

Government of Telangana
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 20/09/2018, 11:55 AM

SRO Name: 1606 Secunderabad

Receipt No: 2516

Receipt Date: 20/09/2018

Name: RAJESH K.KADAKIA&OTHERS CS No/Doct No: 2229 / 2018
Transaction: Deposit of Title Deeds Challan No: E-Challan No: 808APE190918
Chargeable Value: 200000000 DD No: DD Dt: Challan Dt: E-Challan Dt: 19-SEP-18
Bank Name: Bank Branch:
E-Challan Bank Name: YESB E-Challan Bank Branch:

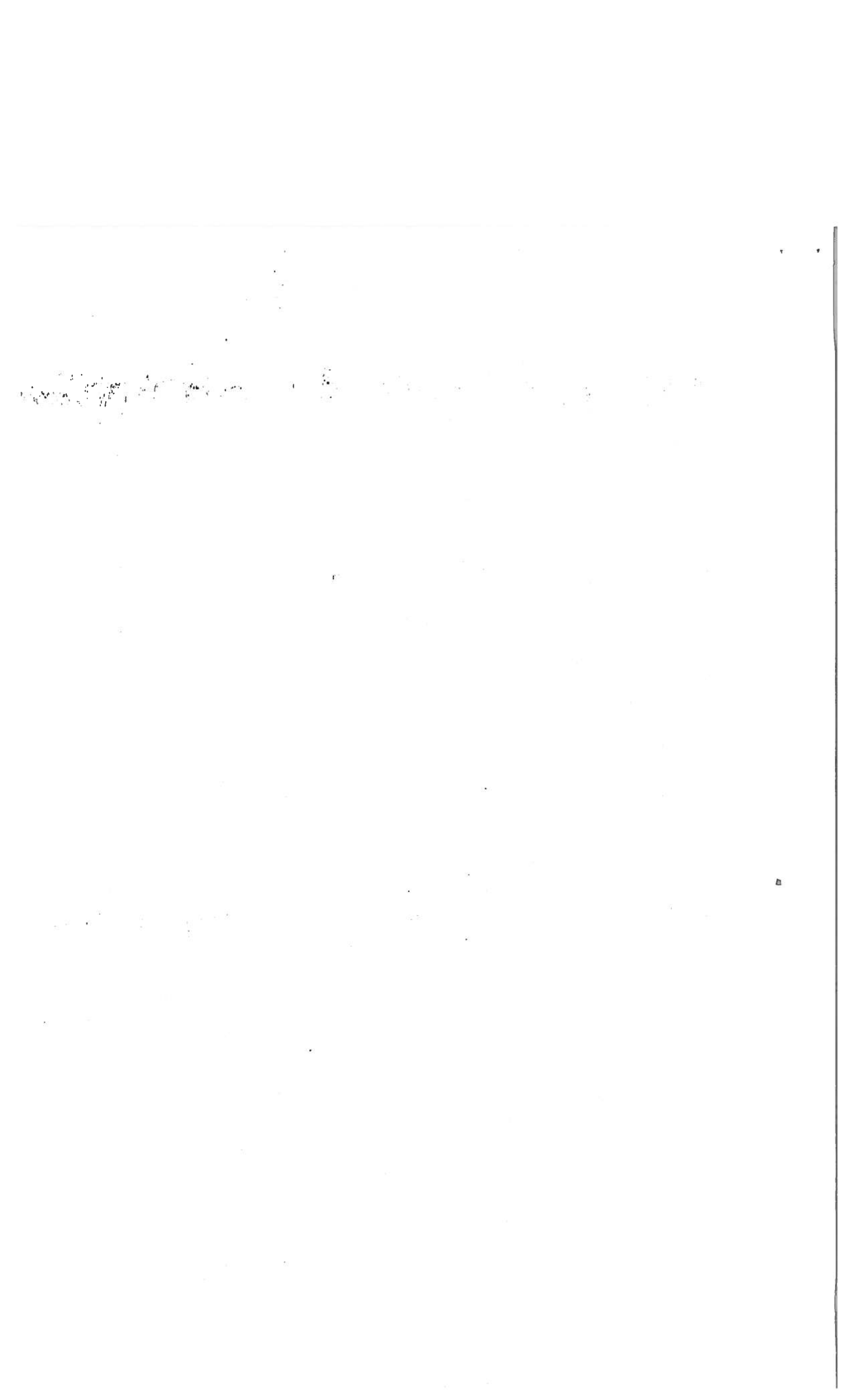
Account Description	Amount Paid By			E-Challan
	Cash	Challan	DD	
Registration Fee				10000
Deficit Stamp Duty				49900
User Charges				100
Total:				60000
In Words: RUPEES SIXTY THOUSAND ONLY				

