

1937-2008 SUB-REGISTRAR/SUPD OFFICE STAMP VENDOR 650.00 CLG/RES DE R. 0050000 MEMORANDUM DEPOSIT OF BOOK

DOCUMENT NO:

OF BOOK-I

00ZZ04392449

Ack 22-81 CS 1986

S.R.O. SECUNDERABAD THIS MEMORANDUM is executed at Secunderabad on this day of October, 2008 by the persons named Smt. Kokilaben J. Kadakia, W/o. Shri. Late Jayantilal Kadakia, aged about 77 years Occupation: Housewife, residing at H. No. 5-2-223, Gokul House, Distillery Road, Secunderabad, hereinafter referred to as "the Depositor", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his / her / their respective heirs, legal representatives, successors and assigns, for recording the post transaction of creation of security by deposit of title deeds in favour of M/s. HDFC BANK LIMITED, a banking company, incorporated and registered under the Companies Act, 1956, and having its Registered Office at Sandoz House, Dr. A. B. Road, Worli, Mumbai - 400 018, and a Branch office here after, at S. D. Road, Secunderabad, hereinafter referred to as "the Bank" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) AS UNDER:

1. Pursuant to a Loan Agreement, dated the 22 day of October, 2008, (hereinafter referred to as "the Agreement") the Bank granted / agreed to grant to the Depositor(s) and the persons mentioned in Schedule - II hereof / hereinafter referred to as "the Depositor(s)", a loan facility in the sum of Rs.7,00,00,000/- (Rupees Seven Crores Only) (hereinafter referred to as "the Facility") on the terms and conditions contained in the said Agreement.
2. On the 21 day of November, 2008 the Depositor(s) attended the Bank's office at S. D. Road, Secunderabad (Branch) and met Mr. ~~Prakash Chandra~~ <sup>The Chief Manager</sup> of the Bank acting for and on behalf of the Bank, and deposited with Mr. ~~Prakash Chandra~~ <sup>Mertau Prakash Chandra</sup> acting for and on behalf of the Bank, the documents of title, title deeds, documents and writings described in Schedule IV hereinafter referred to as "the Premises" in the intent that the said title deeds should remain so deposited as and by way of a security by deposit of title deeds in favour of the Bank over and in respect of the Depositor(s)' Premises as security by way of deposit of title deeds for the due repayment / payment of the Depositor(s)' dues under the Agreement including principal amount of the Facility, interest, liquidated damages, costs and expenses and all other moneys whatsoever due and payable by the Depositor(s) to the Bank, whether under the said Agreement or otherwise (hereinafter collectively referred to as "the Outstandings").

19/11/08 22/11/08

5/11/08 55/11/08

# ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము

## Declaration by the Authorized Agent for Delivering the Electronic Services

- i. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

- ii. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

- iii. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

- iv. ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధాశ్చతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

The matter stated above is correct to the best of my knowledge and belief.

  
సంజ్ఞాకము  
Signature

ముద్ర  
Seal

1987-2008 SUB-REGISTRARSUPDT  
 OFFICIO STAMP VENDOR  
 GSO/OID CIG/R/S  
 MEMORANDUM DEPOSIT  
 OF BOOK-I  
 1931106 202105  
 02598  
 133033  
 PE 0019  
 SER. 0050000  
 22-10-08

DOCUMENT NO:

OF BOOK-I

Ack  
 22-87  
 CS  
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22-10-08  
 1931106  
 202105  
 02598  
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 PE 0019  
 SER. 0050000  
 22-10-08

S.R.O. SECUNDERABAD  
 THIS MEMORANDUM is executed at Secunderabad on this day of October, 2008 by the persons named Smt. Kokilaben J. Kadakia, W/o. Shri. Late Jayantilal Kadakia, aged about 77 years. Occupation: Housewife, residing at B. No. 52-223, Gokul House, Distillery Road, Secunderabad, hereinafter referred to as "the Depositor", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his or her or their respective heirs, legal representatives, successors and assigns, for recording the past transaction of creation of security by deposit of title deeds in favour of M/s. HDFC BANK LIMITED, a banking company, incorporated and registered under the Companies Act, 1956, and having its Registered Office at Sandoz House, Dr. A. B. Road, Worli, Mumbai - 400 018, and a Branch office, inter alia, at S. D. Road, Secunderabad, hereinafter referred to as "the Bank" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) AS UNDER:

