

SCANNED

Doct no. 33853/2024



25/102

తెలంగాణ తెలంగాణ TELANGANA

BL 416518
B - Anusha

Tran Id: 241230131453574605
 Date: 30 DEC 2024, 01:16 PM
 Purchased By:
 MANIKANTA EDLA
 S/o SATYANARAYANA
 R/o HYDERABAD
 For Whom
 IRA VIAN PROPERTIES PVT LTD

ANUSHA BUYANI
 LICENSED STAMP VENDOR
 Lic. No. 17-11-016/2022
 Ren.No. 1711016
 Lakadaram
 Ph 9177337991

MORTGAGE DEED

This **Deed of MORTGAGE** is made and executed on this the 31st Day of December, 2024, by and between:

1. **SMT. PONNAGANDLA INDIRA DEVEI W/o.** Late.P. Venkatrami Reddy, Aged about.70 Years, Occ: House Wife, R/o.H.No.2-48, Kandibanda, Nalgonda District, Telangana State. Aadhar No.3900 8813 0211.
2. **SRI. MITESH MAJITHIA S/O.** RAMESH CH. MAJITHIA, Aged about.50 Years, Occ:Self Employee, R/o. H.No. 3-4-377/A,B, A.P Residency, Flat NO.301, Lingampally, Barkathpura, Himayath Nagar, Kachiguda, Hyderabad, Telangana State. Aadhar No.6243 4628 6452.

For IRA VIAN PROPERTIES PRIVATE LIMITED

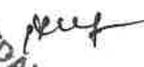
Authorised Signatory

CLL

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar2, Patancheru (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 79605/- paid between the hours of _____ and _____ on the 31st day of DEC, 2024 by Sri Pagadipalli Anresh

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

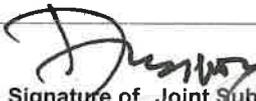
Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 PAGADIPALLI NARESH [1715-1-2024-35402]	PAGADIPALLI NARESH[R]/M/S. IRA VIAN PROPERTIES PVT LTD MUSHEERABAD, HYDERABAD VILL., HYDERABAD MDL., HYDERABAD DIST., TELANGANA, 500044,	 23 DEC 2024



Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2		 SANTHOSH::31/12/2 [1715-1-2024-35402]	SANTHOSH AADHAAR CARD	
1		 SURESH::31/12/2024 [1715-1-2024-35402]	SURESH AADHAAR CARD	

31st day of December, 2024

Biometrically Authenticated by
SRO MOHAMMED AFZAL UDDIN
on 31-DEC-2024 13:52:27

Signature of Joint SubRegistrar2
Patancheru (R.O)

Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

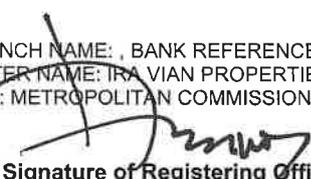
Description of Fee/Duty	In the Form of							Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order		
Stamp Duty	100	0	5000	0	0	0	5100	
Transfer Duty	NA	0	0	0	0	0	0	
Reg. Fee	NA	0	79605	0	0	0	79605	
User Charges	NA	0	500	0	0	0	500	
Mutation Fee	NA	0	0	0	0	0	0	
Total	100	0	85105	0	0	0	85205	

Rs. 5000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 79605/- towards Registration Fees on the chargeable value of Rs. 79604500/- was paid by the party through E-Challan/BC/Pay Order No ,566VJH311224 dated ,31-DEC-24 of ,ICICIC/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 85155/-, DATE: 31-DEC-24, BANK NAME: ICICIC, BRANCH NAME: , BANK REFERENCE NO: 8025994729955, PAYMENT MODE: NB-1001138, ATRN: 8025994729955, REMITTER NAME: IRA VIAN PROPERTIES PVT LTD, EXECUTANT NAME: IRA VIAN PROPERTIES PVT LTD, CLAIMANT NAME: METROPOLITAN COMMISSIONER HMDA)

Date:
31st day of December, 2024


Signature of Registering Officer
Patancheru (R.O)

FOR IRA VIAN PROPERTIES PRIVATE LIMITED

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Authorized Signatory



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3. **SMT. BINITA ANANDPARA @ ANANDPARA BINITA RAMESH**, W/o. Mitesh Majithia, Aged about.46 Years, Occ: Private Service, R/o. H.No. 3-4-377/A,B, A.P Residency, Flat NO.301, Lingampally, Barkathpura, Himayath Nagar, Kachiguda, Hyderabad, Telangana State. Aadhar No.5457 3996 9640.

REPRESENTED BY DEVELOPMENT AGREEMENT CUM GPA HOLDER:

M/S. IRA VIAN PROPERTIES PVT LTD., a company duly incorporated and Registered under the Indian Companies Act, 1956 and having its Registered Office at 7-2-H50 & H51 Road No.6B, Panchavati Colony, Manikonda, Hyderabad - 500089, Telangana State, (CIN NO. U70109TG2021PTC156150, PAN No.AAGCI3691E), represented by its authorized signatory: **SRI. PAGADIPALLI NARESH**, S/O. Sri. Pagadipalli Narsing Rao, aged about: 38 years, Occupation: Employee, R/o. H.NO.14-20-125/A, Shivaji Nagar, Borabanda, Balanagar, Rangareddy, Hyderabad-18, (Aadhar No.8582 7578 4030), Board Resolution Dated: 27/12/2024.