2192/18



Prepared By: SUSHEELA

Signature by SR
V. BATHISH KUMAR
SUB - REGISTRAR
SECUNDERABAD



Government of Telangana
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 22/09/2018, 04:45 PM

SRO Name: 1606 Secunderabad

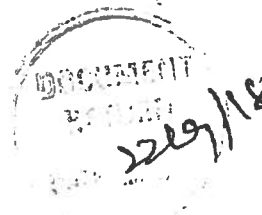
Receipt No: 2547

Receipt Date: 22/09/2018

Name: **RAJESH K.KADAKIA&OTHERS** CS No/Doct No: **2229 / 2018**
Transaction: **Deposit of Title Deeds** Challan No: E-Challan No:
Chargeable Value: **0** DD No: DD Dt: Challan Dt: E-Challan Dt:
Bank Name: Bank Branch: E-Challan Dt:
E-Challan Bank Name: E-Challan Bank Branch:

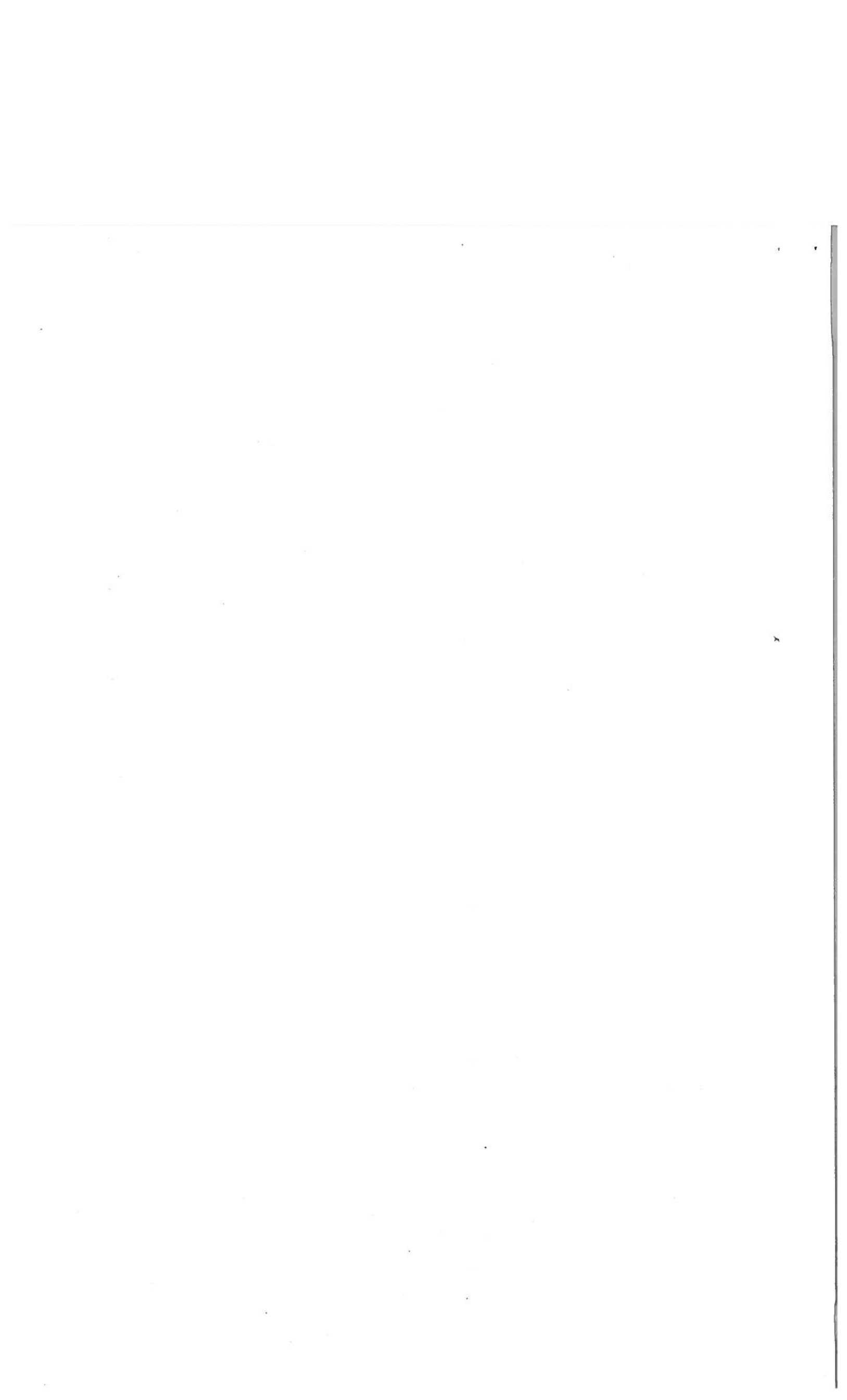
Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Deficit Stamp Duty	100			0
Total:	100			0
In Words: RUPEES ONE HUNDRED ONLY				

