

SCANNED

53/92

31258/2021

एक सौ रुपये

Rs. 100

ONE

HUNDRED RUPEES



INDIA
INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

No. 14535 Date 12-11-21

to P. Malleshham

from P. Narayana
self

2/0 modest

AN 028415

G. MANIPAL REDDY

LICENCED STAMP VENDOR

SVL.No.15 11-012/1999, Ren.No.15-11-015/
F.No. 301, Aparna Apt, Bhagyanagar Color
Kukatpally, Mdl. Medchal / Malkajgiri Dist
Cell: 9441675014.

SALE DEED

This Deed of Sale is made and executed on this the 15th day of November 2021 registered at S.R.O. Quthbullapur by and between:

Sri. UDATHA RAVI KUMAR S/o. U.MURALI MANOHAR, aged about 36 years, Occupation: Business, R/o. House No.8-387/6, Road No.1, Sai Baba Nagar, Padma Nagar Phase-II, Chintal, Medchal Malkajgiri District. (Aadhar No.2410 7760 5070).

Hereinafter called the "**VENDOR**" of the first part which term shall mean and include all his heirs, executors, administrators, legal representatives, nominees and assignees etc,

IN FAVOUR OF

Sri. PARAVELI MALLESHAM S/o. P.NARAYANA, aged about 54 years, Occupation: Business, R/o. House No.08-252/6/B/2, Venkanna Hills, Chintal, Near Community Hall, Quthbullapur Mandal, Medchal Malkajgiri District.- 500 055 (Pan No.AJEPP4692G, Aadhar No. 2637 4136 7787, Cell No.9885042760)

Hereinafter called the "**VENDEE**" of the second part which term shall mean and include all his heirs, executors, administrators, legal representatives, nominees and assignees etc.,

[Signature]

Presentation Endorsement:

Presented in the Office of the Sub-Registrar, Quthbullapur along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 6750/- paid between the hours of 03 and 04 on the 15th day of NOV, 2021 by Sri Udata Ravi Kumar

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

Signature/Ink Thumb Impression

SI No	Code	Thumb Impression	Photo	Address
1				PARAVELLI MALLESHAM S/O. P. NARAYANA R/O.HNO, 8-252/8/3/2, VENKANNA HILL CHINTHAL, QUTHBULLAPUR, M.M.DIST
2	EX			UDATHA RAVI KUMAR S/O. U MURALI MANOHAR 8-387/8, QUTHBULLAPUR (M). QUTHBULLAPUR, MEDCHAL- MALKAJGIRI, TELANGANA, 500055, .

Identified by Witnesses:




Signature

SI No	Thumb Impression	Photo	Name & Address
1			GOWRI SANKARA RAO AADHAR
2			CH NAGA RAJU AADHAR

15th day of November, 2021

Signature of Sub Registrar
Quthbullapur

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3925 Name: Kalipindi Gowri Sankara Rao	C/O Thirunadha, Chintal, Hyderabad, Telangana, 500054	
2	Aadhaar No: XXXXXXXX3697 Name: Chintakindi Naga Raju	S/O Chintakindi Narayana, Quthbullapur, Rangareddi, Andhra Pradesh, 500055	
3	Aadhaar No: XXXXXXXX5070 Name: Udata Ravi Kumar	S/O Udata Murali Manohar, Chintal, Hyderabad, Telangana, 500054	

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Hereinafter referred to as the "VENDEE" which shall mean and include all his/her respective heirs, executors, legal representatives, successors and assignees of the Other part:

Whereas Vendor is the absolute owner, peaceful possessor and Purchaser of the Plot bearing No. A-11/Part (North Side Portion), admeasuring 150.0 Sq.Yards or equivalent to 125.40 Sq.mtrs., in Survey Nos. 192 & 193, Raghavendra Colony, Covered Under Block No. 6, Situated at Jeedimetla Village, Quthbullapur Mandal and Municipality, Ranga Reddy District., having purchased from Smt. GANGARAJU SEETA KUMARI W/o. Sri. G. DASARADHA RAMA SHARMA, Vide Registered Sale Deed bearing Document No. 4979 of 1999, Book-I, Dated : 28th day of August, 1999, Registered at SRO Medchal.

That the Vendor has applied and obtained necessary permission for the alienation of the said property from the Special Officer and competent authority Urban Land Ceiling (Regulation Act) Vide their Proceedings No. F/AS/1964/2015, Dated : 13/02/2015.