(Herein after referred as the "**FIRST PART**" which expressions shall unless repugnant to the extent or meaning thereof be deemed to mean and include its successor-in-interest, executors, administrators and permitted assignees).

IN FAVOUR OF

METROPOLITAN COMMISSIONER, HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY, SWARNAJAYANTI, AMEERPET, HYDERABAD.

The **FIRST AND SECOND PARTY** which expression shall mean and include all their heirs, executors, administrators etc. and permitted assignees.

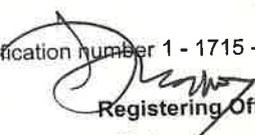
For IRA VIAN PROPERTIES PRIVATE LIMITED



Authorised Signatory

Certificate of Registration

Registered as document no. 33853 of 2024 of Book-1 and assigned the identification number 1 - 1715 - 33853 - 2024 for Scanning on 31-DEC-24 .


Registering Officer
Patancheru (R.O)
(Mohammed Afzal Uddin)

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33853/2024. Sheet 2 of 14
Joint SubRegistrar
Patancheru (R.O)

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കേരള റിപ്പബ്ലിക് റിജിസ്ട്രാർ ഓഫീസ്

കേരള റിപ്പബ്ലിക് റിജിസ്ട്രാർ ഓഫീസ്

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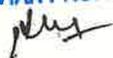
WHEREAS the Land Owner No.1 of the First Party is the absolute owner and possessor of land admeasuring 9680 Sq Yards or **Ac:2-00 Guntas**, (Comprising of Ac.01-00 Gts in Sy No.312/A4 & Ac.01-00 Gts in Sy No.312/AA/4), Situated at **KOLLUR VILLAGE, & G.P**, Ramachandrapuram Mandal, Sanga Reddy District, having acquired the same through Registered Gift Deed vide document No. **16661/2019**, dated; 16/04/2019 Registered before SRO, Sanga Reddy. The Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram has converted the said land from Agriculture to Non Agriculture Use through Vide Proceeding No.2100414860, Dt.15-09-2021.

WHEREAS Land Owners No.2 & 3 are the absolute joint owners and possessors of land admeasuring 10285 Sq Yards or **Ac:2-05 Guntas**, (Comprising of Ac.01-25 Gts in Sy No.312/E2 & Ac.00-20 Gts in Sy No.312/E3), Situated at **KOLLUR VILLAGE, & G.P**, Ramachandrapuram Mandal, Sanga Reddy District, having Purchased the same through Registered Sale Deed vide document No. **10135/2006**, dated; 10/04/2006 Registered before SRO, Sanga Reddy. The Tahsildar & Jt. Sub Registrar Office, Ramachandrapuram has converted the said land from Agriculture to Non Agriculture Use through Vide Proceeding No.2200293261, Dt.18-04-2022 & 2200293258, 20-04-2022.

And whereas the Land owners Nos.1 to 3 with an intension to develop their properties into Multistoried Residential Hi-Rise apartments approached the Promoter/Developer (**M/S. IRA VIAN PROPERTIES PVT LTD**) and executed Development agreement cum general power of attorney bearing documents in the following manner :

S.No	Name	DAGPA No.	Sy.No.	Extent
1.	SMT. PONNAGANDLA INDIRA DEVI W/O Late. P. VENKATRAMI REDDY,	43797/2021	312/A4 & 312/AA/4	Ac.02.00 Gts
2.	(1) SRI. MITESH MAJITHIA S/O. RAMESH CH. MAJITHIA & (2) SMT. BINITA ANANDPARA W/o. SRI. MITESH MAJITHIA	15237/2022	312/E2 & 312/E3	Ac.00-31 Gts
	Total			Ac..02-31 Gts

For IRA VIAN PROPERTIES PRIVATE LIMITED



Authorised Signatory

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33853/2024.

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WHEREAS the **M/S. IRA VIAN PROPERTIES PVT LTD.**, represented by: **SRI. MANIKANTA EDLA**, S/O. Sri. Satyanarayana, aged about: 37 years, Occupation: Business, R/o. H.NO.1-8-678/20/21, Ganga Block, Garunda Chamundeswary Apts, Musheerabad, Hyderabad-44, (Aadhar Card No.8641 1313 8518, PAN NO. AAVPE7287L) Board Resolution Dated: 26/12/2024, being developer of the above land have obtained a approvals from Hyderabad Metropolitan Development Authority (HMDA) for Construction of Multi Storied Residential Building consisting of Proposed 2Cellar + 1 Ground + 32 Upper Floors in Sy Nos. 312/A4, 312/AA/4, 312/E2, 312/E3 of Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District and whereas the Hyderabad Metropolitan Development Authority has provisionally approved the sanctioned plan vide Lr.No.003833/BP/HMDA/0800/SKP/2024 , dated 23-12-2024, in respect of the above said property. Whereas as required under Hyderabad revised building rules issued vide G.O. Ms. NO.86 MA dt.03-03-2006, G.O. Ms No.171 MS dt.19-04-2006 & G.O Ms.No.623 MA dt.01-12-2006, G.O.Ms NO.168 MA dt.07-04-2012.