Prepared By: **SUSHEELA**



V. Sathish Kumar
Signature by SR
V. SATHISH KUMAR
SUB - REGISTRAR
SECUNDERABAD

2192/18



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DOCUMENT NO.

2192/2018

OF BOOK

S.R.O. SECUNDERABAD
MEMORANDUM OF DEPOSITING OF TITLE DEEDS

CS
2229

1. On the date mentioned in item 1 of Schedule I hereto ("**De Posite Date**"), I/We being the person(s) named in item 2 of Schedule 1 hereto (referred to as the, "**Depositor(s)**"), , for self /on behalf of the **Depositor(s)** named in item 3 of Schedule I hereto (collectively "**Depositor**") confirm to have attended the office/branch as specified in item 4 of Schedule I hereto of Kotak Mahindra Bank Limited, a banking company incorporated and registered under the provisions of the Companies Act, 1956, having its registered office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051 (hereinafter referred to as the "**KMBL**") and met the representative/officer of **KMBL** as named in item 5 of Schedule I hereto ("**KMBL's Representative**").
2. On the said date, I/We the Depositor(s) deposited with the **KMBL's Representatives** acting for itself and as agent of the institutions/banks named in the item 6 of Schedule I (**KMBL** and/or such institutions/banks is collectively referred to as the "**Lenders**"), the documents of title, evidences, deeds and writings more particularly described in Schedule II hereunder written (collectively, "**Title Deeds**") in respect of the immoveable properties of the **Depositor** more particularly described in Schedule II hereto (collectively, "**Properties**"), in order to create security, by way of **De Posite xxxxxx** by deposit of title deeds, on the Properties, for securing: (i) the due repayment, discharge and redemption by the borrower(s) named in item 7 of Schedule I hereto (collectively, "**Borrower**") to the **Lenders** of their various financial assistances (the "**Facilities**"), mentioned in item 8 of Schedule I hereto, together with all interest, liquidated damages, front end fees / commitment charge, premia on prepayment or on redemption, remuneration payable to the trustees/agents, costs, charges, expenses and other monies including any increase as a result of devaluation / revaluation/fluctuation in the rates of exchange of foreign currencies involved, payable under respective documents/financial assistances, as amended from time to time.