WHEREAS the Vendor in need of funds has offered to sell the above mentioned property i.e., All that the Plot bearing No. A-11/Part (North Side Portion), admeasuring 150.0 Sq.Yards or equivalent to 125.40 Sq.mtrs., in Survey Nos. 192 & 193, Raghavendra Colony, Covered Under Block No. 6, Situated at Jeedimetla Village, Quthbullapur Mandal, Under GHMC, Quthbullapur Circle, Ranga Reddy District and hereinafter referred to as the schedule property to the Vendee for a total sale consideration of Rs. 9,00,000/- (Rupees Nine Lakhs Only) and the Vendee has agreed to purchase the said property for the said sale consideration from the Vendor.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

1. That in pursuance of the above offer and in acceptance of consideration the Vendee has paid the entire sale consideration of Rs. 9,00,000/- (Rupees Nine Lakhs Only) to the Vendor towards the full and final settlement of the same. That the Vendor hereby acknowledges the receipt of the said sum and releases the Vendee from any future liability of payment in this transaction. That the Vendor also hereby declares and transfers the schedule mentioned property by way of ABSOLUTE SALE together with all the rights, title, liens, easements, advantages and appurtenances pertaining in which the Vendor is having in respect of the Schedule property.



E-KYC Details as received from UIDAI:

SI No	Andhaar Details	Address:	Photo
4	Andhaar No: XXXXXXXX7787 Name: Paravelli Mallesham	C/O Paravelli Narayana, Chintal, Hyderabad, Telangana, 500054	

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	Challen u/S 41 of IS Act	E-Challen	Cash	Stamp Duty u/S 10 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	74150	0	0	0	74250
Transfer Duty	NA	0	20250	0	0	0	20250
Reg. Fee	NA	0	6750	0	0	0	6750
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	3000	0	0	0	3000
Total	100	0	104650	0	0	0	104750

Rs. 94400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 6750/- towards Registration Fees on the chargeable value of Rs. 1350000/- was paid by the party through E-Challen/BC/Pay Order No. 4638ST111121 dated, 11-NOV-21 of, SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 104650/-. DATE: 11-NOV-21, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 0744825210119, PAYMENT MODE: CASH-1001138, ATRN: 0744825210119, REMITTER NAME: P MALLESHAM, EXECUTANT NAME: U RAVI KUMAR, CLAIMANT NAME: P MALLESHAM).

Date:
15th day of November, 2021

Signature of Registering Officer
Quthbullapur

1 వ పుస్తకము 2021 సం॥ (రా.న. 1344) సం॥ పు

3/258.....సంబంధం లెక్కలు చేయబడినవి. స్వామిన్

నిమిత్తం చట్టం నెంబరు 1521-13/258.....2021

ఇవ్వబడినది.

2021 సం॥ 15/11/2021 సం॥ 15..... వ తేదీ

సబ్ రిజిస్ట్రార్ ఆఫీసు



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7. That the land affected by the document is not the assigned land as defined in Section 2(1) Act 9 of 1977.
8. That the property covered by the document situated in the peripheral area and it is exempted from the ULC as per G.O.Ms.No.733, dated 31-10-1988. If the transfer of the land is subsequently found to be in violation of any of the provisions of the Urban Land (C & R) Act 1976 or of the G.O. referred to above the Vendor will be liable for prosecution.
9. And if there is house/structure in the schedule property hereby transferred in this regard the parties may be prosecuted U/s 27 & 64 of I.S.Act.

RULE (3) MARKET VALUE STATEMENT

PLOT NO.	:	A-11/PART (NORTH SIDE PORTION)
SURVEY NOS.	:	192 & 193
AREA	:	150.0 Sq.Yds
VALUE PER SQ.YARD	:	Rs.9,000/-
TOTAL MARKET VALUE	:	Rs.13,50,000/-
VILLAGE	:	JEEDIMETLA
MANDAL	:	QUTHBULLAPUR
DISTRICT	:	MEDCHAL-MALKAJGIRI

That the Market Value of the said property is Rs.9,000/- per Sq.yard, thus the total value comes to **Rs.13,50,000/-** only, and the stamp duty is paid thereon under Rule 3 of A.P.P.U.V.I Rules 1975.

The Sale consideration Value of the property is **Rs.13,50,000/-** thus the D.S.D. is Rs.74,150/-, R.F. is Rs.6,750/- and T.D amount of Rs.20,250/- along with User Charges of Rs.500/- & Mutation Charges Rs.3,000/- thus the Total amount of **Rs.1,04,650/-** vide Challan No. 0744825210119, through State Bank of India.

