

Doc. No. 7671/2025

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SCANNED

795572

తెలంగాణ తెలంగాణ TELANGANA

AZ 804456

Tran Id: 240402162528628090
Date: 02 APR 2024, 04:26 PM
Purchased By:
JAKKIREDDY SANJEEVA REDDY
S/o J CHINNA SUBBA REDDY
R/o RR DIST
For Whom
DE BLUEOAK AND P MANGATRAM PROPERTIES LLP

Denomination: 100

Sub Registrar
Ex. Officio Stamp Vendor
SRO:GANDIPET

MORTGAGE DEED
(Without Possession)

This **DEED OF MORTGAGE** is made and executed on this the 05 day of **MAY, 2025**, at S.R.O. Gandipet, Ranga Reddy District, Telangana State, by and between :

DE BLUEOAK AND P MANGATRAM PROPERTIES LLP, (PAN NO. AATFD1137E) registered with LLP Identification No:AAZ-4533, having its registered office at Plot No. 58,59 House No. 8-5-255, Diamond Colony, Kharmanghat, L B Nagar, Hyderabad, Telangana, 500074 represented herein by its authorised signatories 1) **Sri. JAKKIREDDY SANJEEVA REDDY S/o JAKKIREDDY SUBBA REDDY**, aged about **44** years, Occupation: Business, R/o Villa No. 2, Eden Gardens, Behind Rajapushpa Atria, Golden Mile Road, Kokapet, K.v. Rangareddy, Telangana - 500075,(Aadhar No. 9435 7521 0992), (Pan No. AHYPJ2414N) and 2) **SRI. SANJAY JAIRAM GULABANI S/o JAIRAM GULABANI**, aged about **54** years, Occupation: Business, R/o Plot No. 430, Jubilee Hills, Road No. 22, Shaikpet, Hyderabad, Telangana, Pin Code: 500033,.(Aadhaar No.3917 8735 9012), (Pan No. ACAPG1347A)

HEREINAFTER called as the "**FIRST PARTY**".

For DE Blueoak And P Mangatram Properties LLP

For DE Blueoak And P Mangatram Properties LLP

J. Sanjeeva Reddy
Designated Partner

Sri. Sanjay Gulabani
Designated Partner

DE Blueoak And P Mangatram Properties LLP

Designated Partner

Designated Partner

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. 192610/- paid between the hours of _____ and _____ on the 05th day of MAY, 2025 by Sri J Sanjeeva Reddy

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

SI No	Code	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	MR	Aadhar No XXXXXXXX9012		
		NAME: SANJAY JAIRAM GULABANI S/O JAIRAM GULABANI SHAIKPET, SHAIKPET, HYDERABAD, TELANGANA, 500033	SANJAY JAIRAM GULABANI S/O. JAIRAM GULABANI SHAIKPET, HYDERABAD	
2	MR	Aadhar No XXXXXXXX0992		
		NAME: JAKKIREDDY SANJEEVA REDDY C/O JAKKIREDDY SUBBA REDDY KOKAPET, GANDIPET, K.V. RANGAREDDY, TELANGANA, 500075	DE BLUEOAK AND P MANGATRAM PROPERTIES LLP (R/P) JAKKIREDDY SANJEEVA REDDY S/O. JAKKIREDDY SUBBA REDDY KOKAPET, RR DIST	

Identified by Witness:

SI No	E-kyc Details as Received from UIDAI	Photo	Thumb Impression/Signature
1	Aadhar No: E-kyc Not Done		
	NAME:	J SHIVA PRASAD AADHAAR NO XXXX XXXX 8452	
2	Aadhar No: E-kyc Not Done		
	NAME:	G M GIRI AADHAAR NO XXXX XXXX 8756	

Bk - 1, CS No 7953/2025 & Doct No 4671/2025. Sheet 1 of 14 Sub Registrar Gandipet

05th day of May, 2025


Signature of Sub Registrar
Gandipet

Biometrically Authenticated by
SRQ A NARMADA
on 05-MAY-2025 18:52:17

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SCANNED

IN FAVOUR OF

METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY, Mythrivanam, Ameerpet, Hyderabad, Telangana State.

Hereinafter Called as the "**SECOND PARTY**".

THE "**FIRST & SECOND PARTY**" which expression shall mean and include all their heirs, executors, administrators and assigns etc.

WHEREAS, the First Party herein is the sole, absolute lawful owner and peaceful possessor of the **Plot No. 9** admeasuring **17424 Sq.yards equivalent to Acres 3.60** in **Survey Nos.239 and 240** in **NEOPOLIS Layout-II** situated at **Kokapet Village**, under Narsingi Municipality, **Gandipet Mandal, Ranga Reddy District, Telangana**. Having purchased the same by virtue of a **Registered Sale Deed, bearing Document No.14134/2023**, Book-I, Dated: 16th November 2023, registered in the Office of the Sub-Registrar, Gandipet, Ranga Reddy District, Telangana State.

AND WHEREAS, the First Part herein have obtained the fee letter vide **Letter No.011844/BP/HMDA/3143/SKP/2024, Dated: 27/10/2025**.from HMDA Authorities, for the construction of Multi-Storied Residential Cum Commercial Complex, consisting of Tower-1 consisting of 4 basements + Ground + 52 Upper Floors, Tower-2, consisting 4 basements + Ground + 54 Upper Floors and club house consisting of 4 basements + Ground + 6 Upper floors in Plot No.9, in **Survey Nos.239 and 240** in **NEOPOLIS Layout-II** situated at **Kokapet Village**, under Narsingi Municipality, **Gandipet Mandal, Ranga Reddy District, Telangana**,

AND WHEREAS in compliance of the said G.O.Ms.No.301, M.A.Dt.30-11-2017, we do hereby hand over the **5% (Towards availment of installments for City Level Impact Fee)** of built-up area in the proposed the construction of Multi-Storied Residential Cum Commercial Complex (as per schedule given below) to the Metropolitan Commissioner, HMDA by way this undertaking, in case violate the terms and conditions of the G.O.Ms.No.301, M.A.Dt.30-11-2017. hereby authorize the Metropolitan Commissioner, HMDA to dispose of the **5%** of the built up area consisting of **8133.20 Square Meters or 994.62 Sq.yds or 87545.76 Square Feet**, in the proposed the construction of Multi-Storied Residential Cum Commercial Complex as the case may be any action is initiated by the Metropolitan Commissioner, HMDA for the violations committed by us, we have no objection of whatsoever in future.