Shamshulman Kodala

Rajiv J. Kulkarni

Registration Endorsement:

Stamp Duty of Rs. 10000/- paid between the hours of 12 on the 20th day of SEP 2018 by K/Kadaka & Others

Endorsement admitted by (Details of all Endorsements/Claimants under Sec 32A):					Signature/Ink Thumb Impression
No	Code	Thumb Impression	Photo	Address	
1	MR			SHARAD J KADAKIA REP BY SAP HOLDER SOHAM SATISH MODI S/O. LATE JAYANTHILAL KADAKIA USA, SPA HODER AT PLOT NO.280,RD NO.25, JUBILEE HILLS, HYD	
2	MR		 RAJESH J. KADAKIA F [1606-1-2018-2229]	RAJESH J. KADAKIA RREP BY SPA HOLDER SOHAM SATISH MODI S/O. LATE JAYANTHILAL KADAKIA USA, SPA HODER AT PLOT NO.280,RD NO.25, JUBILEE HILLS, HYD	

Identified by Witness:

No	Thumb Impression	Photo	Name & Address	Signature
1		 D.PAVAN KUMAR::20/09 [1606-1-2018-2229]	D.PAVAN KUMAR 2-63/2, UPPAL	
2		 M.MAHENDER::20/09 [1606-1-2018-2229]	M.MAHENDER 28-77, NEREDMET	

20th day of September, 2018

Signature of Sub Registrar
Secunderabad

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	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	0	0	49900	100	0	0	49900
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	10000	0	0	0	10000
User Charges	NA	0	100	0	0	0	100
Total	0	0	60000	100	0	0	100 + 60000

Rs. 49900/- 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. 200000000/- was paid by the party through E-Challan/BC/Pay Order No ,808APE190918 dated 19-SEP-18 of ,YESB/

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Sub Registrar Secunderabad

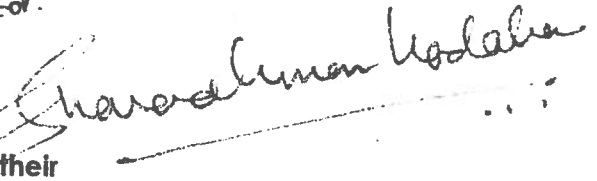


3. Whilst giving such oral consent and making the deposit of Title Deeds on behalf of the Depositor, I/We the Depositor(s) stated that I/We did so in my/our capacity as an authorized representative/ official of the Depositor with intent to create security on the Properties as aforesaid.
4. The aforesaid deposit was made in the presence of the officers/representatives of KMBL as mentioned in Schedule I hereto.
5. I/We the Depositor(s), for and on behalf of the Depositor further stated that the Title Deeds so deposited were the only documents of title relating to the Properties in the possession, power and control of the Depositor and that the Depositor had a clear and marketable title to the said Properties.

Signed, delivered by within named Depositor(s) Depositor.


Mr. Rajesh J. Kadakia & Mr. Sharad J Kadakia Rep. by their

GPA Holder, Mr. Soham Satish Modi.



Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 60000/-, DATE: 19-SEP-18, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 7556881684108, PAYMENT MODE: NB-1000200, ATRN: 7556881684108, REMITTER NAME: SOHAM MODI, EXECUTANT NAME: MR. RAJESH J KADAKIA AND BHARAD J KADAKIA, CLAIMANT NAME: KOTAK MAHINDRA BANK LTD).

Date:

19 of September, 2018

Signature of Registering Officer
Secunderabad

CERTIFICATE OF REGISTRATION

Registered as Doct. No....2192... of 2018..