Q. PM

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SCHEDULE OF PROPERTY

All that the Residential Plot No.A-11/PART (NORTH SIDE PORTION), admeasuring 150.0 Sq.yds or equivalent 125.40 Sq.Mtrs., in Survey Nos.192 & 193, Raghavendra Colony, Covered Under Block No.6, Situated at Jeedimetla Village and Quthbullapur Mandal, Medchal Malkajgiri District, Telangana State and bounded as follows:

NORTH	:	PLOT NO.A-12
SOUTH	:	PLOT NO.A-11/PART
EAST	:	20'-0" WIDE ROAD
WEST	:	PLOT NO.20

More clearly delineated in the Plan annexed hereto and marked in RED colour.

IN WITNESSES WHEREOF, the Vendor and Vendee have signed on this Deed of Sale, with free will and consent on this the day, month and year first above mentioned.

WITNESSES :

1. *K. R. Joshi*

2. *Nagaraj*

C. M.
SIGN OF VENDOR

A. R.
SIGN OF VENDEE

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~~31258~~/2021.

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Ottobahapur

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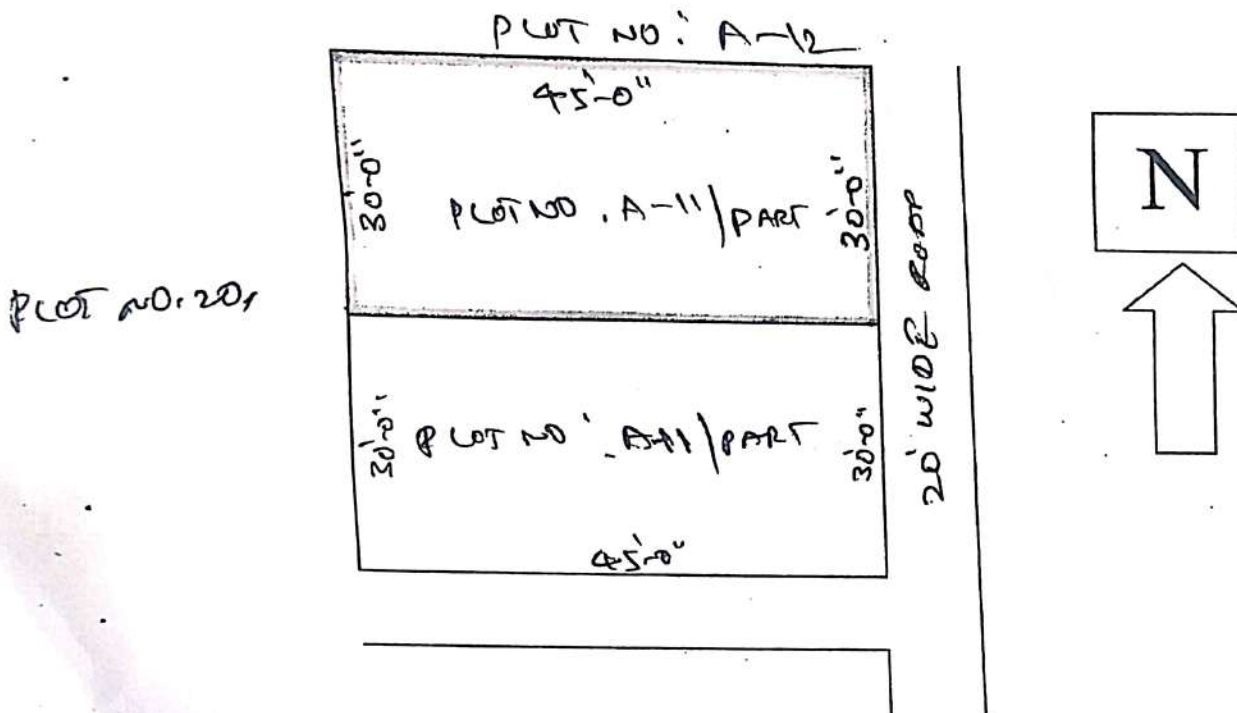
REGISTRATION PLAN SHOWING THE PLOT NO.A-11/PART (NORTH SIDE PORTION), ADMEASURING 150.0 SQ.YDS OR EQUIVALENT 125.40 SQ.MTRS., IN SURVEY NOS.192 & 193, RAGHAVENDRA COLONY, COVERED UNDER BLOCK NO.6, SITUATED AT JEEDIMETLA VILLAGE AND QUTHBULLAPUR MANDAL, MEDCHAL MALKAJGIRI DISTRICT, TELANGANA STATE.

