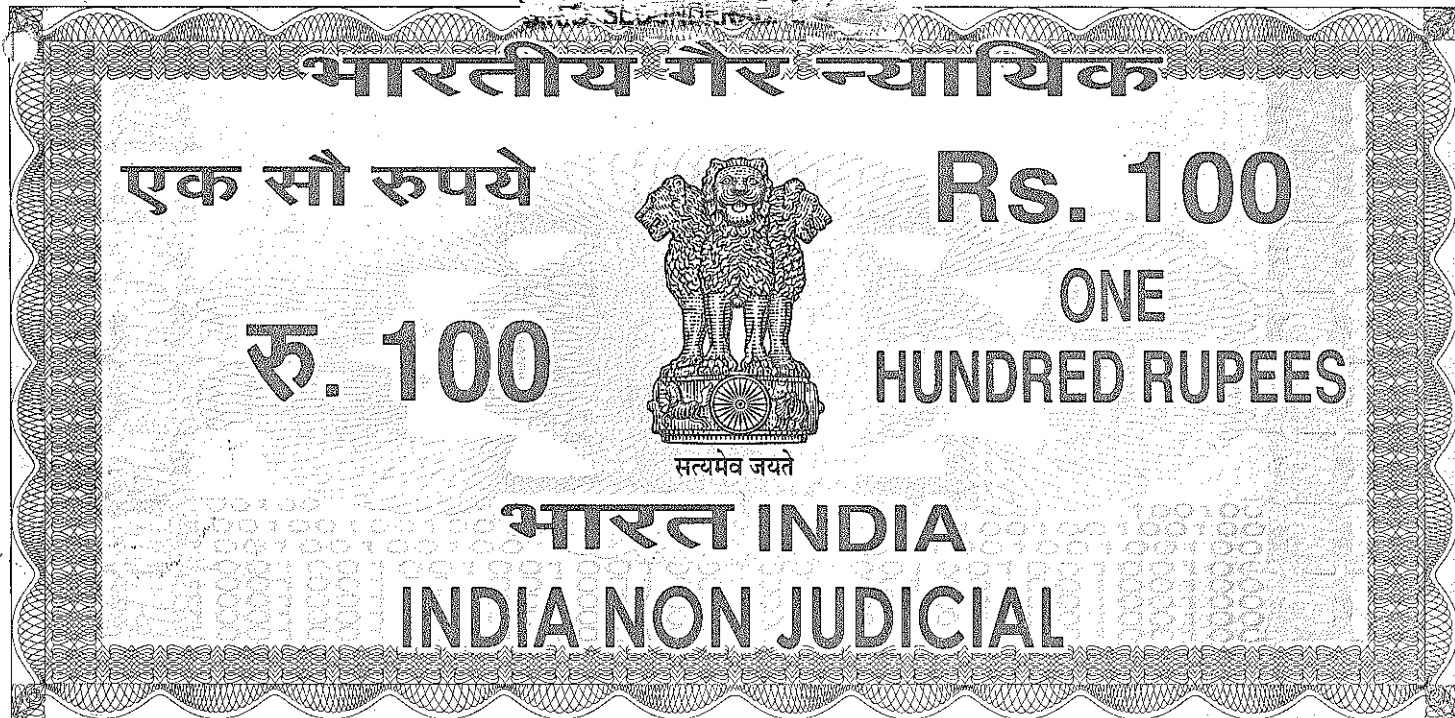


DOCUMENT NO. 1678 - 20 P/B BOOK: 1678/15



Date: 30/09/2015 तेलंगाना TELANGANA: 4.145 Denomination: 100 310933

Purchased By:
SHARAD KUMAR J KADAKIA
S/O LATE JAYANTILAL KADAKIA
R/O SEC-BAD

For Whom
SELF & OTHERS

Sub Registrar
Ex. Officio Stamp Vendor
SRO: Vallabhnagar

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

This Memorandum of Deposit of Title Deeds is made at Hyderabad on 9th September 2015 by