1. Pursuant to a Loan Agreement, dated the 22 day of October, 2008, (hereinafter referred to as "the Agreement") the Bank granted and agreed to grant to the Depositor(s) and the persons mentioned in Schedule II hereof (hereinafter referred to as "the Depositor(s)"), a loan facility in the sum of Rs.7,00,00,000/- (Rupees Seven Crores Only) (hereinafter referred to as "the Facility") on the terms and conditions contained in the said Agreement.
2. On the 21 day of November, 2008 the Depositor(s) attended the Bank's office at S.D. Road, Secunderabad (Branch) and met Mr. <sup>Mr. A. K. Mathias</sup> ~~Mr. A. K. Mathias~~ <sup>Mr. A. K. Mathias</sup> ~~Mr. A. K. Mathias~~ acting for and on behalf of the Bank, and deposited <sup>with Mr. A. K. Mathias</sup> ~~with Mr. A. K. Mathias~~ <sup>with Mr. A. K. Mathias</sup> ~~with Mr. A. K. Mathias~~ the documents of title, title deeds, documents, and writings described in Schedule IV hereinbelow, relating to the Depositor(s)' premises, described in the Schedule III hereinbelow (hereinafter referred to as "the premises") to the Bank and the said title deeds should remain so deposited as and by way of a security by deposit of title deeds in favour of the Bank over and in respect of the Depositor(s)' premises as security by way of deposit of title deeds for the due repayment, interest, liquidated damages, costs, and expenses and all other moneys whatsoever due and payable by the Depositor(s) to the Bank, whether under the said Agreement or otherwise (hereinafter collectively referred to as "the Outstanding(s)").

22-10-08  
 1931106  
 202105  
 02598  
 133033  
 PE 0019  
 SER. 0050000  
 22-10-08



పంపిణీనంబు... 19.37.2008  
 దస్తావేజు పేరు...  
 పంపిణీనంబు...  
 వరదానం



పంపిణీనంబు... 22.6.2008  
 పంపిణీనంబు...  
 పంపిణీనంబు...  
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 పంపిణీనంబు...  
 పంపిణీనంబు...

పంపిణీనంబు పేరు...  
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 1. పంపిణీనంబు  
 2. పంపిణీనంబు

పంపిణీనంబు పేరు...  
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 పంపిణీనంబు పేరు...  
 పంపిణీనంబు పేరు...

2008వ సంవత్సరం...  
 22 వ తేదీ...  
 పంపిణీనంబు...



The Depositor(s), at the time of the said deposit, further declared and represented to the Bank, inter alia, that the Depositor(s) was/were the absolute owner(s) of the Premises, that the Depositor(s) had the right to create a security by way of deposit of title deeds over and in respect of the Premises, that the title deeds, documents and writings set out in Annexure IV hereinafter relating to the said Premises were the only documents of title relating to the Premises and that the same had been deposited with the Bank, as aforesaid, and that they would remain as security by way of title deed deposit till the entire Outstandings secured by the said deposit of title deeds were paid / repaid to the Bank in full by the Depositor and / or the Depositor(s).

Schedule II

Other Borrower(s) apart from the Depositor(s), if any:

I. If Individual(s):

1. Shri: Soham Modi, S/o, Shri: Satish Modi, aged about 38 years, Occupation: Business, residing at Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad.
2. Mr. Rajesh J. Kadakia, S/o, Shri. Late Jayatilal M. Kadakia, aged about years, Occupation: Business, residing at H. No. H. No. 3-2-223, Gokul House, Distillery Road, Secunderabad.
3. Mr. Sharath J. Kadakia, S/o, Shri. Late Jayatilal M. Kadakia, aged about years, Occupation: Business, residing at H. No. H. No. 3-2-223, Gokul House, Distillery Road, Secunderabad.

II. If a sole proprietary concern or a partnership firm or private limited company or a public limited company or a HUF or a trust or of any other constitution, apart from an individual:

1. M/s. Modi Properties & Investments Pvt. Ltd., having its registered office at 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003 represented by its Managing Director Shri, Soham Modi, S/o, Shri: Satish Modi, aged about 38 years, Occupation: Business, residing at Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad.

श्री शिवजी.जी. १९९९/२१६

ದಾಖಲೆ ಸಂಖ್ಯೆ... 1937-2008  
 ದಾಖಲೆ ಸಂಖ್ಯೆ... 5  
 ಈ ದಾಖಲೆ ಮೇಲೆ ವಸೂಲಿ...  
 ಸಹ-ಇಲಾಖೆ

**ENDORSEMENT**  
 Certified that following amounts have been Paid in respect of document.

**I. Stamp Duty**

- In the shape of stamp duty... Rs. 5000/-
- In the shape of... Rs. ...
- In the shape of... Rs. ...
- In the shape of... Rs. ...