(1940SC) of Book.....I..... and

assigned the Identification Number

1606-I-2229.. 2018.... for Scanning

2018

Date : 20/09/2018

Registering Officer

V. SATHISH KUMAR

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Secunderabad

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Schedule - I

1.	Date of Deposit/Deposit of title deeds.	Dt. 24/08/2018
2.	Name and address of the Depositor.	<p>1. Sri Rajesh J. Kadakia S/o late Sri Jayanthilal Kadakia, aged about 63 years, Occupation : Business, R/o #910, South Elcamino, Real Samclemante, California – 92672, USA.</p> <p>2. Sri Sharad J Kadakia S/o late Sri Jayanthilal Kadakia, aged about 59 years, Occupation : Business, R/o #14252, Culver Drive, A-358, Irvine, California – 92604, USA.</p> <p>Both 1 & 2 are represented through their special power of Attorney Holder Sri Soham Satish Modi, S/o Sathish Modi under Vide Power of Attorney Dated... 24th Aug 2018.</p>
3	Name and Address of the Depositor / Depositor.	<p>1. Sri Rajesh J. Kadakia S/o late Sri Jayanthilal Kadakia, aged about 63 years, Occupation : Business, R/o #910, South Elcamino, Real Samclemante, California – 92672, USA.</p> <p>2. Sri Sharad J Kadakia S/o late Sri Jayanthilal Kadakia, aged about 59 years, Occupation : Business, R/o #14252, Culver Drive, A-358, Irvine, California – 92604, USA.</p> <p>Both 1 & 2 are represented through their special power of Attorney Holder Sri Soham Satish Modi, S/o Sathish Modi under Vide Power of Attorney Dated... 24th Aug 2018.</p>
4	Branch office address of KMBL.	<p align="center">M/s. Kotak Mahindra Bank Ltd. H.No.6-3-1109/1/P/202, Lap Division, 2nd floor, Jewel Pawani Towers, Raj Bhavan Road, Somajiguda, Hyderabad, Telangana State - 500082.</p>
5	Name of KMBL's Representative.	<p>Mr. MANZOOR SHAREEF, S/o Mr. IQBAL SHAREEF, aged about 39 years, Senior Manager, Kotak Mahindra Bank, R/o Hyderabad.</p>

(Signature)

(Signature)

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6	Name and Address of other Bank/Financial Institution.	- NIL -
7.	Name and Address of the Borrower(s).	<p>1. Sri Rajesh J. Kadakia S/o late Sri Jayanthilal Kadakia, aged about 63 years, Occupation : Business, R/o #910, South Elcamino, Real Samclemante, California – 92672, USA.</p> <p>2. Sri Sharad J Kadakia S/o late Sri Jayanthilal Kadakia, aged about 59 years, Occupation : Business, R/o #14252, Culver Drive, A-358, Irvine, California – 92604, USA.</p> <p>Both 1 & 2 are represented through their special power of Attorney Holder Sri Soham Satish Modi, S/o Sathish Modi under Vide Power of Attorney Dated.....</p>
	Details of the Credit Facility	Lap – loan Rs.20,00,00,000/- (Rupees Twenty Crores only)
9	Date of execution of MOE	Dt. <u>24/08/2018</u>
	Place of Execution of MOE	HYDERABAD

Schedule II

Part A

DESCRIPTION OF THE SCHEDULE-I PROPERTY

(Under Gift Deed No.1716/2009, reg. in the Office of SRO, Secunderabad)

All that part and parcel of portion of the building known as **GREENS TOWERS** consisting of two basements admeasuring about 40,250 sft (20,250 sft on lower basement and 20,000 sft on the upper basement) with five upper floors admeasuring 78,000 sft (13,320 sft on the ground floor, 13,500 sft on the first floor, 16,980 sft on the second floor, 16,980 sft on the third floor and 17,220 sft on the fourth floor) along with land admeasuring about 3,310 sq. yds bearing Municipal No.1-10-176, situated at Begumpet, Secunderabad is bounded by :-

NORTH : Neighbours Property
SOUTH : Common Passage and Neighbours Property.
EAST : Property belonging to the Donor and Donees
WEST : Begumpet Main Road.

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[Signature]

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DESCRIPTION OF THE SCHEDULE-II PROPERTY

(Under Gift Deed No.1717/2009, reg. in the Office of SRO, Secunderabad)

All that part and parcel of land admeasuring about 885 sq. yds along with a portion of the house admeasuring about 400 sft thereon, bearing Municipal No.1-10-178/3/2, situated at Begumpet, Secunderabad is bounded by:

NORTH : Neighbours Property
SOUTH : Land belonging to Donees and balance portion of house.
EAST : Neighbours Property and Nala
WEST : Property belonging to Donor/Donees.

