

SCANNED

Doc No. 5902 of 2022

5928



A. Jayanthi

AL 171221

తెలంగాణ విలుగైనా TELANGANA

SL. NO. 22 Date 26/9/2022 ₹ 100/-

Sold to K. Prabhakar Reddy S/o. K. Padma Reddy

FOR WHOM Dr. N.R.K. Biotech Pvt Ltd

R. Kothiyal T. JAYANTHI
LICENSED STAMP VENDOR
LIC NO 16-02-046/2012
RL NO 16-02-21/2021
H.NO 2-3-64/5, Tirumalanagar
Amberpet, Hyderabad-500013
Cell: 9866539183

RECONVEYANCE OF DEPOSIT OF TITLE DEEDS

This Reconveyance of Deposit of Title Deeds is made and executed on this 27th day of September 2022 by and between:-

Vardhaman (Mahila) Co-operative Urban Bank limited, bearing Regd. T.A. No. 1341, having its Head Office at 3rd Floor, Premises Bearing No. 8-2-351/N/1, Nishant House, Road No.2, Banjara Hills, Hyderabad and amongst other Branches at Banjara Hills Branch at 3rd Floor, Premises bearing No.8-2-351/N/1, Nishant House, Road No.2, Banjara Hills, Hyderabad, represented by its Authorised Signatory Mr. K. Mukesh Singh, S/o. Mr. K. Prem Singh, aged 38 yrs, resident of Hyderabad (Aadhar No 7127 6442 0610)

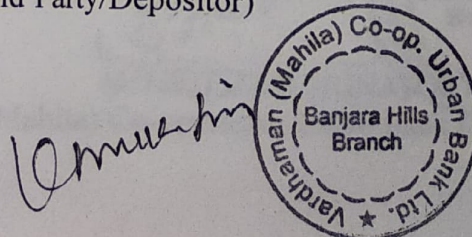
(Hereinafter referred to as the First Party / Mortgagee Bank)

TO AND IN FAVOUR OF

Dr. N.R.K. Bio-Tech Private Limited company incorporated under the Indian Companies Act, 1956) having its registered office at having its registered office at Plot No. 11, TSIIC Industrial Development Area, Sy. No.230 to 243, Turkapally Village, Shamirpet Mandal, Medchal - Malkajgiri, Telangana-500 078 (PAN No. AACCD2775Q) represented by its Managing Director, Mr. Soham Modi, S/o Late Satish Manilal Modi, aged about 53 years (Aadhar No 3146 8727 4389).

(Hereinafter referred to as the Second Party/Depositor)

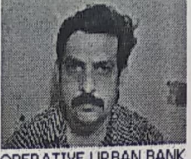
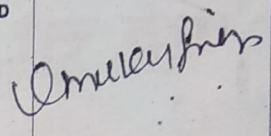
(Hereinafter referred to as 'title holder')



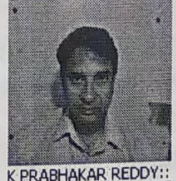
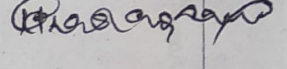
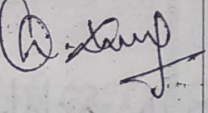
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Shamirpet along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2000/- paid between the hours of 1 and 2 on the 27th day of SEP, 2022 by Sri K Mukesh Singh

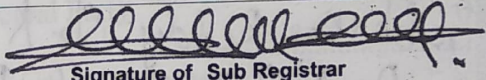
Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	RR		 OPERATIVE URBAN BANK [1516-1-2022-5928]	VARDHAMAN (MAHILA) CO- OPERATIVE URBAN BANK LIMITED REP BY K MUKESH SINGH (AUTHORIZED SIGNATORY) S/O. K PREM SINGH O/O 8-2-351/N/1 NISHANT HOMES ROAD NO 2 BANJRAHILLS HYD,	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY::: [1516-1-2022-5928]	K PRABHAKAR REDDY AADHAR	
2		 KRISHNA CH::27/09/20 [1516-1-2022-5928]	KRISHNA CH DRIVING LICENCE	

27th day of September, 2022


Signature of Sub Registrar
Shamirpet

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX0610 Name: Kachi Mukesh Singh	C/O Kachi Prem Singh, Secunderabad, Hyderabad, Telangana, 500080	

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	100	0	0	0	0	0	100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	2000	0	0	0	2000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	2500	0	0	0	2600

Rs. -/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2000/- towards Registration Fees on the chargeable value of Rs. 35000000/- was paid by the party through E-Challan/BC/Pay Order No ,426PAJ260922 dated ,26-SEP-22 of ,YESB/

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Bk - 1, CS No 5928/2022 & Doct No 5902/2022. Sheet 1 of 4 Sub Registrar Shamirpet

- A. Whereas, the 'title holder' had created equitable mortgage by way of deposit of title deed over his properties described in the schedule mentioned below on in favour of Vardhaman (Mahila) Co-operative Urban Bank limited for the credit facilities availed by Second Party/Depositor to a tune of Rs.3,50,00,000/-(Rupees Three Crore Fifty Lakhs Only). The memorandum of deposit of title deed was registered vide document no.198 of 2018, dated 11-01-2018 with Office of the Sub-registrar, Shameerpet.
- B. WHEREAS the Second Party has fully repaid the loan amount of Rs.3,50,00,000/-(Rupees Three Crore Fifty Lakhs Only) and First Party hereby admits and acknowledges the receipts.
- C. Whereas, on repayment of the loan amount and at the request of the Second Party, Vardhaman (Mahila) Co-operative Urban Bank limited (Mortgagee bank) agreed to release the Schedule Property from their charge and hence the below schedule properties are discharged from the mortgage of the Bank. Thus the said registered equitable mortgage by deposit of title deed (MODT) bearing Document No.198 of 2018, dated 11-01-2018 deemed to have been released.