Mr. Sharad Kumar Jayantilal Kadakia, S/o. Mr. Jayantilal Kadakia, aged about 56 years, Occupation: Business, Resident of House No. 5-2-233, Distillery Road, Secunderabad, Telangana and Mr. Rajesh Kumar Jayantilal Kadakia, S/o. Mr. Jayantilal Kadakia, aged about 61 years, Occupation: Doctor, Resident of H. No. 5-2-233, Distillery Road, Secunderabad, Telangana, rep by their GPA Holder Mr. Soham Modi, Son of Shri. Satish Modi, aged about 45 years, Occupation: Business, resident of 5-4-187/3 & 4, 2nd Floor, Soham Mansion, M. G. Road, Secunderabad - 500 003. { PAN NO. AERPK6958C, mobile: 9502 166744 }


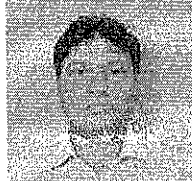



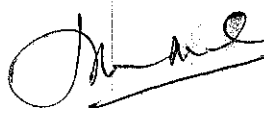
Hereinafter for brevity's sake, collectively, referred to as the "Depositor" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the ONE PART

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Secunderabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10000/- paid between the hours of 11 and 12 on the 14th day of SEP, 2015 by Sri Soham Modi

OFFICE OF THE
DISTRICT REGISTRAR
RANGA REDDY DIST







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

SI No	Code	Thumb Impression	Photo	Address	Signature/Thumb Impression
1	MR		 RAJESH KUMAR JAYARAM [1606-1-2015-1688]	RAJESH KUMAR JAYANTILAL KADAKIA REP BY GPA HOLDER SOHAM MODI D/O. JAYANTILAL KADAKIA 5-2-233 DISTILLERY ROAD, SEC-BAD	
2	MR		 SHARAD KUMAR JAYARAM [1606-1-2015-1688]	SHARAD KUMAR JAYANTILAL KADAKIA REP BY GPA HOLDER SOHAM MODI D/O. JAYANTILAL KADAKIA 5-2-233 DISTILLERY ROAD, SEC-BAD	

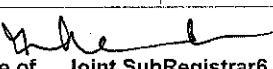


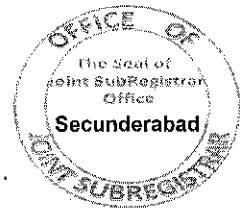
Bk - 1, CS No 1688/2015 & Doct No 1678 - 2015
 Joint SubRegistrar6 Secunderabad
 Sheet 1 of 6

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K. PRABHAKAR REDDY [1606-1-2015-1688]	K. PRABHAKAR REDDY 5-4-187/3 AND 4 SOHAM MANSION M.G. ROAD SEC-BAD	
2		 CH. RAMESH : 14/09 [1606-1-2015-1688]	CH. RAMESH 5-4-187/3 AND 4 SOHAM MANSION M.G. ROAD SEC-BAD	

14th day of September, 2015


Signature of Joint SubRegistrar6
Secunderabad

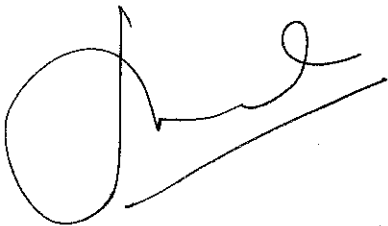


IN FAVOUR OF

HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED, a company incorporated under the Companies Act, within the meaning of the and having its Registered office at Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai and amongst others, a branch / office at HDFC House, H.No.3-6-310, Hyderguda Road, Basheerbagh, Hyderabad – 500029 (“HDFC”, which expression shall, unless it be repugnant to the subject or context thereof, include its successors and assigns) of the OTHER PART.