I/We execute and submit an undertaking affidavit in favor of the Metropolitan Commissioner, HMDA authorizing him to initiate appropriate action as per the said G.O and I/We am/are agreeing to abide by 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 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 in compliance 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, we do hereby hand over the 5.11%proposedSixth, Seventh & EighthFloor (as per the Schedule give 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 plan we hereby authorize the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority to dispose of the 5.11 % of the total built up area i.e. in Sixth Floor 195.98 Sq meters, in Seventh Floor 1680.787 Sq meters, in Eighth Floor 1484.807 Sq meters total area is 3361.57 Sq meters, in the proposed building (Sixth,Seventh&Eighth Floors as per HMDA permission) as the

For IRA VIAN PROPERTIES PRIVATE LIMITED



Authorised Signatory

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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 me. I/We have objection of whatsoever nature.

That the value of the mortgaged area i.e. 5.11 % of the total built up area i.e. in Fourth Floor 136.99 Sq meters, in Fifth Floor 1680.787/Sq meters, in Sixth Floor 1484.807 Sq meters total area is 3361.57 Sq meters or 36,183.64 Square Feet's at the Rate of Rs.2200/- per square feet and the total value comes to Rs.7,96,04,008/- only. **IN 4020.40 Sq yds**

SCHEDULE OF PROPERTY

All that the 5.11 % of the total built up area i.e. in Sixth Floor 195.98 Sq meters, in Seventh Floor 1680.787 Sq meters, in Eighth Floor 1484.807 Sq meters total area is 3361.57 Sq meters or 36,183.64 Square Feet's of the proposed building (Sixth, Seventh & Eighth Floors as per HMDA permission) on the land admeasuring 10622.17 Sq meters in Sy No. 312/A4, 312/AA/4, 312/E2, 312/E3 of Kollur Village, Ramachandrapuram Mandal, Sanga Reddy District, and bounded by: **and 4020.40 Sq. yds.**

North : Open to Sky

South : Open to Sky

East : Open to Sky

West : Open to Sky

For IRA VIAN PROPERTIES PRIVATE LIMITED



Authorised Signatory

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The details of 5.11 % Mortgage area Statement in Building.

Description	Sq Mtrs	
Total BUA Proposed	65771.6	
Mortgage area Required	3288.58	5% of BUA
Mortgage area Provided	3361.57	5.11 %

Floor	Mortgage
Sixth Floor	195.98
Seventh Floor	1680.787
Eighth Floor	1484.807

IN WITNESS WHEREOF THE FIRST PARTY herein has executed this MORTGAGE with his free will and violation 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. 

2. 

For IRA VIAN PROPERTIES PRIVATE LIMITED



FIRST PARTY Signatory

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Joint SubRegistrar
Patancheru (R.O)

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EXTRACT FROM THE MINUTES OF THE DIRECTORS MEETING OF M/S. IRA VIAN PROPERTIES PRIVATE LIMITED, HELD ON 27th. DAY OF December, 2024 AT MANIKONDA HYDERABAD-TELANGANA.

AUTHORISATION TO EXECUTE THE DOCUMENTS:

RESOLVED THAT **SRI. PAGADIPALLI NARESH**, S/o. Sri. Narsing Rao, Admin Manager of the Company, be and is hereby do authorized to:

(1) Sign all the necessary Gift Deed/Gift Settlement Deed/s, corresponding as may be required to execute Gift Deed/Gift Settlement deed towards land admeasuring 3361.57 Sq meters or 36,183.64 Square Feet's., in bearing Survey No. 312/E1/1/1, Sy No.312/E1, Sy No. 312/E1/1/2, Sy No. 312/E1/2, situated at Kolluru Village, Ramachandrapuram Mandal, Sangareddy District, Telangana State, in favour of The Commissioner, Tellapur Municipality, HMDA or any Local Bodies and present such Gift Deed / Gift Settlement deed/s for registrations before appropriate authority/registrar/Sub Registrar of assurance and give authority letter to the Sub Registrar to directly deliver the Register Document to respective buyers/contracting parties with the company.

(2) To appear and represent before appropriate authority/registrar/Sub Registrar of assurance on behalf of the company relating to execution of registered Gift Deed / Gift Settlement Deed in respect of land admeasuring 3361.57 Sq meters or 36,183.64 Square Feet's., in bearing Survey No. 312/E1/1/1, Sy No.312/E1, Sy No. 312/E1/1/2, Sy No. 312/E1/2, situated at Kolluru Village, Ramachandrapuram Mandal, Sangareddy District, Telangana State, in favour of The Commissioner, Tellapur Municipality, HMDA or any Local Bodies. Further Resolved that all the actions dealings, executions of **SRI. PAGADIPALLI NARESH**, S/o. Sri. Narsing Rao, Admin Manager of the Company pertaining to Gift Deed/Gift Settlement Deed and registration of the aforesaid land shall be valid, binding and be enforceable from the date of this resolution.

(3) Further Resolved that **SRI. PAGADIPALLI NARESH**, S/o. Sri. Narsing Rao, Admin Manager of the Company, authorized person of the Company be and is hereby authorized to sign, present, admit and execute necessary documents Gift Deed/Gift Settlement Deed, forms and other required deed/s before the appropriate Sub Registrar, and to do any such acts and deeds that may be necessary in their regard.