VENDOR : Sri. UDATHA RAVI KUMAR S/o. U.MURALI MANOHAR

VENDEE : Sri. PARAVELLI MALLESHAM S/o. P.NARAYANA

REF: INCLUDED

EXCLUDED



WITNESSES:

1. *[Signature]*

2. *[Signature]*

[Signature]
SIGN OF VENDOR

[Signature]
SIGN OF VENDEE

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DECLARATION


I,

Sri. UDATHA RAVI KUMAR S/o. U.MURALI MANOHAR,
aged about 36 years, Occupation: Business, R/o. House
No.8-387/6, Road No.1, Sai Baba Nagar, Padma Nagar
Phase-II, Chintal, Medchal Malkajgiri District.

Hereby declare that, I am the owner/Possessor/Executant of the
Schedule property mentioned in the Vide Sale deed Document
No.1925/2015, of Book-I, Dt.11/03/2015, registered at S.R.O
Quthbullapur, which is a structure/Vacant Site/Vacant
Plot/Vacant Flat.

The above said property is not assessed by the
Corporation/Municipal/Nagara Panchayat and was not allotted
with any PTI/VLTA Number

Place : S. R. O. Quthbullapur.


SIGN OF DECLARANT

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Quthbullapur



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T 34 LCR 0.91600071839.

అసలు ప్రతి/Original

DTO/STO: 01 SEP 2016

Treasury/PAO Code 1406

Treasury Challan No. 11940

పెద్ద పద్దు
Major Head 0075 M.S.P.

ఉప పెద్ద పద్దు
Sub Major Head

చిన్న పద్దు
Minor Head 800 O.R.

సామూహిక ఉప పద్దు
Group Sub Head

ఉప పద్దు
Sub Head 14 Revenue Ute Regular

నవీరమైన పద్దు
Detailed Head

ఉప నవీరమైన పద్దు
Sub Detailed Head

Non-plan = N ☒ Charged = C/ ☐ Contingency Fund MH/
Plan = P: ☒ Voted = V ☐ Service major Head

మొత్తం రూ|| / Amount Rs 2,13,750/-

అక్షరాలా Two Lakhs thirteen thousand seven

in words Rupees

జమ చేయు వారి పేరు, చిరునామ U. RAVI KUMAR

Remitter's Name & Address S/o U. MURALI MANGHAR

జూనియర్ - 193. Jeedamudi

దేని నిమిత్తం పైకము జమ చేయబడినది

Purpose for which the amount's deposited

DDO Code : 1406-2302-003

తేది 11/9/16

Dated

జమ చేయువారి సంతకము

Signature of the Remitter

Head of Account verified

S.T.O.T.O.

అక్షరాలా రూపాయలు ముట్టినవి

Received Rs 2,13,750/-

నగదు/డి.డి./బ్యాంకు క్రెడిట్ ద్వారా

By Cash / D.D. / Bank Credit

Bank Branch

RECEIVED

NBST/ Bank Seal

Note : Seperate challan should be used for each detailed head.

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Quthbullapur

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GOVERNMENT OF TELANGANA
(REVENUE DEPARTMENT)



No: F/A8/1964/2015 ✓

Date: 13/02/2015 ✓

Sub: ULC Clearance Certificate - Plot No. A-11/Part extent of 125-40 Sq. Mtrs in Sy. Nos 192, 193, Raghavendra Colony, Block-6, Jedimetla Village, Quthbullapur Mandal, Ranga Reddy District - Regarding.

Ref: 1). Sri. P. Satya Narayana Reddy, S/o. P. Venkat Reddy
2). Dy. I.O.S., I.O.S. Date 04/01/2015. ✓

The application filed by P. Satya Narayana Reddy, S/o. P. Venkat Reddy is enquired verified with reference to the records available in this office. The Plot No. A-11/Part, to an extent of 125-40 Sq. Mtrs in Sy. Nos 192 & 193, Raghavendra Colony, Block No. 6, Jedimetla Village, Quthbullapur Mandal, Ranga Reddy District claimed by the applicant by holding the sale deed No. 2375/1996 dated 15-04-1996 is not attracted under the Urban Land Ceiling Act G1/13092/1976. ✓

The applied Plot No. A-11/Part in Sy. No. 192 & 193 extent of 125-40 Sq. Mtrs of Raghavendra Colony, Block No. 6, Jedimetla Village, Quthbullapur Mandal, Ranga Reddy District is covered in C.C. No. G1/1918/1976, but the applied Plot No. A-11/Part to an extent of 125-40 Sq. Mtrs is other than surplus land. ✓

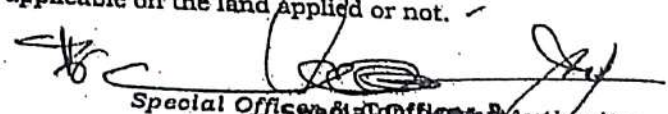
The Endorsement does not constitute any title or right over the said land. It is for the Municipal Corporation of Hyderabad / Registration Department to verify the legal ownership and possession of the land by the applicant before approving the plan for construction of building / Registration of Sale Deeds.