WHEREAS

- A. The Depositor, approached the HDFC for a Loan Facility of Rs.1,50,00,000/- (Rupees One Crore and Fifty Lakhs Only). The HDFC has considered the request of the Depositors and agreed to offer loan of Rs Rs.1,50,00,000/- (Rupees One Crore and Fifty Lakhs Only) (hereinafter referred to as “the Said Loan”).
- B. The Said Loan shall be secured by creation of a valid and enforceable security interest over the properties of the Depositor. The Depositor further represents that they are the sole, absolute and exclusive owner of, and otherwise well and sufficiently entitled to possess the immovable properties situate at more particularly described in the First Schedule hereto (hereinafter referred to as “said Immovable Property/ies”).
- C. The Depositor on this 9th day of September 2015 also deposited the title deeds in respect of the said Immovable Property (hereinafter referred to as the “Title Documents”) as more particularly described in the Second Schedule hereto. The Depositor states that the Title Documents submitted are the only documents of title relating to the said Immovable Property.
- D. The Depositor has deposited the said Title Documents with the HDFC with intent to create a security on the said Immovable Property for the due repayment of the principal, interest and other charges payable by the Depositors in terms of the Loan Agreement and/or other related Transaction Documents executed by the Depositor.
- E. The HDFC has called upon the Depositor to execute this deed with a view to record the deposit of Title Documents which the Depositor has/have agreed to do so in the manner hereinafter appearing.

A handwritten signature in black ink, consisting of a large, stylized initial 'D' followed by a cursive name and a horizontal line underneath.

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	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	0	0	49,900	50,000
Transfer Duty	NA	0	0	0	0	0
Reg. Fee	NA	0	0	0	10000	10000
User Charges	NA	0	0	0	100	100
Total	100	0	0	0	60,000	60,100

Rs. 49,900 towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fees on the chargeable value of Rs. 15000000/- was paid by the party through DD No ,360143 dated ,08-SEP-15 of ,KOTAK/SEC

Date

14th day of September, 2015

Signature of Registering Officer

Secunderabad

Bk - 1, CS No 1688/2015 & Doct No

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1678 - 2015

Joint Sub Registrar
Secunderabad

CERTIFICATE OF REGISTRATION

Registered as Doct. No. 1678 of 2015

(1937SC) of Book I and assigned the Identification Number

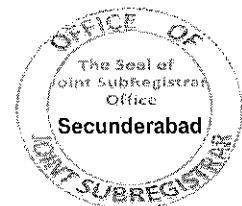
1606 I - 1688 - 2015 for Scanning.

Date: 14/9/2015 Registering Officer

23rd Road to 1937SE

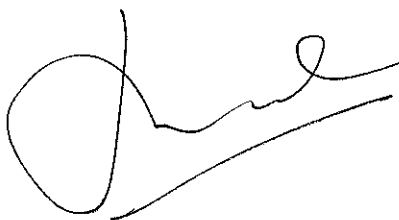


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NOW IT IS AGREED AND DECLARED BY THE DEPOSITOR'S AS FOLLOWS:

1. The foregoing recitals stated in Whereas A to E are incorporated herein by the reference and constitute an integral part of this Agreement.
2. In consideration of the said Loan advanced/agreed to be advanced by the HDFC to Depositor in terms of the Loan Agreement, on execution of this deed, the Depositor has deposited the Title Documents relating to the said Immovable Property with an intent to create a security on the said Immovable Property in favor of the HDFC for the due repayment of the principal, interest, additional interest, further interest, liquidated damages, commitment charges, premia on prepayment or on redemption, costs, charges, expenses and other monies by the Depositor in terms of the Loan Agreement and other related Transaction Documents.
3. The Depositor declares and confirms that the Title Documents as mentioned in Second Schedule relating to the said Immovable Property as more particularly described in First Schedule is free from encumbrances, charge and/or lien of whatsoever nature and are the only documents of title available with the Depositor with respect to the said immovable property.
4. The Depositor has duly paid all rents, royalties and all public demands, including provident fund dues, gratuity dues, employees state insurance dues, income-tax, sales tax, corporation tax and all other taxes and revenue payable to, the Government of India or to the Government of any State or to any local authority and that at present there are no arrears of such dues, rents, royalties, taxes and revenues due and outstanding and that no attachments or warrants have been served on the Depositor in respect of Sales Tax, Income-tax, Government revenues and other taxes in respect of the said Immovable Property.
5. The charge created by the Depositor has been duly created in favour of HDFC, by the Deposit of Title Deeds. The Depositor is authorized and has the power to create the charge in favour of the HDFC on the said Immovable Property.
6. The Depositor covenants that all costs, charges and expenses incurred by the HDFC for defending their title to the said Immovable Property, if need arises and for enforcement of security hereby created by sale of the said Immovable Property shall be payable and paid by the Depositor and shall be deemed to form part of the debt secured by the said deposit of title deeds.
7. The Depositor are not aware of any act, deed, matter or thing or circumstance, which prevents the Depositor from charging and/or creating security interest in favor of the HDFC on the said Immovable Property of the Depositor.