That the Value of the Mortgage Area i.e **8133.20 Square Meters or 994.62 Sq.yds or 87545.76 Square Feet**, thus the total value comes to **Rs.19,26,02,000/- (Rupees Nineteen Crore Twenty Six Lakhs Two Thousand only)**

For DE Blueoak And P Mangatram Properties LLP


Designated Partner

For DE Blueoak And P Mangatram Properties LLP


Designated 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						
	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	192610	0	0	0	192610
User Charges	NA	0	1000	0	0	0	1000
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	198610	0	0	0	198710

Rs. 5000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 192610/- towards Registration Fees on the chargeable value of Rs. 192602000/- was paid by the party through E-Challan/BC/Pay Order No ,472GZJ050525 dated ,05-MAY-25 of ,SBIN/

Online Payment Details Received from SBI e-Pay :

(1). AMOUNT PAID: Rs. 198660/-, DATE: 05-MAY-25, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5053224086427, PAYMENT MODE: NEFT/RTGS-1001138, ATRN: 5053224086427, REMITTER NAME: DE BLUEOAK AND P MANGATRAM PROPERTIES, EXECUTANT NAME: DE BLUEOAK AND P MANGATRAM PROPERTIES, CLAIMANT NAME: METROPOLITAN COMMISSIONER).

Date:
05th day of May, 2025

[Signature]
Signature of Registering Officer
Gandipet

Bk - 1, CS No 7953/2025 & Doct No 1671/2025 Sheet 2 of 14 Sub Registrar Gandipet

1వ పుస్తకము షాంక సంలి శా. శ. 1947
పు...శా.శ.ల... వెంబరుగా రిజిస్ట్రారు చేయబడి
స్వామింగు నిమిత్తం గురించి తేది...1525
1వ శా.శ.ల... / 2025 ఇవ్వడమైనది.
2025 సంలి ...యే ...నెల... 6వ ... తేది

[Signature]
రిజిస్ట్రారు అధికారి
(K. Srinjaneyulu) 5/25

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SCHEDULE OF PROPERTY

All that **5% Built-up area i.e 8133.20 Square Meters or 994.62 Sq.yds or 87545.76 Square Feet**, in the proposed building bearing **Plot No.9**, in **Survey Nos.239 and 240** in **NEOPOLIS Layout-II** situated at **Kokapet Village**, under Narsingi Municipality, **Gandipet Mandal, Ranga Reddy District, Telangana** bounded as follows:-

NORTH : PLOT NO. 08
SOUTH : 45M WIDE ROAD
EAST : 45M WIDE ROAD
WEST : EDEN BUILDER'S

S No	Tower No	Floor	Floor /Flat No	Floor/Flat Area in Sqmts	Floor/Flat Area in Sft	Floor/Flat Uds Land in Sqyds	North	South	East	West
5%										
1	Tower-1	9th Floor	902	225.03	2422.22	30.23	Open to Sky	Open to Sky	Corridor	Open to Sky
2	Tower-1	13th Floor	Floor	1137.76	12246.85	131.64	Open to Sky	Open to Sky	Open to Sky	Open to Sky
3	Tower-1	37th Floor	3701	267.911	2883.79	35.59	Open to Sky	Open to Sky	Open to Sky	Corridor
4	Tower-1	37th Floor	3702	225.159	2423.61	30.23	Open to Sky	Open to Sky	Open to Sky	Corridor
5	Tower-1	37th Floor	3703	225.68	2429.22	30.23	Open to Sky	Open to Sky	Corridor	Open to Sky
6	Tower-1	43rd Floor	Floor	1137.76	12246.85	131.64	Open to Sky	Open to Sky	Open to Sky	Open to Sky
	Tower-1 TOTAL			3219.30	34652.55	389.56				
S No	Tower No	Floor	Floor /Flat No	Floor/Flat Area in Sqmts	Floor/Flat Area in Sft	Floor/Flat Uds Land in Sqyds	North	South	East	West
5%										
1	Tower-2	5th Floor	Floor	1516.43	16322.85	184.06	Open to Sky	Open to Sky	Open to Sky	Open to Sky
2	Tower-2	13th Floor	Floor	1516.43	16322.85	184.06	Open to Sky	Open to Sky	Open to Sky	Open to Sky
3	Tower-2	34th Floor	3403	364.61	3924.66	52.88	Open to Sky	Open to Sky	Corridor	Open to Sky
4	Tower-2	43rd Floor	Floor	1516.43	16322.85	184.06	Open to Sky	Open to Sky	Open to Sky	Open to Sky
		9 SOUTH TOTAL		4913.90	52893.22	605.06				
		Tower-1 & Tower-2 TOTAL		8133.20	87545.76	994.62				

For DE Blueoak And P Mangatram Properties LLP


Designated Partner

For DE Blueoak And P Mangatram Properties LLP


Designated Partner

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#671/2024, Sheet 3 of 14 Sub Registrar
Gandipet

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And Whereas we do hereby undertake that as per the agreed terms, we will pay the installment as per the date of installment, In case of failing to comply those conditions, We do hereby authorize the Metropolitan Commissioner HMDA to initiate appropriate action.

And whereas in compliance of G.O.Ms.No.301, M.A.Dt.30-11-2017, 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 Metropolitan Commissioner, HMDA is hereby authorize to initiate appropriate action for the violation of said terms and conditions in accordance with the G.O.Ms.No.301, M.A.Dt.30-11-2017.

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

IN WITNESS WHEREOF THE FIRST PARTY herein have executed this MORTGAGE DEED with their free will and consent on our own and without there being any duress or undue influence or coercion on this day month and year in presence of the following witnesses.

For DE Blueoak And P Mangatram Properties LLP


Designated Partner

WITNESSES:-

1. 

2. 