The Endorsement does not preclude cancellation of the endorsement and further action as per rules if it is found at late date as erroneous or if anyone else proves as rightful owner.

The Memo is issued subject obtaining NOC from the collection concerned; If Government interest is any involved in the land.

The Memo does not confirm any title upon the applicant, the certificate disclosed only whether ULC Act is applicable on the land applied or not. ✓

To
P. Satyanarayana Reddy
S/o. P. Venkat Reddy,
P. No. 83, Jaya Nagar, New Bowenpally,
Secunderabad.


Special Officer & Competent Authority
Urban Land Ceiling,
Hyderabad.



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Quithbullapur

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

అధికారి: నోహర్ 8-387/6, సాయిబాబా
హిల్స్, చింతల్, హైదరాబాద్, తెలంగాణ - 500054

Address: nohar 8-387/6 saibaba
hills, Chintal Hmt
Hyderabad Telangana - 500054

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

భారత ప్రభుత్వం
Government of India

UDATHA RAVI KUMAR
పుట్టిన తేదీ/DOB: 21/01/1982
పురుషుడు/ MALE
Mobile No. 9912595357

2410 7760 5070
VID : 9195 5310 9466 0461

నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

అధికారి: పారవెల్లి నారాయణ, ఎన్ నో-08-26/2, మంకన్నా హిల్స్, చింతల్, హైదరాబాద్, తెలంగాణ - 500054

Address: O: Paravelli Narayana, H No-08-26/2,
Mankanna Hills, Near Community Hall,
Chintal, Hyderabad,
Telangana - 500054

2637 4136 7787
VID : 9101 5107 2694 7682

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భారత ప్రభుత్వం
Government of India

Paravelli Mallesham
Paravelli Mallesham
పుట్టిన తేదీ/DOB: 02/01/1967
పురుషుడు/ MALE

2637 4136 7787
VID : 9101 5107 2694 7682

నా ఆధార్, నా గుర్తింపు

భారత ప్రభుత్వం
Government of India

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

అధికారి: కల్లిపిండి గోవర్ధన్ శంకరా రౌ
కల్లిపిండి గోవర్ధన్ శంకరా రౌ
సీఎల్ నెగర్, ఐడ జీడిమెట్ట, ఉత్తబుల్లిపూర్, రాజ్య గాంధీ నగర్, రంగారెడ్డి, ఆంధ్ర ప్రదేశ్ - 500055

Address: S/O Chintakindi Narayana, H No 33-42, Rajiv
Gandhi Nagar, IDA Jeedimetla, Guntubullapur,
Rangareddi,
Andhra Pradesh - 500055

5996 8283 3697
VID : 9104 3860 5576 7047

భారత ప్రభుత్వం
Government of India

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

అధికారి: చింతాకిండి నాగా రాజు
చింతాకిండి నాగా రాజు
పుట్టిన తేదీ/DOB: 30/12/1980
పురుషుడు/ MALE

5996 8283 3697
VID : 9104 3860 5576 7047

భారత ప్రభుత్వం
Government of India

చింతాకిండి నాగా రాజు
Chintakindi Naga Raju
పుట్టిన తేదీ/DOB: 30/12/1980
పురుషుడు/ MALE

5996 8283 3697
VID : 9104 3860 5576 7047



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Sub Registrar
Quthbullapur



Government of Telangana Registration And Stamps Department

SRO Name: 1521 Quthbullapur

Payment Details - Citizen Copy - Generated on 15/11/2021, 05:17 PM

Receipt No: 33521

Receipt Date: 15/11/2021

Name: UDATHA RAVI KUMAR

Transaction: Sale Deed

Chargeable Value: 1350000

DD No:

Bank Name:

E-Challan Bank Name: SBIN

DD Dt:

Bank Branch:

E-Challan Bank Branch:

Challan No:

Challan Dt:

E-Challan No: 4638ST111121

E-Challan Dt: 11-NOV-21

Account Description

Registration Fee

Transfer Duty / TPT

Deficit Stamp Duty

User Charges

Mutation Charges

Total:

In Words: RUPEES ONE LAKH FOUR THOUSAND SIX HUNDRED FIFTY ONLY

Amount Paid By

Cash

Challan

DD

E-Challan

6750

20250

74150

500

3000

104650

077. 756983

P. mawesLam 9885042560

సబ్-రెజిస్ట్రార్
కృతబుల్లపూర్



GREATER HYDERABAD MUNICIPAL CORPORATION
TOWN PLANNING SECTION
BUILDING PERMIT ORDER

To,

Sri/Smt.

UDATHA RAVI KUMAR

H.No: 8-387/6, ROAD NO:1, SAI BABA NAGAR, PADMANAGAR PHASE-II, HYDERABAD,
 TELANGANA

FILE No.	: 3/C25/14450/2018
PERMIT No.	: 3/C25/13122/2018
DATE	: 08 August, 2018

Sir / Madam,

Sub: Building Permission - sanctioned - Reg

Ref: Your Application dated: 25 July, 2018 u/s 388, 428 & 433 of HMC Act, 1955 & A.P. Urban Areas (Dev), Act, 1975 and A.P. Building Rules 2012.

Your application submitted in the reference has been examined with reference to the rules and regulations in force and permission is hereby sanctioned conditionally as detailed below:

A APPLICANT AND LICENSED PERSONNEL DETAILS:									
1	Applicant	UDATHA RAVI KUMAR				Lic.No.	NA		
2	Developer / Builder	NA				Lic.No.	90/eng/tp10		
3	Licensed Technical Person	SRIKANTH KOLA (Licensed Engineer)				Lic.No.			
4	Structural Engineer								
5	Others	NA							
B SITE DETAILS									
1	T.S. No./Survey no./Gram khantam/Abadi	192 & 193							
2	Premises No.	NA							
3	Plot No./Door No./House No.	A-11/PART (NORTH SIDE PART)							
4	Layout / Sub Divn. No.	0							
5	Road/Street	RAGHAVENDRA COLONY							
6	Locality	Jeedimetla Village-1 -15							
7	Town/ City	Hyderabad							
C DETAILS OF PERMISSION SANCTIONED									
Building - A1 (UDATHA RAVI KUMAR) (Height (m): 6)									
		Ground		Upper floors		Parking floors			
		No.	Area (m2)	No.	Area (m2)	Level	No.	Area (m2)	
1	Floors								
2	Use	0	0.00	2	138.80	Cellar	0	0.00	
a	Residential	0	0.00	0	0.00	G/U Floors	0	0.00	
b	Commercial	0	0.00	0	0.00	Stilt	1	60.27	
c	Others								
d	No. of floors	Stilt + 2							
e	Compound Wall	40.74 RM							
f	Set backs (m)	Front		Rear		Side I		Side II	
		1.5		1		1		1	
3	Site Area (m2)	125.4							
4	Road affected area (m2)	13.71							
5	Net Area(m2)	111.69							
6	Tot-lot (m2)	0							
7	Height (m)	6.00							
8	No. of RWHPs	1							
9	No. of Tree	5 Trees							
10	Others	NA							
D DETAILS OF FEES (RS.):									
1	Building Permit Fees : Proposed Covered builtup area	1,388.00	2	Building Permit Fees : Proposed compound wall		1,000.00			
3	Building Permit Fees : Advertisement & Postage Charges	100.00	4	B.C. & E.B.C. on site area,		13,961.00			
5	B.C. & E.B.C. on built up area,	13,880.00	6	Development Charges : Proposed built up area		17,350.00			
7	Development Charges : Open area excluding coverage	5,286.00	8	Open Space contribution charges,		135,341.00			
9	Rain Water Harvesting Charges,	1,110.00	10	Vacant Land tax,		4,310.00			
11	Sub Division Charges,	5,000.00							
TOTAL: 198,726.00									
E OTHER DETAILS :									
1	Contractor's all Risk Policy No.	0	Date	04 August, 2018	Valid Upto	04 August, 2018			
2	Notarised Affidavit No.	0	Date	08/04/2018	Area (m2)	0			
3	Enter Sr. No. In prohibitory Property Watch Register	0	S.R.O.	0	Date	04 August, 2018			
4	Floor handed over	0	08 February, 2020						
F	Construction to be Commenced Before	08 August, 2024							
	Construction to be Completed Before								

Spec
1.
2.