Bk - 1, CS No 1688/2015 & Doct No

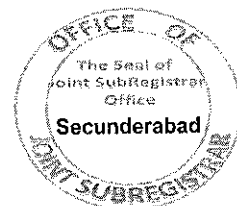
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Joint SubRegistrar
Secunderabad



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8. The Depositor further declares that the deposit of the Title Documents pertaining to the said Immovable Property and the acceptance of the same by HDFC has been made on the solemn belief that the same has been made by the Depositor knowing fully well that on the faith thereof HDFC has agreed to complete the said transaction by deposit of title deeds in respect of said Immovable Property.

SCHEDULE A

(PROPERTY AND THE SECURITY)

All that Units bearing shop nos.8 & 9 admeasuring 739.50 Sq. ft with U/s of land 16.43 Sq.yds,

Office No. B-1, admeasuring 1648 Sq. ft with U/s of land 36.62 Sq.yds,

Office No. A-1, admeasuring 1002 Sq. ft with U/s of land 58.00 Sq.yds,

Office No. A-2, admeasuring 1087 Sq. ft with U/s of land 24.15 Sq.yds,

Office No. A-3, admeasuring 1088 Sq. ft with U/s of land 24.17 Sq.yds,

Office No. B-1, admeasuring 1648 Sq. ft with U/s of land 36.62 Sq.yds,

Office No. B-2, admeasuring 1430 Sq. ft with U/s of land 31.77 Sq.yds,

Office No. B-3, admeasuring 1430 Sq. ft with U/s of land 31.77 Sq.yds,

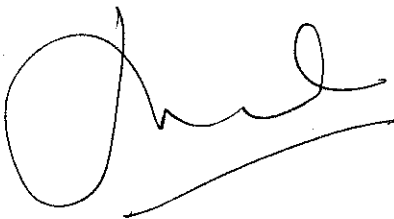
Office No. C-1, admeasuring 1648 Sq. ft with U/s of land 36.62 Sq.yds,

Office No. C-2, admeasuring 1430 Sq. ft with U/s of land 31.77 Sq.yds,

Office No. C-3, admeasuring 1430 Sq. ft with U/s of land 31.77 Sq.yds,

In the building known as "S.M Modi Commercial Complex, bearing Municipal Nos. 5-4-187/5/11, 15, 16, 17, 18 & 19, situated at Karbala Maidan, Necklace Road, Secunderabad Telangana and bounded by as follows:

North : Land belonging to M/s. Sai Prakash Sudharshanam Industries (P) Ltd.,
South : Private Road
East : Neighbour's building
West : Necklace Road



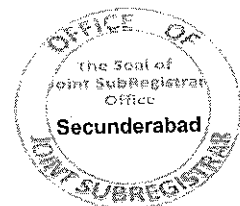
Bk-1, CS No 1688/2015 & Doct No

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Secunderabad



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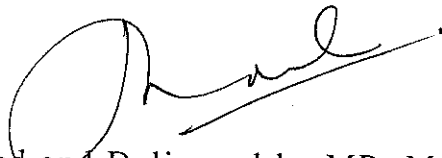


SCHEDULE B

(List of Title Documents deposited)