For DE Blueoak And P Mangatram Properties LLP


Designated Partner

SIGN. OF FIRST PARTY

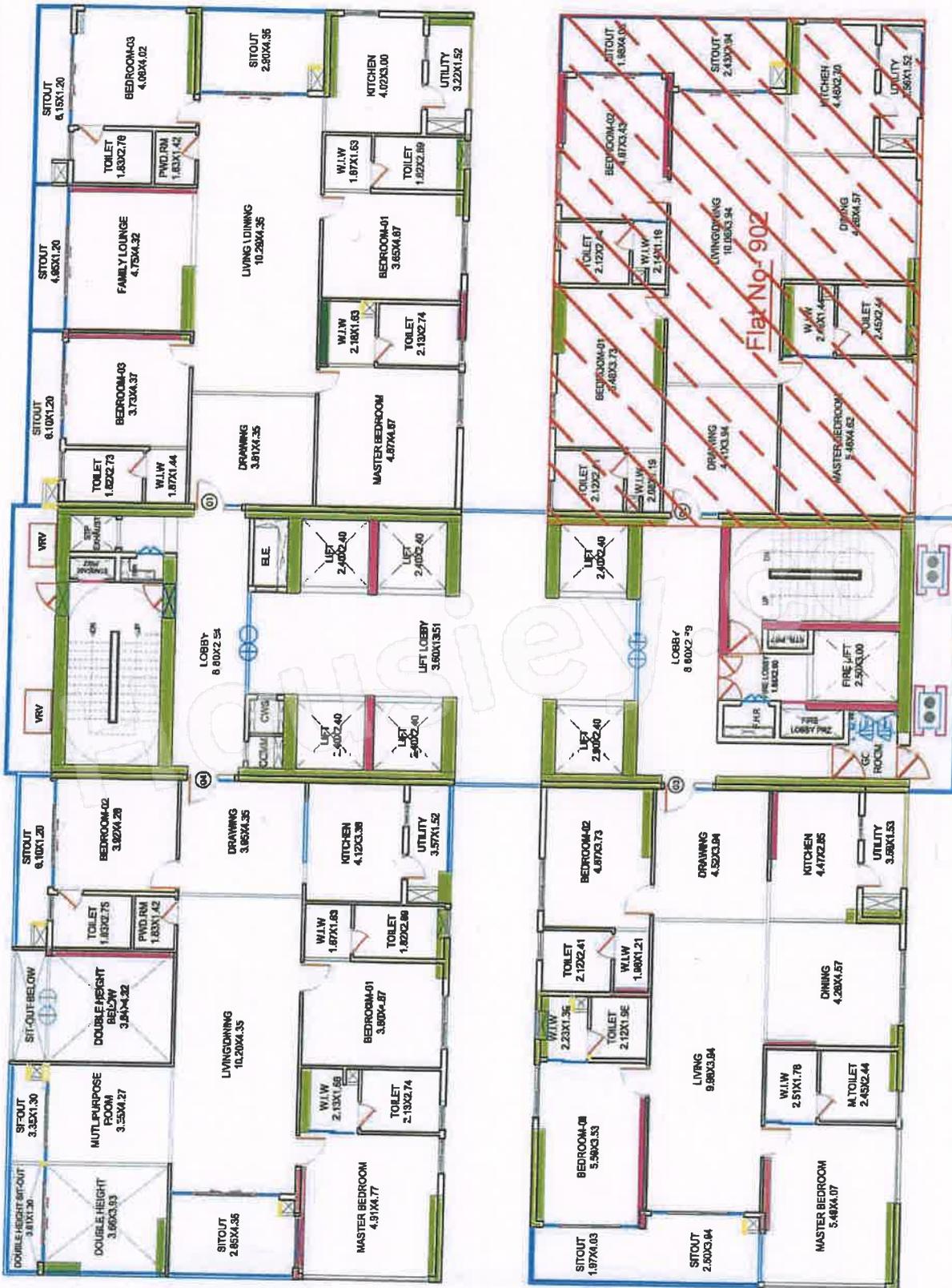
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19025. Sheet 4 of 14 Sub Registrar
Gandipet

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TOWER-01



9th floor, Flat No-902
5% MORTGAGE FLOOR PLAN

For DE Blueoak And P Mangatram Properties LLP

[Signature]
Designated Partner

For DE Blueoak And P Mangatram Properties LLP

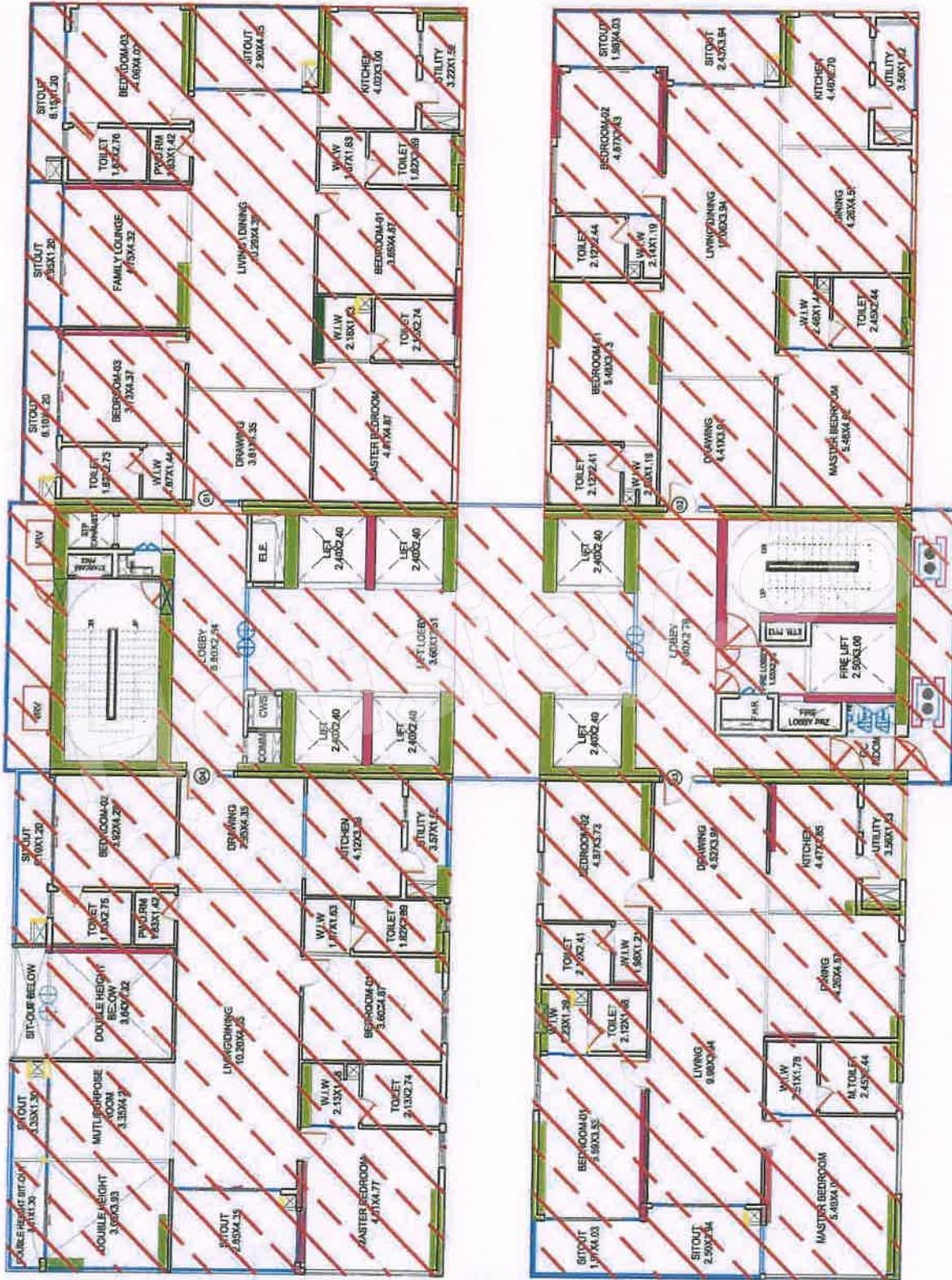
[Signature]
Designated Partner

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Gandipet

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13th Floor
5% MORTGAGE FLOOR PLAN