DESCRIPTION OF THE SCHEDULE-III PROPERTY

**(Under Will Deed dated 10/8/2003 & link Sale Deed No.1740/1997
reg. in the Office of SRO, Vallabh Nagar, Hyderabad)**

All that part and parcel of Premises No.1-10-178/3/1, land admeasuring about 885 sq. yds equivalent to 740.24 Sq. mts. situated at Begumpet, Secunderabad is bounded by:

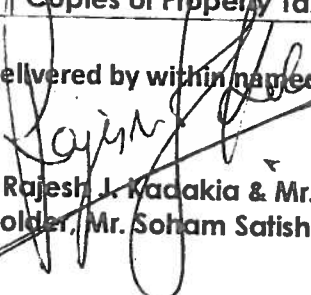
NORTH : Property belongs to Kokilaben J. Kadakia & Shankaracharya mutt
SOUTH : Nalla
EAST : Property belongs to Kokilaben J. Kadakia
WEST : Property belonging to Mrs. Parveen Jahan Begum.

Part B

Description of Title Deeds

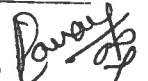

Sl. No	Details of Title Deeds
1.	Original Reg. Gift Deed Doc No.1716/2009, dt.18/11/2009.
2	Original Sale Deed Doc No.287/1963, dt.27/02/1963.
3	Original Reg. Gift Deed Doc No.1717/2009, dt.19/11/2009.
4	Original Reg. Sale Deed Doc No.1446/1997, dt.06/05/1997.
5	Original Reg. Sale Deed Doc No.1740/1997, dt.06/06/1997.
6	Original Release Deed Doc No.1307/2014, dt.3/9/2014.
7	Original Encumbrance Certificates.
8.	Copies of Property Tax receipts.

Signed, delivered by within named Depositor(s) Depositor.



Mr. Rajesh J. Kadakia & Mr. Sharan J. Kadakia Rep. by their
GPA Holder, Mr. Soham Satish Modi.

Witness:

- 
- 

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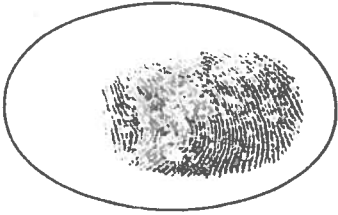


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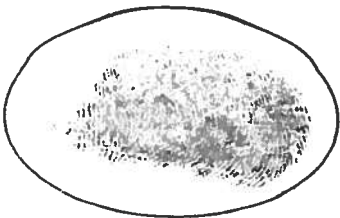
**PHOTOGRAPHS AND FINGER PRINTS AS PER SECTION 32A OF
REGISTRATION ACT, 1908.**

<u>SL.NO.</u>	<u>FINGER PRINT IN BLACK (LEFT THUMB)</u>	<u>PASSPORT SIZE PHOTOGRAPH BLACK & WHITE</u>	<u>NAME & PERMANENT POSTAL ADDRESS OF PRESENTANT / SELLER / BUYER</u>
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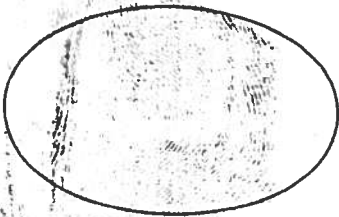
DEPOSITOR NO.1:

1. MR. RAJESH J.KADAKIA
S/O. LATE JAYANTHILAL KADAKIA
R/O. # 910, SOUTH CLCAMINO
REAL SAMCLEMANTE
CALIFORNIA - 92672. USA.



DEPOSITOR NO.2:

2. MR. SHARAD J KADAKIA
W/O. LATE JAYANTHILAL KADAKIA
R/O. # 14252, VULVER DRIVE
A-358, IRVINE
CALIFORNIA - 92604
USA.



**SPECIAL POWER OF ATTORNEY FOR
PRESENTING MODT VIDE FILE
NOS.E1/6507/2018, E1/6506/2018, DT:12.09.2018:
AT D. R. OFFICE, HYDERABAD:**

MR. SOHAM MODI
S/O. LATE SATISH MODI
R/O. PLOT NO. 280
ROAD NO 25, JUBILEE HILLS
HYDERABAD - 500 033.

SIGNATURE OF WITNESSES:

-
-

SIGNATURE OF THE ATTORNEY

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHARAD KUMAR JAYANTILAL
KADAKIA

JAYANTILAL KADAKIA

25/08/1959
Permanent Account Number
ACBPK9161F

Sharad Kumar Kadakia
Signature

16052010