1. Original Gift Deed registered vide no. 1724/2009 dated 20.11.2009`
2. Original Sale Deed registered vide no. 405/1983 dated 12.09.1983 ✓
3. Original Rectification Deed registered vide no.97/BK-IV/2015 dated 18.08.15 ✓
4. Original Sale Deed registered vide no. 947/1988 dated 28.07.1986
5. Original Sale Deed registered vide no. 495/1990 dated 30.07.1986 ✓
6. Original Rectification Deed registered vide no. 94/ BK-IV/2015 dated 18.08.2015 ✓
7. Original Gift Deed registered vide no. 1723/2009 dated 20.11.2009
8. Original Sale Deed registered vide no. 494/1990 dated 30.07.1986 ✓
9. Original Rectification Deed registered vide no. 95/ BK-IV/2015 dated 18.08.2015 ✓
10. Original Gift Deed registered vide no. 1715/2009 dated 18.11.2009
11. Original Sale Deed registered vide no. 501/1990 dated 01.08.1986 ✓
11. Original Rectification Deed registered vide no. 91/ BK-IV/2015 dated 18.08.2015 ✓
12. Original Sale Deed registered vide no. 497/1990 dated 01.08.1986 ✓
13. Original Rectification Deed registered vide no. 96/ BK-IV/2015 dated 18.08.2015 ✓
14. Original Sale Deed registered vide no. 498/1990 dated 01.08.1986 ✓
15. Original Rectification Deed registered vide no. 89/ BK-IV/2015 dated 18.08.2015 ✓
16. Original Sale Deed registered vide no. 500/1990 dated 30.07.1986 ✓
17. Original Rectification Deed registered vide no. 92/ BK-IV/2015 dated 18.08.2015 ✓
18. Original Sale Deed registered vide no. 496/1990 dated 30.07.1986 ✓
19. Original Rectification Deed registered vide no. 93/ BK-IV/2015 dated 18.08.2015 ✓
20. Original Sale Deed registered vide no. 499/1990 dated 01.08.1986
21. Original Rectification Deed registered vide no. 90/ BK-IV/2015 dated 18.08.2015

In witness whereof the Depositor has set their hand and signature on the 9th day September 2015 year first above written in the presence of: -

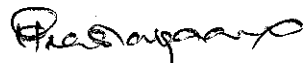



Signed and Delivered by MR. Mr. Sharad Kumar Jayantilal Kadakia
Rep. by GPA Mr. Soham Modi



Signed and Delivered by Mr. Rajesh Kumar Jayantilal Kadakia
Rep. by GPA Mr. Soham Modi

WITNESS:

1. 
2. 

Bk - 1, CS No 1688/2015 & Doct No

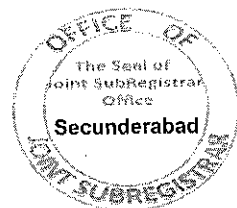
Sheet 5 of 6

Joint SubRegistrar
Secunderabad

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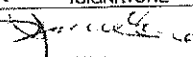


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AERPK6958C

नाम /NAME
RAJESH KUMAR JAYANTILAL KADAKIA

पिता का नाम /FATHER'S NAME
JAYANTILAL KADAKIA

जन्म तिथि /DATE OF BIRTH
21-01-1955

हस्ताक्षर /SIGNATURE



मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

SHARAD KUMAR JAYANTILAL KADAKIA
 JAYANTILAL KADAKIA

25/08/1959
 Permanent Account Number
ACBPK9161F

हस्ताक्षर /SIGNATURE



16052010

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABMPM6725H

नाम /NAME
SOHAM SATISH MODI

पिता का नाम /FATHER'S NAME
SATISH MANILAL MODI

जन्म तिथि /DATE OF BIRTH
18-10-1969

हस्ताक्षर /SIGNATURE



मुख्य आयकर अधिकारी, आंध्र प्रदेश
 Chief Commissioner of Income-tax, Andhra Pradesh

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

PRABHAKAR REDDY K
 PADMA REDDY KANDI

15/01/1974
 Permanent Account Number
AWSP8104E

हस्ताक्षर /SIGNATURE



1066086

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

C RAMESH
 NARSING RAO CHANDRAGIRI

21/07/1979
 Permanent Account Number
AKRPR1896C

हस्ताक्षर /SIGNATURE


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~~1678~~ / - 2-0 sheet 6 of 6
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Secunderabad



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