**II. Duty**

- In the shape of... Rs. ...
- In the shape of... Rs. ...

**III. Duty**

- In the shape of... Rs. ...
- In the shape of... Rs. ...

**IV. Duty**

- In the shape of... Rs. ...
- In the shape of... Rs. ...

Total Rs. 51100/-

Vide Challan No. \_\_\_\_\_  
 Dated: \_\_\_\_\_  
 REGISTRAR  
 SECUNDERABAD

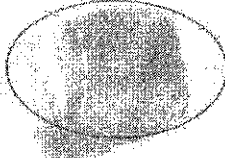

**CERTIFICATE OF REGISTRATION**  
 Registered as Doct. No. 1937 of 2008  
 (1930-2-3) of Book \_\_\_\_\_ and  
 assigned the Serial Number  
 1600-1937 for Scanning.

Date: 14/11/2008 Registering Officer



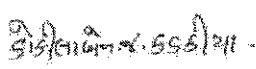


**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF  
REGISTRATION ACT, 1908.**

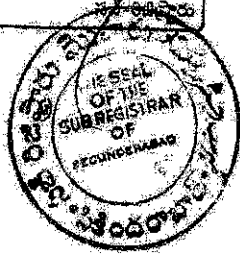
SL. NO.	FINGER PRINT IN BLACK (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH BLACK & WHITE	NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER
			<p><u>DEPOSITOR:</u></p> <p>SMT. KOKILABEN J. KADAKIA W/O. SHR. LATE JAYANTILAL KADAKIA RESIDING AT H. NO. 5-2-223 GORUL HOUSE DISTILLARY ROAD SECUNDERABAD.</p>

SIGNATURE OF WITNESSES:

1. 
2. 

  
SIGNATURE OF EXECUTANTS

1937/2008  
5  
4



PERMANENT ACCOUNT NUMBER  
AFAPPC138L

MR NAME  
KOKILASEN JAYANTHAL IGGAKIA

MR MR NAME  
MANUAL CHADANAL MODY

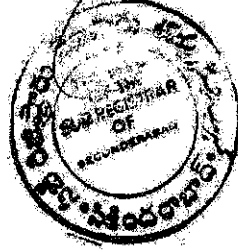
MR MR DATE OF BIRTH  
08-08-1934

MR MR ADDRESS  
17

MR MR OFFICE  
Chief Commissioner of Income Tax, Mysore

कोकिलासेन जाइसदीया.

1937/2008  
Sub Registrar Secunderabad  
5



Application No. : CC021400004378 Page 10 of 10

Verified by : M S CHARAN

Application Number : CC021400004378

Certified by :

Name : K SRIPADA RAO

Designation : SUB REGISTRAR

SRO : SECUNDERABAD

**Schedule III**  
**(Description of the Premises)**

House bearing no. T-10-176, land admeasuring about 4089 Sq. Yds. situated at Begumpet, Secunderabad and bounded by:

- North : Hy. Land and Superstructure bearing premises no. T-10-175
- South : House No. T-10-177 and Open Land
- East : Open Land belonging to Mr. Nawab Masab Jung
- West : Begumpet Main Road.

**Schedule IV**  
**(List of Title Deeds / Documents deposited by the Depositor(s) with the Bank)**

1. Regd. Sale Deed No. 287 of 1963, dated 27.02.1963 (Original)

IN WITNESS WHEREOF I HAVE SET MY HANDS TO THIS DEED AT <sup>Sec 160</sup> ~~Sec 160~~ on <sup>23</sup> ~~22~~ day of <sup>not</sup> ~~November~~ <sup>October</sup> 2008.

*Handwritten signature*  
S/S (10/10/08) 281.

DEPOSITORS

**WITNESSES:**

Signature : *Handwritten*  
Name : P. Prabhakar Reddy  
Father : P. Prabhakar Reddy  
husband's name : M. G. Reddy  
Address : M. G. Road  
Sec 160

Signature : *Handwritten*  
Name : A. Venkateswara  
Father : P. Prabhakar  
husband's name : M. G. Reddy  
Address : M. G. Road  
Sec 160

Original copy of S.S. No. 281

7.9.37.2008  
SUB REGISTRAR  
SECUNDERABAD