The Building permission is sanctioned subject to following conditions:
The applicant should follow the clause 5.f (xi) (iii) (iv) (v) & (vii) of G.O.Ms.No.168, MA dt:07.04.2012.

The Building permission is sanctioned subject to following conditions:

1. The permission accorded does not confer any ownership rights, At a later stage if it is found that the documents are false and fabricated the permission will be revoked U/s 450 of HMC Act 1955.
2. If construction is not commenced within one year, building application shall be submitted afresh duly paying required fees.
3. Sanctioned Plan shall be followed strictly while making the construction.
4. Sanctioned Plan copy as attested by the GHMC shall be displayed at the construction site for public view.
5. Commencement Notice shall be submitted by the applicant before commencement of the building U/s 440 of HMC Act.
6. Completion Notice shall be submitted after completion of the building & obtain occupancy certificate U/s 455 of HMC Act.
7. Occupancy Certificate is compulsory before occupying any building.
8. Public Amenities such as Water Supply, Electricity Connections will be provided only on production of occupancy certificate.
9. Prior Approval should be obtained separately for any modification in the construction.
10. Tree Plantation shall be done along the periphery and also in front of the premises.
11. Tot-lot shall be fenced and shall be maintained as greenery at owners cost before issue of occupancy certificate.
12. Rain Water Harvesting Structure (percolation pit) shall be constructed.
13. Space for Transformer shall be provided in the site keeping the safety of the residents in view.
14. Garbage House shall be made within the premises.
15. Cellar and stilt approved for parking in the plan should be used exclusively for parking of vehicles without partition walls & rolling shutters and the same should not be converted or misused for any other purpose at any time in future as per undertaking submitted.
16. No. of units as sanctioned shall not be increased without prior approval of GHMC at any time in future.
17. This sanction is accorded on surrendering of Road affected portion of the site to GHMC free of cost without claiming any compensation at any time as per the undertaking submitted.
18. Strip of greenery on periphery of the site shall be maintained as per rules.
19. Stocking of Building Materials on footpath and road margin causing obstruction to free movement of public & vehicles shall not be done, failing which permission is liable to be suspended.
20. The permission accorded does not bar the application or provisions of Urban Land Ceiling & Regulations Act 1976.
21. The Developer / Builder / Owner to provide service road wherever required with specified standards at their own cost.
22. A safe distance of minimum 3.0mts. Vertical and Horizontal Distance between the Building & High Tension Electrical Lines and 1.5mts. for Low Tension electrical line shall be maintained.
23. No front compound wall for the site abutting 18 mt. road widths shall be allowed and only Iron grill or Low height greenery hedge shall be allowed.
24. If greenery is not maintained 10% additional property tax shall be imposed as penalty every year till the condition is fulfilled.
25. All Public and Semi Public buildings above 300Sq.mts. shall be constructed to provide facilities to physically handicapped persons as per provisions of NBC of 2005.
26. The mortgaged built-up area shall be allowed for registration only after an Occupancy Certificate is produced.
27. The Registration authority shall register only the permitted built-up area as per sanctioned plan.
28. The Financial Agencies and Institutions shall extend loans facilities only to the permitted built-up area as per sanctioned plan.
29. The Services like Sanitation, Plumbing, Fire Safety requirements, lifts, electrical installations etc., shall be executed under the supervision of Qualified Technical Personnel.
30. Architect / Structural Engineer if changed, the consent of the previous Architect / Structural Engineer is required and to be intimated to the GHMC.
31. Construction shall be covered under the contractors all risk Insurance till the issue of occupancy certificate (wherever applicable).
32. As per the undertaking executed in terms of G.O. Ms. No. 541 MA, dt. 17-11-2000 (wherever applicable),
 - a. The construction shall be done by the owner, only in accordance with sanctioned Plan under the strict supervision of the Architect, Structural Engineer and site engineer failing which the violations are liable for demolition besides legal action.
 - b. The owner, builder, Architect, Structural Engineer and site engineer are jointly & severely responsible to carry out and complete the construction strictly in accordance with sanctioned plan.
 - c. The Owner, Builder, Architect, Structural Engineer and Site Engineer are jointly and severely are held responsible for the structural stability during the building construction and should strictly adhere to all the conditions in the G.O.
 - d. The Owner / Builder should not deliver the possession of any part of built up area of the building, by way of Sale / Lease unless and until Occupancy Certificate is obtained from GHMC after providing all the regular service connections to each portion of the building and duly submitting the following.
 - i. Building Completion Certificate issued by the Architect duly certifying that the building is completed as per the sanctioned plan.
 - ii. Structural Stability Certificate issued by the Structural Engineer duly certifying that the building is structurally safe and the construction is in accordance with the specified designs.
 - iii. An extract of the site registers containing inspection reports of Site Engineer, Structural Engineer and Architect.
 - iv. Insurance Policy for the completed building for a minimum period of three years.
33. Structural Safety and Fire Safety Requirements shall be the responsibility of the Owner, Builder/ Developer, Architect and St. Engineer to provide all necessary Fire Fighting installations as stipulated in National Building Code of India, 2005 like;
 - a. To provide one entry and one exit to the premises with a minimum width of 4.5mts. and height clearance of 5mts.
 - b. Provide Fire resistant swing door for the collapsible lifts in all floors.
 - c. Provide Generator, as alternate source of electric supply.
 - d. Emergency Lighting in the Corridor / Common passages and stair case.
 - e. Two numbers water type fire extinguishers for every 600 Sq.mts. of floor area with minimum of four numbers fire extinguishers per floor and 5k DCP extinguishers minimum 2 Nos. each at Generator and Transformer area shall be provided as per I.S.I. specification No.2190-1992.
 - f. Manually operated and alarm system in the entire buildings;
 - g. Separate Underground static water storage tank capacity of 25, 000 lts. Capacity.
 - h. Separate Terrace Tank of 25,000 lts. Capacity for Residential buildings.
 - i. Hose Reel, Down Corner.
 - j. Automatic Sprinkler system is to be provided if the basement area exceed 200 Sq.mts.
 - k. Electrical Wiring and installation shall be certified by the electrical engineers to ensure electrical fire safety.
 - l. Transformers shall be protected with 4 hours rating fire resist constructions.
 - m. To create a joint open spaces with the neighbors building / premises for maneuverability of fire vehicles. No parking or any constructions shall be made in setbacks area.