#CERTIFIED TURE COPY#

For M/s. IRA Vian Properties Pvt Ltd

x 

K. SURENDRANATH



IRA VIAN PROPERTIES PRIVATE LIMITED CIL

 Corporate Office :
9E, 9th Floor, Vaishnavi Cynosure, Telecom Nagar Extension,
Gachibowli, Hyderabad - 500032

 Registered Office :
H.No. 7-2-H50, 51, Road No. 6B, Panchavati Colony,
Manikonda, Hyderabad - 500089

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OFFICE OF THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY **TG-bPASS**

Swarna Jayanthi Complex, Sanjeeva Reddy Nagar Rd,
Srinivasa Nagar, Ameerpet, Hyderabad - 500038.

TG-bPASS FEE INTIMATION LETTER

Lr. No. : 003833/BP/HMDA/0800/SKP/2024

Dated : 23/12/2024

To,
Sri/Smt,
Sri 1.P.INDIRA DEVI 2.MITESH MAJITHIA 3.BINITA ANANDPARA REP BY DAGPA HOLDER IRA VIAN PROPERTIES PVT LTD REP BY ARUN JUPALLY
PLOT NO.H2 AND H3,MANIKONDA,GANDIPET,HYDERABAD
Pin Code : 500008
TELANGANA.

Dear Sir/Madam,

Sub : HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY - Planning Department - Proposed construction of **Residential** Building consisting of **2 Cellar + 1 Ground + 32 upper floors** Floors in Plot nos. **open plot** , Sy. Nos. **312/Part** of **Kollur(TM)** Village, **Ramchandrapuram** Mandal, **Sanga Reddy** District to an extent of **10,622.17** Sq.mts. - Fee Intimation - Issued-Reg.

Ref : Your Building Application in File No. **003833/BP/HMDA/0800/SKP/2024**, dt: **12 April, 2024**.

With reference to the subject and references cited, it is to inform that the proposal submitted for Construction of **Residential** Building consisting of **2 Cellar + 1 Ground + 32 upper floors** Floors in Plot nos. **open plot** , Sy. Nos. **312/Part** of **Kollur(TM)** Village, **Ramchandrapuram** Mandal, **Sanga Reddy** District to an extent of **10,622.17** Sq.mts. has been examined as per rules and regulations in force.

To process the application further, the following charges of Rs. **Rs.4,34,15,371.00 (Four Crore Thirty Four Lacs Fifteen Thousand Three Hundred Seventy One Only)** are to be remitted towards fee and charges through Online Payment Payment System.

The details of the charges are as follows:

Sr.No.	Description	Amount
HMDA charges		
1	City/town Level Infrastructure Impact Fee	2,24,30,763.00
2	Development Charges (built Up Area)	58,87,953.00
3	Intrest for dsc Charges	7,06,554.00
4	Processing Charges	36,642.00
5	Processing Charges For Total Built Up Area	14,60,915.00
6	Publication Charges	5,000.00
Local Body charges		
1	BUILDING PERMIT FEE	23,37,464.00
2	DEBRIS CHARGES	2,500.00
3	POSTAGE/ ADVERTISEMENT CHARGES	2,500.00
4	TGbPASS Charges	50,000.00

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Joint SubRegistrar2
Patancheru (R.O)