For DE Blueoak And P Mangatram Properties LLP

S. S. Sridhar
Designated Partner

For DE Blueoak And P Mangatram Properties LLP

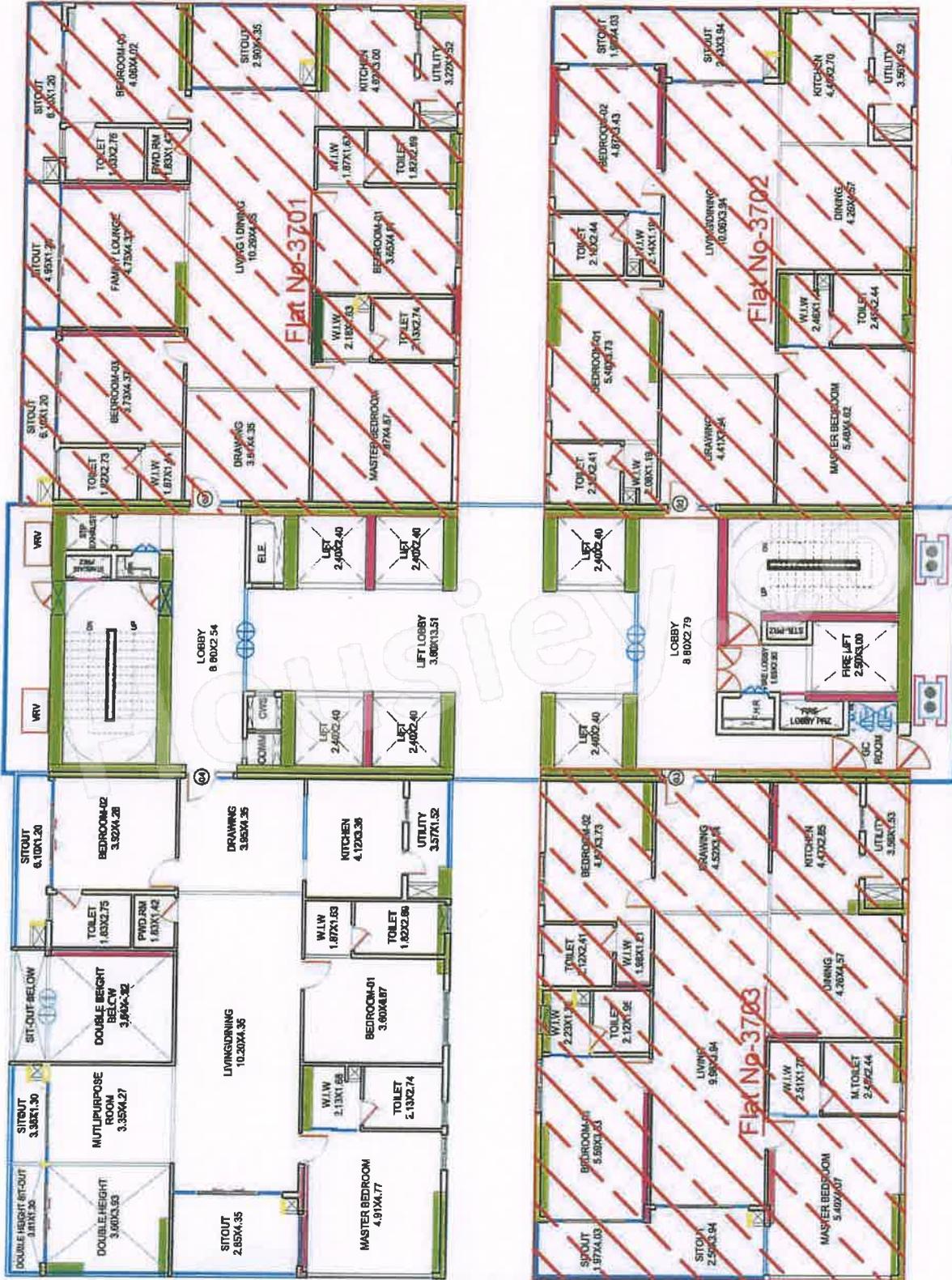
P. S. Sridhar
Designated Partner

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Gandipet

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37th Floor, Flat No-3701, 3702 & 3703
5% MORTGAGE FLOOR PLAN

