.O)



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Bk - 1, CS No 3032/2020 & Doct No
2863/2020. Sheet 7 of 7

Joint SubRegistrar2
Ranga Reddy (R.O)



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