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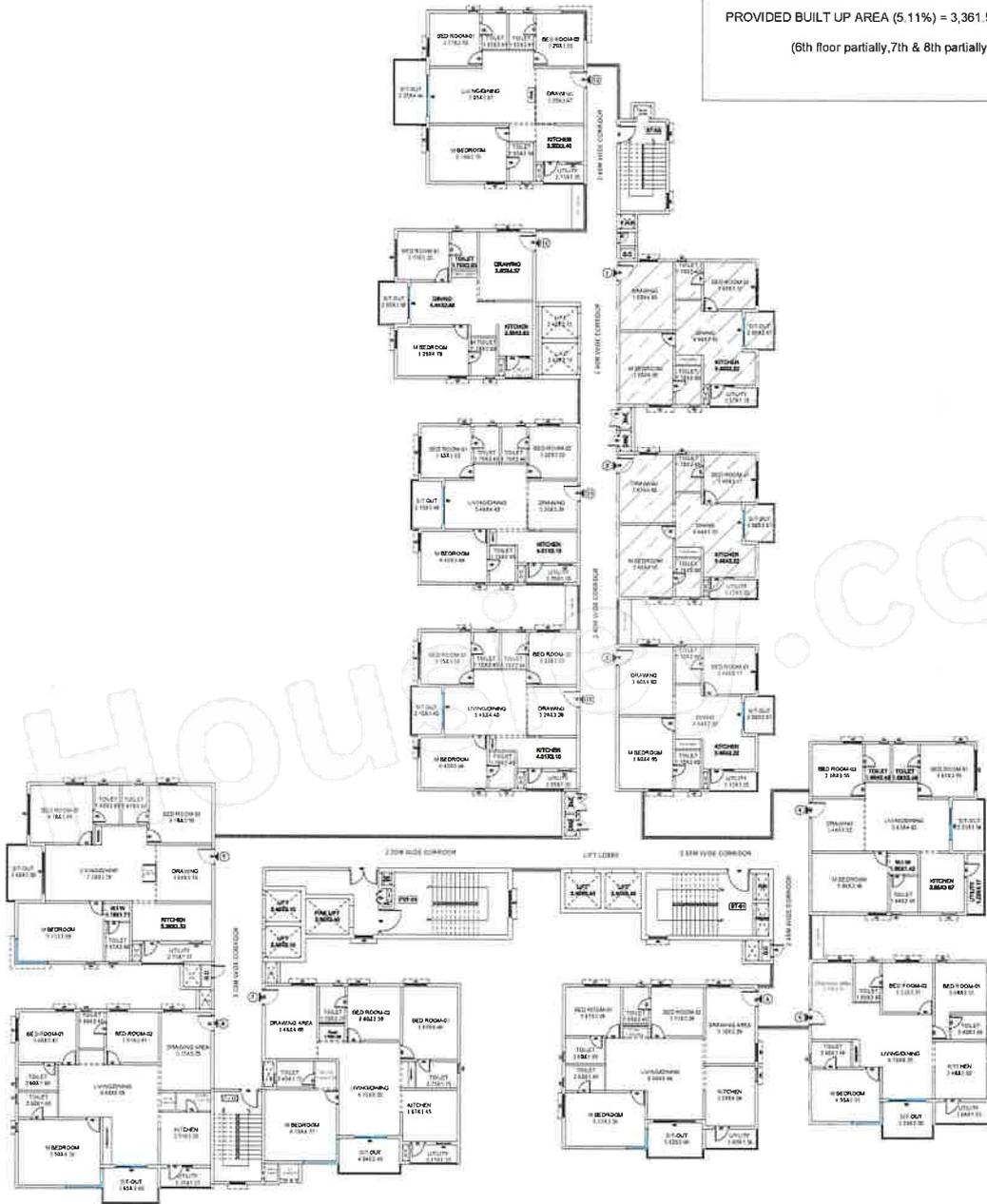


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MORTGAGE AREA-C.L
 REQUIRED BUILT UP AREA (5.00%) = 3288.58 Sqmts
 PROVIDED BUILT UP AREA (5.11%) = 3,361.57 Sqmts
 (6th floor partially, 7th & 8th partially)



**6th FLOOR PLAN
 (MORTGAGE AREA)**

TITLE	
PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT IN SURVEY NO 312/A/4-312/A/A/4, 31/82, 31/2/83 SITUATED AT KOLLUR VILLAGE, RAMACHANDRABURJAM MANDAL, BANGAREDDY DISTRICT, TELANGANA.	
BE LONGING TO:	
Shr MITEESH MAJITHA, Smt BINITA ANANDPARA AND Smt P INDIRA DEVI, DEVELOPED BY IRA VIAN PROPERTIES PVT LTD	
AREA STATEMENT	
SITE AREA	10,622.20 Sqmts (or) 12,704.05 Sqmts (As per Ground) (2.52 Acres)
TOTAL BUILT UP AREA	
FLOOR	UNIT AREA
GROUND FLOOR AREA	2,173.85 Sqmts
1st FLOOR AREA	2,211.81 Sqmts
2nd FLOOR AREA	2,211.81 Sqmts
3rd FLOOR AREA	2,211.81 Sqmts
4th FLOOR AREA	2,211.81 Sqmts
5th FLOOR AREA	2,211.81 Sqmts
6th FLOOR AREA	2,211.81 Sqmts
7th FLOOR AREA	2,211.81 Sqmts
8th FLOOR AREA	2,211.81 Sqmts
9th FLOOR AREA	2,211.81 Sqmts
10th FLOOR AREA	2,211.81 Sqmts
11th FLOOR AREA	2,211.81 Sqmts
12th FLOOR AREA	2,211.81 Sqmts
13th FLOOR AREA	2,211.81 Sqmts
14th FLOOR AREA	2,211.81 Sqmts
15th FLOOR AREA	2,211.81 Sqmts
16th FLOOR AREA	2,211.81 Sqmts
17th FLOOR AREA	2,211.81 Sqmts
18th FLOOR AREA	2,211.81 Sqmts
19th FLOOR AREA	2,211.81 Sqmts
20th FLOOR AREA	2,211.81 Sqmts
21st FLOOR AREA	2,211.81 Sqmts
22nd FLOOR AREA	2,211.81 Sqmts
23rd FLOOR AREA	2,211.81 Sqmts
24th FLOOR AREA	2,423.81 Sqmts
25th FLOOR AREA	2,423.81 Sqmts
27th FLOOR AREA	1,674.75 Sqmts
28th FLOOR AREA	1,674.75 Sqmts
29th FLOOR AREA	853.28 Sqmts
30th FLOOR AREA	853.28 Sqmts
31st FLOOR AREA	853.28 Sqmts
32nd FLOOR AREA	853.28 Sqmts
TOTAL AREA	40,271.65 Sqmts
TOTAL NO OF UNITS	354 NO'S
MORTGAGE AREA	
REQUIRED MORTGAGE AREA (10.00%)	6,577.15 Sqmts
SPECIFICATIONS	
FOUNDATION	R.C.C. W/FO GRADE
COLUMNS	R.C.C. W/FO GRADE
WALLS	SOLID BLOCKS
SLABS, BEAMS & CHILLERS	R.C.C. W/FO GRADE
DOORS, WINDOWS & VENTILATORS	UPVC
FLOORING	CERAMIC FLEES
PLASTERING	2 CM
LEGEND	
UNDER GROUND SUMP	UGSUMP
PENULTION RT	PP
ELECTRICAL LINE	—E—
WATER PIPE	—W—
ELECTRICAL TRANSFORMER	—T—
SEWER TREATMENT PLANT	—STP—
REFERENCE LINE	—R—
PROPOSED	—P—
EXISTING	—E—
DEMOLISHED	—D—
NORTH	
SCALE - 1 : 100	
OWNER'S SIGNATURE	
BUILDER'S SIGNATURE	
STRUCTURAL ENGINEER'S SIGNATURE	
ARCHITECT'S SIGNATURE	