For DE Blueoak And P Mangatram Properties LLP

H. Sreenivasulu Reddy
Designated Partner

For DE Blueoak And P Mangatram Properties LLP

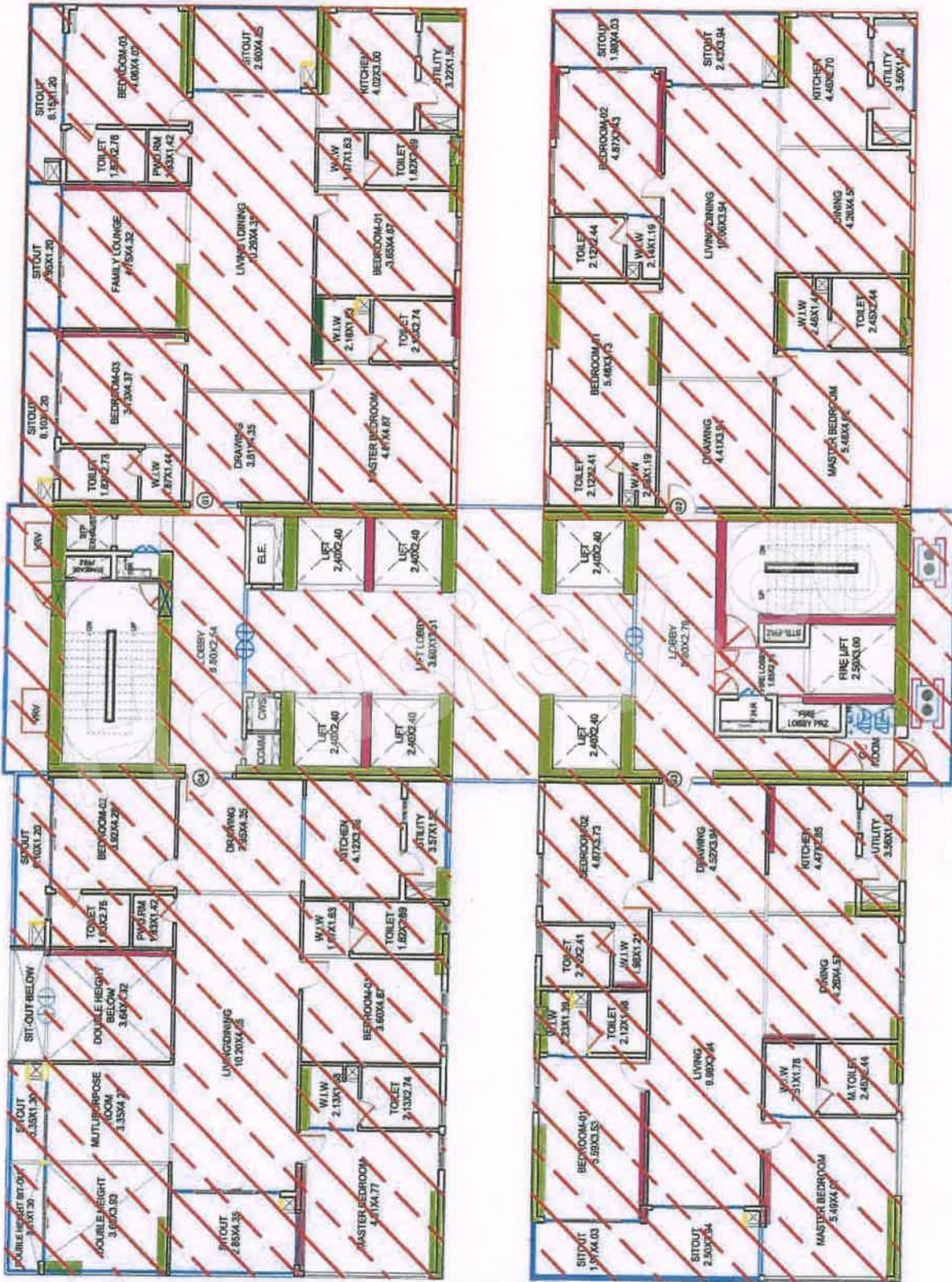
Praveen Kumar
Designated Partner

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Gandipet

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43rd Floor
5% MORTGAGE FLOOR PLAN

For DE Bluecak And P Mangatram Properties LLP

H. S. Jeyaraj
Designated Partner

For DE Bluecak And P Mangatram Properties LLP

Vijay Chandra
Designated Partner

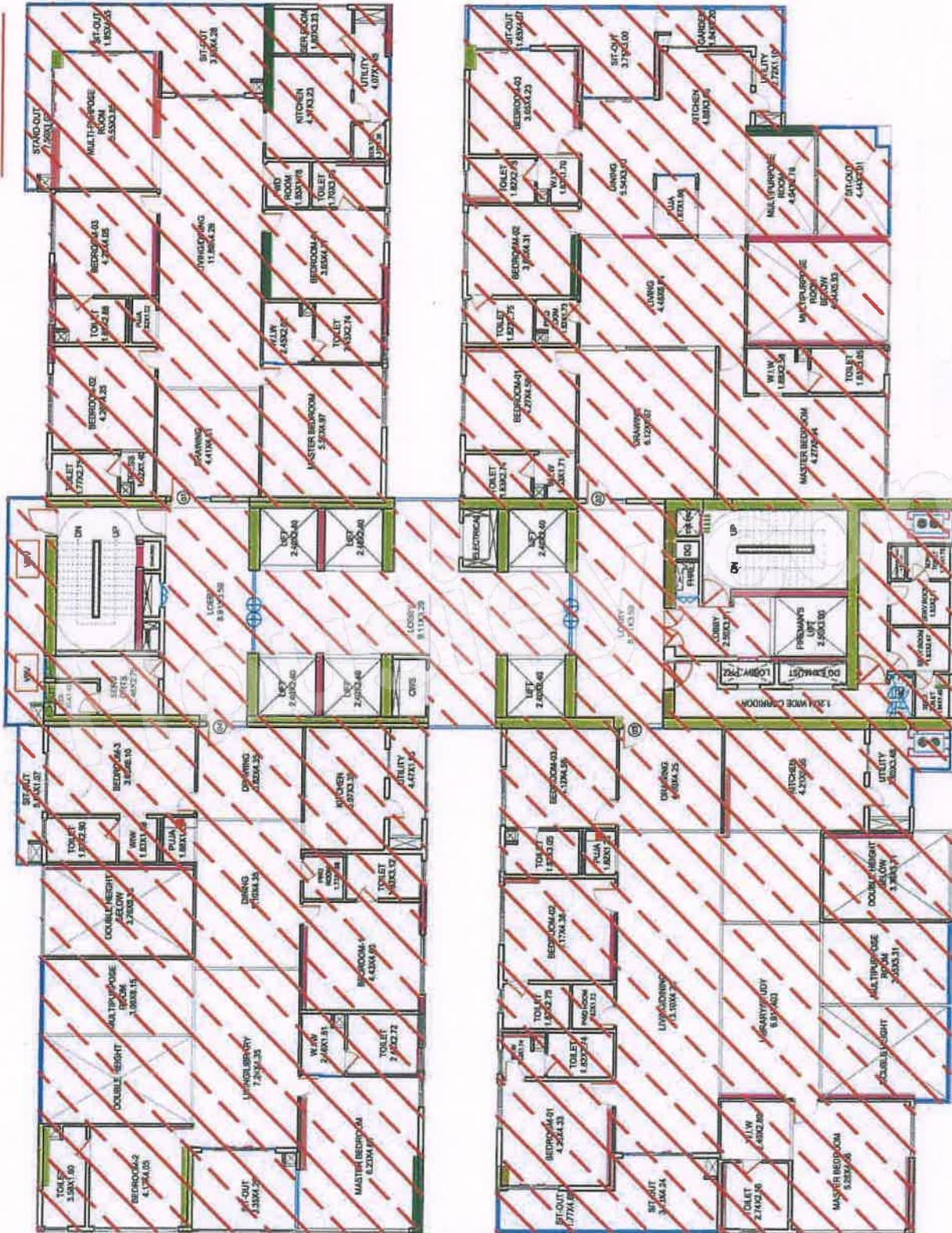
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Gandipet