Special Conditions for Proceeding Letter

1. The Owner / Developers shall ensure the safety of construction workers.
2. In large projects where it is proposed to temporarily house the construction workers on the site, proper hygienic temporary shelter with drinking water and sanitary measures shall be provided.
3. The Owner / Developers shall be responsible for the safety of construction workers.
4. If in case above said conditions are not adhered; GHMC / Local Authority can withdraw the said permission.
5. To comply the conditions laid down in the G.O.Ms.No.168 MA, dt: 07-04-12.7) .The GHMC reserve the right to cancel the permission, if it is found that the permission is obtained by false statement or misinterpretation or suppression of any material facts or rule.
6. The applicant is the whole responsible if any discrepancy in the ownership documents and ULC aspects and if any litigation the technically approved building plans may withdraw without notice.
7. If any dispute litigation arises in future, regarding the ownership of a land the applicant shall responsible for the settlement of the same, GHMC are its employees shall not be a part to any such dispute / litigation.
8. The applicant / developer are the whole responsible if anything happens / while constructing the building.
9. The Concerned Local Body shall ensure the same before Issue of Occupancy Certificate or Commencement of Commercial Production by the applicant.
10. The building plans shall be sanctioned by the Local Authority in Conformity with the technically approved plans by GHMC
11. The building plan technically approved by GHMC is valid for a period of (3) years from the date of issue of this letter if the work is commenced within the one year from the date of issue
12. That the applicant should ensure to submit a compliance report to GHMC soon after completion of first floor level and then all the roofs are laid so as to enable to permit him to proceed further by inspection of site by.
13. It is also hereby ordered that the copy of approved plans as released by GHMC and local authority would be displayed at the construction site for public view
14. This permission does not bar any public agency including GHMC to acquire the lands for public purpose as per law.
15. The GHMC reserve the right to cancel the permission if it falls that the permission is obtained by framed misrepresentation OR by mistake of fact.
16. The Builder/Developer shall register the project in the RERA website after the launch in July 2018

✓
Name : M SRINIVASA RAO
Designation : Assistant City
Planner
Date : 08-Aug-2018 18: 06:02
By order

COMMISSIONER
GHMC

Copy To :-

1. The Manager Director, HMWS&SB.
2. The Director, T.S. TRANSCO, Hyderabad.
3. The Director General, Stamps and Registration Department, Hyderabad.
4. The Director General, Telangana State Disaster Response and Fire Services, Hyderabad.
5. The Neighbors (side1, side2 & rear).
6. The Licensed Technical Personnel / Structural Engineer / Builder.

This is computer generated letter, doesn't require any signatures.