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Patancheru (R.O)



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CIC

MORTGAGE AREA-C.L
 REQUIRED BUILT UP AREA (5.00%) = 3288.58 Sqmts
 PROVIDED BUILT UP AREA (5.11%) = 3,361.57 Sqmts
 (6th floor partially, 7th & 8th partially)



**7th FLOOR PLAN
 (MORTGAGE AREA)**

TITLE
 PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT IN SURVEY NO. 312/A/4.312/A/4A, 312/E/2.312/E/3 SITUATED AT KOLLUR VILLAGE, RAMACHANDRAPURAM MANDAL, SANGAREDDY DISTRICT, TELANGANA BELONGING TO:
 Sri MITEESH MAJITHA,
 Sri BINITA ANANDPARA, AND
 Sri P INDIRA DEVI,
 DEVELOPED BY
 IRA VIAN PROPERTIES PVT LTD

AREA STATEMENT

SITE AREA	16,622.29 Sqmts (or) 12,704.05 Sqmts (2.62 Acres)
TOTAL BUILT-UP AREA	
FLOOR	UNITS AREA
GROUND FLOOR AREA	2,112.04 Sqmts
1st FLOOR AREA	2,211.81 Sqmts
2nd FLOOR AREA	2,211.81 Sqmts
3rd FLOOR AREA	2,211.81 Sqmts
4th FLOOR AREA	2,211.81 Sqmts
5th FLOOR AREA	2,211.81 Sqmts
6th FLOOR AREA	2,211.81 Sqmts
7th FLOOR AREA	2,211.81 Sqmts
8th FLOOR AREA	2,211.81 Sqmts
9th FLOOR AREA	2,211.81 Sqmts
10th FLOOR AREA	2,211.81 Sqmts
11th FLOOR AREA	2,211.81 Sqmts
12th FLOOR AREA	2,211.81 Sqmts
13th FLOOR AREA	2,211.81 Sqmts
14th FLOOR AREA	2,211.81 Sqmts
15th FLOOR AREA	2,211.81 Sqmts
16th FLOOR AREA	2,211.81 Sqmts
17th FLOOR AREA	2,211.81 Sqmts
18th FLOOR AREA	2,211.81 Sqmts
19th FLOOR AREA	2,211.81 Sqmts
20th FLOOR AREA	2,211.81 Sqmts
21st FLOOR AREA	2,211.81 Sqmts
22nd FLOOR AREA	2,211.81 Sqmts
23rd FLOOR AREA	2,211.81 Sqmts
24th FLOOR AREA	2,211.81 Sqmts
25th FLOOR AREA	2,211.81 Sqmts
26th FLOOR AREA	2,211.81 Sqmts
27th FLOOR AREA	1,874.76 Sqmts
28th FLOOR AREA	1,874.76 Sqmts
29th FLOOR AREA	888.38 Sqmts
30th FLOOR AREA	888.38 Sqmts
31st FLOOR AREA	888.38 Sqmts
32nd FLOOR AREA	888.38 Sqmts
TOTAL AREA	85,771.85 Sqmts
TOTAL NO OF UNITS	306 NO'S

MORTGAGE AREA
 REQUIRED MORTGAGE AREA (10.00%) = 6,577.18 Sqmts

- SPECIFICATIONS**
- FOUNDATION: R.C.C. MID GRADE
 - COLUMNS: R.C.C. MID GRADE
 - WALLS: SOLID BLOCKS
 - SLABS, BEAMS & CHAJAS: R.C.C. MID GRADE
 - DOORS, WINDOWS & VENTILATIONS: UPVC
 - FLOORING: CERAMIC TILES
 - PLASTERING: G.M.