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TOWER-02



**5th Floor
5% MORTGAGE FLOOR PLAN**

For DE Blueoak And P Mangalram Properties LLP

[Signature]
Designated Partner

For DE Blueoak And P Mangalram Properties LLP

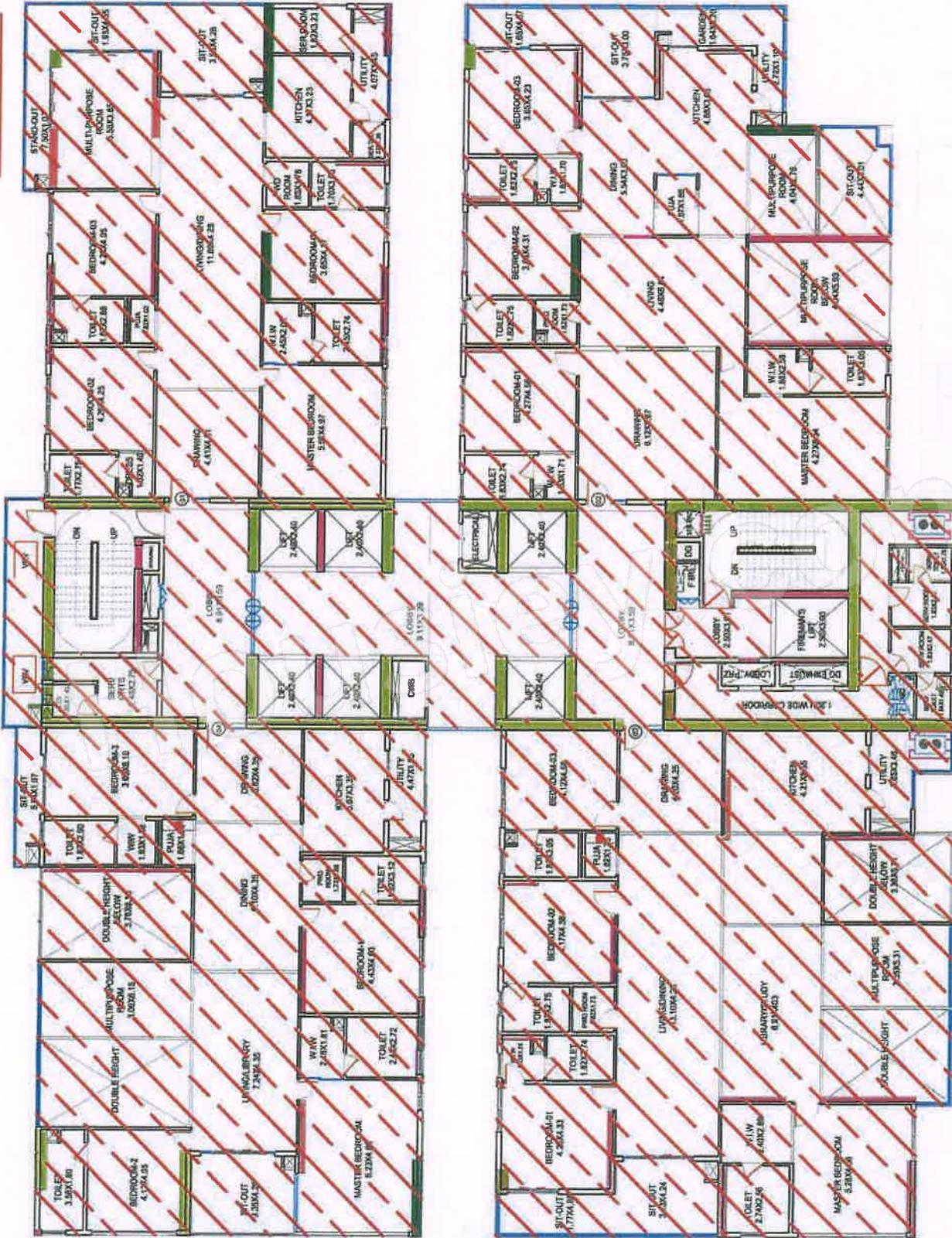
[Signature]
Designated Partner

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Gandipet

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13th Floor
5% MORTGAGE FLOOR PLAN

For DE Blueoak And P Mangalam Properties LLP

[Signature]
Designated Partner

For DE Blueoak And P Mangalam Properties LLP

[Signature]
Designated Partner

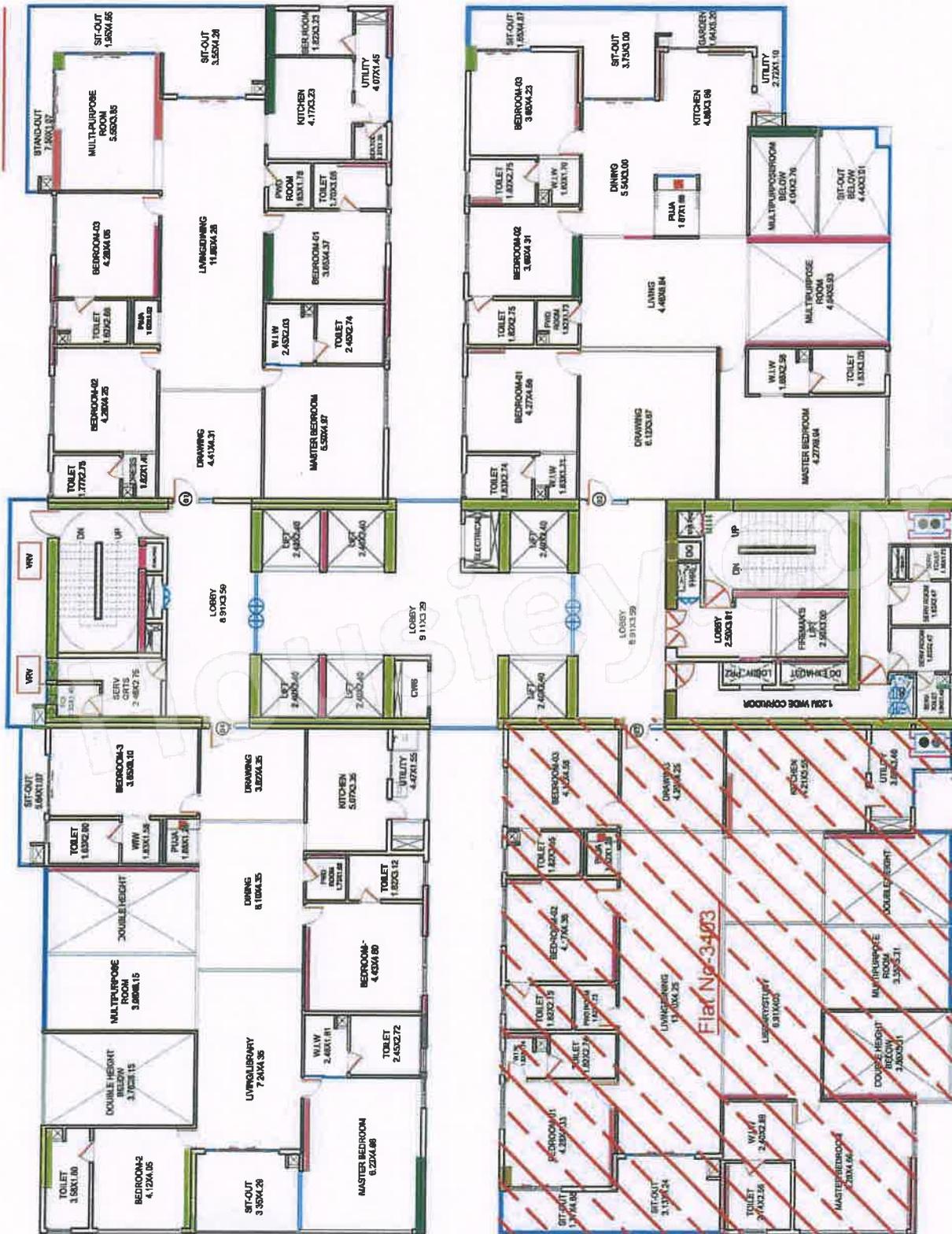
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TOWER-02