- LEGEND**
- UNDER GROUND DUMP: EC538
 - REGULATION PIT: PP
 - ELECTRICAL LINE: [Symbol]
 - MAN HOLE: [Symbol]
 - ELECTRICAL TRANSFORMER: [Symbol]
 - SEWAGE TREATMENT PLANT: [Symbol]
 - REFERENCE: [Symbol]
 - PROPOSED: [Symbol]
 - EXISTING: [Symbol]
 - DEMOLISHED: [Symbol]

ALL DIMENSIONS ARE IN METERS
 OWNER'S SIGNATURE

BUILDER'S SIGNATURE

STRUCTURAL ENGINEER'S SIGNATURE

ARCHITECT'S SIGNATURE

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33853/2024. Sheet 11 of 14 Joint SubRegistrar2
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CJL

MORTGAGE AREA-C.L
 REQUIRED BUILT UP AREA (5.00%) = 3288.58 Sqmts
 PROVIDED BUILT UP AREA (5.11%) = 3,361.57 Sqmts
 (6th floor partially, 7th & 8th partially)



**8th FLOOR PLAN
 (MORTGAGE AREA)**

TITLE	
PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT IN SURVEY NO 312/AA 312/AAA 312/2 312/3 SITUATED AT KOLLUR VILLAGE RAMACHANDRAPURAM MANDAL, BANGAREDDY DISTRICT, TELANGANA	
BELONGING TO	
Sh. MITEGH MAJITHA, Smt. BINITA ANANDPARA, AND Smt. P. INDIRA DEVI, DEVELOPED BY IRA VIAN PROPERTIES PVT LTD	
AREA STATEMENT	
SITE AREA	10,622.00 Sqmts (or) 12,704.05 Sqyths (As per Government) (2.62 Acres)
TOTAL BUILT-UP AREA :	
FLOOR	UNITS AREA
GROUND FLOOR AREA	2,112.64 Sqmts
1st FLOOR AREA	2,211.81 Sqmts
2nd FLOOR AREA	2,211.81 Sqmts
3rd FLOOR AREA	2,211.81 Sqmts
4th FLOOR AREA	2,211.81 Sqmts
5th FLOOR AREA	2,211.81 Sqmts
6th FLOOR AREA	2,211.81 Sqmts
7th FLOOR AREA	2,211.81 Sqmts
8th FLOOR AREA	2,211.81 Sqmts
9th FLOOR AREA	2,211.81 Sqmts
10th FLOOR AREA	2,211.81 Sqmts
11th FLOOR AREA	2,211.81 Sqmts
12th FLOOR AREA	2,211.81 Sqmts
13th FLOOR AREA	2,211.81 Sqmts
14th FLOOR AREA	2,211.81 Sqmts
15th FLOOR AREA	2,211.81 Sqmts
16th FLOOR AREA	2,211.81 Sqmts
17th FLOOR AREA	2,211.81 Sqmts
18th FLOOR AREA	2,211.81 Sqmts
19th FLOOR AREA	2,211.81 Sqmts
20th FLOOR AREA	2,211.81 Sqmts
21st FLOOR AREA	2,211.81 Sqmts
22nd FLOOR AREA	2,211.81 Sqmts
23rd FLOOR AREA	2,425.81 Sqmts
24th FLOOR AREA	2,425.81 Sqmts
25th FLOOR AREA	2,425.81 Sqmts
26th FLOOR AREA	2,425.81 Sqmts
27th FLOOR AREA	2,425.81 Sqmts
28th FLOOR AREA	2,425.81 Sqmts
29th FLOOR AREA	2,425.81 Sqmts
30th FLOOR AREA	2,425.81 Sqmts
31st FLOOR AREA	2,425.81 Sqmts
32nd FLOOR AREA	2,425.81 Sqmts
33rd FLOOR AREA	2,425.81 Sqmts
34th FLOOR AREA	2,425.81 Sqmts
35th FLOOR AREA	2,425.81 Sqmts
36th FLOOR AREA	2,425.81 Sqmts
37th FLOOR AREA	2,425.81 Sqmts
38th FLOOR AREA	2,425.81 Sqmts
39th FLOOR AREA	2,425.81 Sqmts
40th FLOOR AREA	2,425.81 Sqmts
41st FLOOR AREA	2,425.81 Sqmts
42nd FLOOR AREA	2,425.81 Sqmts
43rd FLOOR AREA	2,425.81 Sqmts
44th FLOOR AREA	2,425.81 Sqmts
45th FLOOR AREA	2,425.81 Sqmts
46th FLOOR AREA	2,425.81 Sqmts
47th FLOOR AREA	2,425.81 Sqmts
48th FLOOR AREA	2,425.81 Sqmts
49th FLOOR AREA	2,425.81 Sqmts
50th FLOOR AREA	2,425.81 Sqmts
51st FLOOR AREA	2,425.81 Sqmts
52nd FLOOR AREA	2,425.81 Sqmts
53rd FLOOR AREA	2,425.81 Sqmts
54th FLOOR AREA	2,425.81 Sqmts
55th FLOOR AREA	2,425.81 Sqmts
56th FLOOR AREA	2,425.81 Sqmts
57th FLOOR AREA	2,425.81 Sqmts
58th FLOOR AREA	2,425.81 Sqmts
59th FLOOR AREA	2,425.81 Sqmts
60th FLOOR AREA	2,425.81 Sqmts
61st FLOOR AREA	2,425.81 Sqmts
62nd FLOOR AREA	2,425.81 Sqmts
63rd FLOOR AREA	2,425.81 Sqmts
64th FLOOR AREA	2,425.81 Sqmts
65th FLOOR AREA	2,425.81 Sqmts
66th FLOOR AREA	2,425.81 Sqmts
67th FLOOR AREA	2,425.81 Sqmts
68th FLOOR AREA	2,425.81 Sqmts
69th FLOOR AREA	2,425.81 Sqmts
70th FLOOR AREA	2,425.81 Sqmts
71st FLOOR AREA	2,425.81 Sqmts
72nd FLOOR AREA	2,425.81 Sqmts
73rd FLOOR AREA	2,425.81 Sqmts
74th FLOOR AREA	2,425.81 Sqmts
75th FLOOR AREA	2,425.81 Sqmts
76th FLOOR AREA	2,425.81 Sqmts
77th FLOOR AREA	2,425.81 Sqmts
78th FLOOR AREA	2,425.81 Sqmts
79th FLOOR AREA	2,425.81 Sqmts
80th FLOOR AREA	2,425.81 Sqmts
81st FLOOR AREA	2,425.81 Sqmts
82nd FLOOR AREA	2,425.81 Sqmts
83rd FLOOR AREA	2,425.81 Sqmts
84th FLOOR AREA	2,425.81 Sqmts
85th FLOOR AREA	2,425.81 Sqmts
86th FLOOR AREA	2,425.81 Sqmts
87th FLOOR AREA	2,425.81 Sqmts
88th FLOOR AREA	2,425.81 Sqmts
89th FLOOR AREA	2,425.81 Sqmts
90th FLOOR AREA	2,425.81 Sqmts
91st FLOOR AREA	2,425.81 Sqmts
92nd FLOOR AREA	2,425.81 Sqmts
93rd FLOOR AREA	2,425.81 Sqmts
94th FLOOR AREA	2,425.81 Sqmts
95th FLOOR AREA	2,425.81 Sqmts
96th FLOOR AREA	2,425.81 Sqmts
97th FLOOR AREA	2,425.81 Sqmts
98th FLOOR AREA	2,425.81 Sqmts
99th FLOOR AREA	2,425.81 Sqmts
100th FLOOR AREA	2,425.81 Sqmts
TOTAL AREA	85,771.05 Sqmts
TOTAL NO OF UNITS	158,100
MORTGAGE AREA	
REQUIRED MORTGAGE AREA (10.00%) 6,577.18 Sqmts	
SPECIFICATIONS	
FOUNDATION	R.C.C. 1:3:6 GRADE
COLUMNS	R.C.C. 1:3:6 GRADE
WALLS	100.00 BLOCKS
SLABS, BEAMS & CHAIRS	R.C.C. 1:3:6 GRADE
DOORS, WINDOWS & VENTILATORS	P.V.C.
FLOORING	CEMENT TILES
PLASTERING	C.M.
LEGEND	
UNDER GROUND SUMP	ESCAPE
PANCREATION PIT	PP
ELECTRICAL LINE	—
WATER HOSE	—
ELECTRICAL TRANSFORMER	—
SEWAGE TREATMENT PLANT	—
BASEMENT LINE	—
REFERENCE	NORTH
PROPOSED	—
EXISTING	—
UNIMPLISHED	—
ALL DIMENSIONS ARE IN METERS	
SCALE - 1 : 100	
OWNER'S SIGNATURE	
BUILDER'S SIGNATURE	
STRUCTURAL ENGINEER'S SIGNATURE	
ARCHITECT'S SIGNATURE	

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Government of India

పాగడపాళి నరేష్
Pagadipalli Naresh
పుట్టిన తేదీ/DOB: 05/08/1986
పురుషుడు / MALE

8582 7578 4030
VID : 9167 6207 3238 9586

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

వినియోగదారు:
S/O పాగడపాళి నరసింగ్ రావు, 08-20-025/అ, శివాజీ నగర్, బొరబండా, బాలానగర్, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్ - 500018

Address:
S/O Pagadipalli Narsing Rao, 14-20-125/A, Shivaji Nagar, Borabanda, Balanagar, Rangareddi, Andhra Pradesh - 500018

8582 7578 4030
VID : 9167 6207 3238 9586

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గడ్డం సాంథోష్ రెడ్డి
GADDAM SANKTHOSH REDDY
పుట్టిన తేదీ/DOB: 06/04/1994
పురుషుడు / MALE

4056 5559 0164
VID : 9184 6322 4492 1709

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

వినియోగదారు:
పి.నెం. 5-143, బస్ - కాలనీ, ముక్కెళ్ల, కుంపూల్ (మం), ముక్కెళ్ల, కుంపూల్ జిల్లా, ఆంధ్ర ప్రదేశ్ - 518467

Address:
P.NO. 5-143, 8C COLONY, mukkella, Mukkella, Kurnool, Andhra Pradesh - 518467

4056 5559 0164
VID : 9184 6322 4492 1709

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Government of India

సుభావతి సురేశ్
Subhavathi Suresh

పుట్టిన సంవత్సరం / Year of Birth: 1991
పురుషుడు / Male

8886 4998 5141

ఆధార్ - సామాన్యుని హక్కు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

వినియోగదారు: S/O: సుభావతి శంకర్
7-14, కాకర్ల గుట్ట లాండ్, శంకర్ పల్లి శంకర్ పల్లి, కె.వి.రంగారెడ్డి ఆంధ్ర ప్రదేశ్. 501203

Address: S/O: Subhavathi Shankar, 7-14, kakarla gutthanda, Shankarpalle. Shankarpalli, K.V. Rangareddy, Shankarpalle, Andhra Pradesh, 501203

8886 4998 5141

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