**34th Floor, Flat No-3403
5% MORTGAGE FLOOR PLAN**

For DE Blueoak And P Mangatram Properties LLP

[Signature]
Designated Partner

For DE Blueoak And P Mangatram Properties LLP

[Signature]
Designated Partner

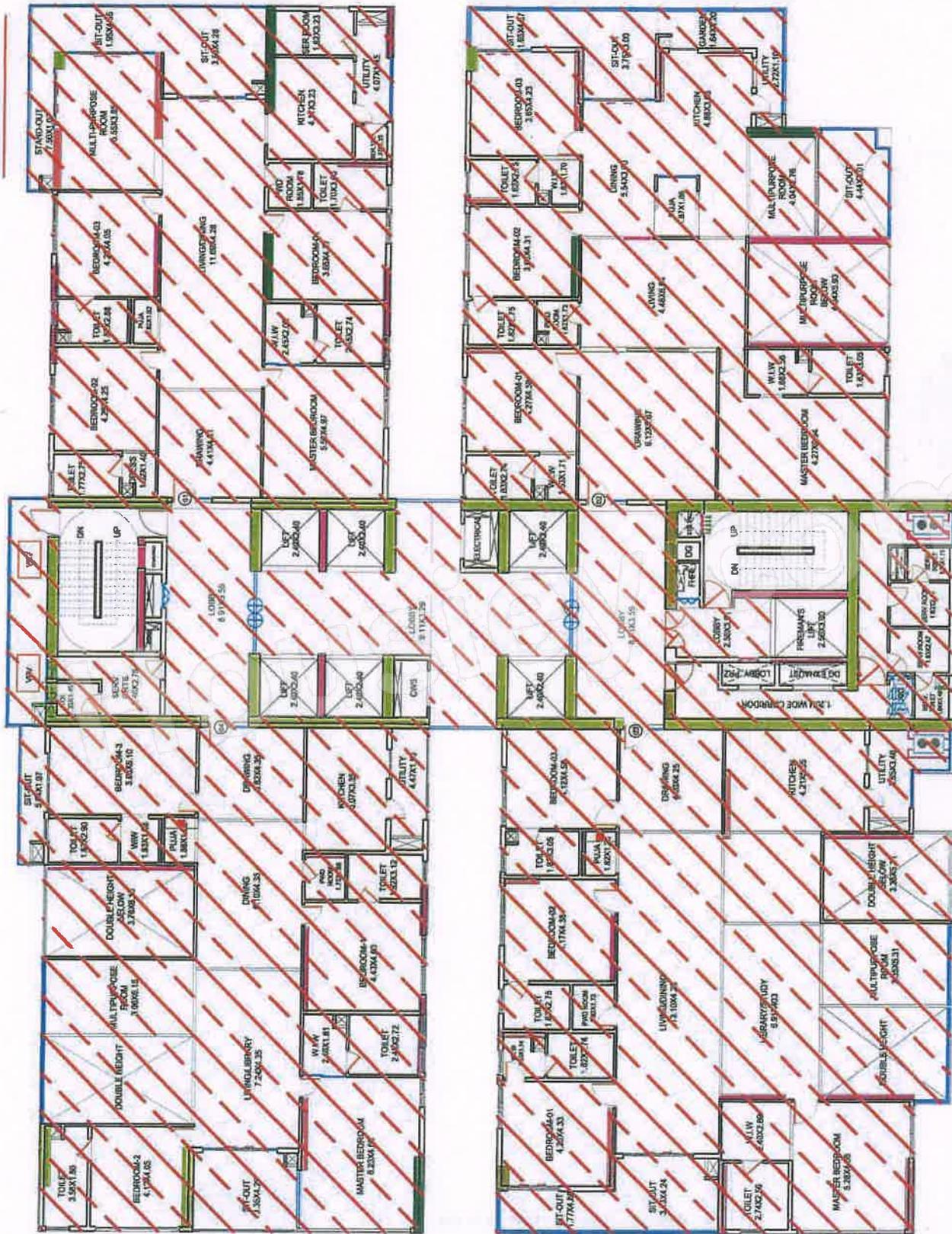
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Gandipet



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TOWER-02



**43rd Floor
5% MORTGAGE FLOOR PLAN**

For DE Blueoak And P Mangatram Properties LLP

[Signature]
Designation Partner

For DE Blueoak And P Mangatram Properties LLP

[Signature]

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Issue Date: 08/08/2011



సంజయ్ జైరాం గులబాని
Sanjay Jairam Gulabani
పుట్టిన తేదీ/DOB: 18/03/1971
పురుషుడు/ MALE

Sanjay Gulabani

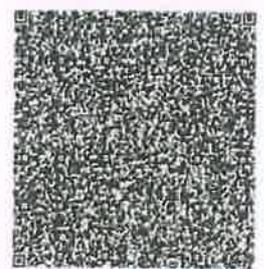
3917 8735 9012
VID : 9171 5207 3259 1446

నా ఆధార్, నా గుర్తింపు

Download Date: 18/08/2011

వీరునామా:
S/O జైరాం గులబాని, ప్లాట్ నో 430, రోడ్ నో 22, షేక్
హిల్స్, షాకపేట్, హైదరాబాద్,
తెలంగాణ - 500033

Address:
S/O Jairam Gulabani, Plot No 430, Jubilee
Hills, Road No 22, Shaikpet, Hyderabad,
Telangana - 500033



3917 8735 9012
VID : 9171 5207 3259 1446

1047 | help@uidai.gov.in | www.uidai.gov.in

Download Date: 17/08/2011



జక్కీరెడ్డి సంజీవ రెడ్డి
Jakkireddy Sanjeeva Reddy
పుట్టిన తేదీ/DOB: 05/05/1981
పురుషుడు/ MALE

Issue Date: 10/08/2011

Jakkireddy Sanjeeva Reddy

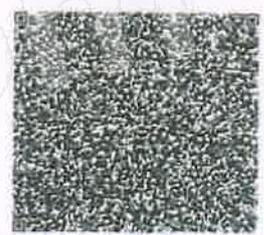
9435 7521 0992
VID : 9124 0550 4958 0776

నా ఆధార్, నా గుర్తింపు

Download Date: 10/08/2011

వీరునామా:
సంజయ్ రెడ్డికి: జక్కీరెడ్డి సుబ్బా రెడ్డి, వీల్లా నెం 2, టాడెన్
గార్డెన్స్, రాజపుష్పా ఆట్రీయా వెనుక, గోల్డెన్ మైల్ రోడ్,
కోకాపేట్, శేరిలింగంపల్లి,
తెలంగాణ - 500075

Address:
C/O: Jakkireddy Subba Reddy, Villa No 2,
Eden Gardens, Behind Rajapushpa Atria,
Golden Mile Road, Kokapet, K.v.,
Rangareddy,
Telangana - 500075



9435 7521 0992
VID : 9124 0550 4958 0776

1047 | help@uidai.gov.in | www.uidai.gov.in

Issue Date: 24/09/2011



గుండాల మథ్యసిగిరి
Gundala Mathsyagiri
పుట్టిన తేదీ/DOB: 20/06/1993
పురుషుడు/ MALE

Gundala Mathsyagiri

2100 8474 8756
VID : 9104 8104 9073 2977

నా ఆధార్, నా గుర్తింపు



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Gandipet

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Online Challan Proforma [SRO copy]

Registration & Stamps Department
Government of Telangana

Challan No: 472GZJ050525



Bank Code : SBIN Payment : NEFT/RTGS

Remitter Details

Name DE BLUEOAK AND P MANGATRAM PROPERTIES
PAN Card No AATFD1137E
Aadhar Card No
Mobile Number *****558
Address REP BY JAKKIREDDY SANJEEVA REDDY AND OTHER, R R DIST

Executant Details

Name DE BLUEOAK AND P MANGATRAM PROPERTIES
Address REP BY JAKKIREDDY SANJEEVA REDDY AND OTHER, R R DIST

Claimant Details

Name METROPOLITAN COMMISSIONER
Address HMDA, HYDERABAD

Document Nature

Nature of Document Mortgage deed by Co-operative society in f/o Govt.
Property Situated in(District) RANGAREDDY
SRO Name GANDIPET

Amount Details

Stamp Duty 5000
Transfer Duty 0
Registration Fee 192610
User Charges 1000
Mutation Charges 0
Haritha Nidhi 50
TOTAL 198660
Total in Words One Lakh Ninety Eight Thousand Six Hundred Sixty Rupees Only
Date(DD-MM-YYYY) 05-05-2025
Transaction Id 5053224086427

Stamp & Signature

Online Challan Proforma [Citizen copy]

Registration & Stamps Department
Government of Telangana

Challan No: 472GZJ050525



Bank Code : SBIN Payment : NEFT/RTGS

Remitter Details

Name DE BLUEOAK AND P MANGATRAM PROPERTIES
PAN Card No AATFD1137E
Aadhar Card No
Mobile Number *****558
Address REP BY JAKKIREDDY SANJEEVA REDDY AND OTHER, R R DIST

Executant Details

Name DE BLUEOAK AND P MANGATRAM PROPERTIES
Address REP BY JAKKIREDDY SANJEEVA REDDY AND OTHER, R R DIST

Claimant Details

Name METROPOLITAN COMMISSIONER
Address HMDA, HYDERABAD

Document Nature

Nature of Document Mortgage deed by Co-operative society in f/o Govt.
Property Situated in(District) RANGAREDDY
SRO Name GANDIPET

Amount Details

Stamp Duty 5000
Transfer Duty 0
Registration Fee 192610
User Charges 1000
Mutation Charges 0
Haritha Nidhi 50
TOTAL 198660
Total in Words One Lakh Ninety Eight Thousand Six Hundred Sixty Rupees Only
Date(DD-MM-YYYY) 05-05-2025
Transaction Id 5053224086427

Stamp & Signature

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

policy. For DE Blueoak And P Mangatram Properties LLP

Designated Partner

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

policy. For DE Blueoak And P Mangatram Properties LLP

Designated Partner

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**Government of Telangana
Registration And Stamps Department**

P18614

7671/2025

Payment Details - Citizen Copy - Generated on 05/05/2025, 04:47 PM

SRO Name: 1525 Gandipet

Receipt No: 8249

Receipt Date: 05/05/2025

Name: J SANJEEVA REDDY

CS No/Doct No: 7953 / 2025

Transaction: Mortgage deed by Co-operative socie

Challan No:

E-Challan No: 472GZJ050525

Chargeable Value: 0

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 05-MAY-25

Bank Name:

Bank Branch:

E-Challan Bank Name: SBIN

E-Challan Bank Branch:

Account Description	Amount Paid By			E-Challan
	Cash	Challan	DD	
Registration Fee				192610
Deficit Stamp Duty				5000
User Charges				1000
Total:				198610
In Words: RUPEES ONE LAKH NINETY EIGHT THOUSAND SIX HUNDRED TEN ONLY				



SUB-REGISTRAR
Gandipet, R.R. Dist., T.S.

Signature by SR

Prepared By: MUNEERUDDIN

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2/10/16
10/10/16

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