NOW THEREFORE THIS DEED OF RECONVEYANCE DEPOSIT OF TITLE DEEDS WITNESSES AS FOLLOWS:

1. In consideration whereof the First Party hereby releases, renounces and relinquishes all its right, title and interest over the said property in favour of the Second Party.
2. The First Party will not have any right, title or interest in the said property.
3. The Second Party may deal with the said property in any manner, whatsoever nature.
4. The First Party assures that it has not alienated the mortgage right in favour of anybody.

SCHEDULE – A
(DETAILS OF THE PROPERTY)

All that the Plot bearing no. 11, with a built up area of 7000 Sft on Ground Floor & 2650 Sft on First Floor, land admeasuring 11,471 Sq.yds or equivalent to 9591.22 Square Meters, in Shapoorji Pallonji Biotech Park, Phase-I, being part of Survey Nos. 230 to 243, Situated at Turkapally Village, Shamirpet Mandal, Ranga Reddy District, Now Medchal-Malkajgiri District and bounded by:-

North : East-West Road and Plot No. 9 of the Biotech Park;

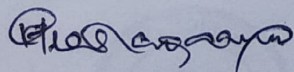
South : Green Belt of the Biotech Park

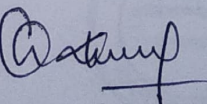
East : Green Belt and Plot No. 7 of the Biotech Park;

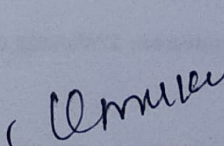
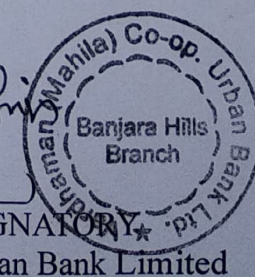
West : Green Belt of the Biotech Park

In witness whereof, the parties hereunto have signed this document on the day, month and year first herein above mentioned.

WITNESSES:-

(1) 

(2) 


AUTHORIZED SIGNATORY


Vardhaman (Mahila) Co-operative Urban Bank Limited

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 2550/-, DATE: 26-SEP-22, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 4931803130028, PAYMENT MODE: NB-1001138, ATRN: 4931803130028, REMITTER NAME: MR. K PRABHAKAR REDDY, EXECUTANT NAME: VARDHAMAN MAHILA CO OP URBAN BANK LTD, CLAIMANT NAME: DR NRK BIO TECH PVT LTD).

Date:

27th day of September, 2022

Signature of Registering Officer

Shamirpet

Certificate of Registration

Registered as document no. 5902 of 2022 of Book-1 and assigned the identification number 1-1516-5902-2022 for Scanning on 27-SEP-22.

Registering Officer

Shamirpet

(Sheshagiri Chand)

Bk - 1, CS No 5928/2022 & Doct No
5902/2022.

Sheet 2 of 4
Sub Registrar
Shamirpet



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VardhamanBank

VARDHAMAN (MAHILA) CO-OP URBAN BANK LTD.

Phone : 040-64602924, 46664777

Head Office :

3rd Floor, Nishant House,
8-2-351/N/1, Road No 2,
Banjara Hills, Hyderabad – 500 034
www.vardhamanbank.com
email : ho@vardhamanbank.com

Date: 27.09.2022

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr. Mukesh Singh, Official of Vardhaman (Mahila) Co –
Operative -Urban Bank Ltd is authorized to perform the release deed in favor
of M/s Dr N R K Biotech Pvt Ltd ,his signature is attested below.

Manager I/C

Banjara Hills Branch



Mukesh Singh :

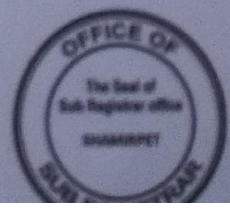
Attested by S SRIKANTH

Manager I/C Banjara Hills



Yardman Bank

Blk - 1, C/S No 5928/2022 & Doct No
5902/2022. Sheet 3 of 4 Sub Registrar
Shamirpet -



VARDHAMAN (MAHILA)
CO-OP. URBAN BANK LTD.
(Regd. No. T.A. 1341)

H.O. 3-5-141/E/7, Geetanjali Complex, Eden Bagh,
Ramkoti, Hyderabad-01. Tel.: 24750824, 23449461

IDENTITY CARD



Name : K. Mukesh Singh
Designation : Frontline Executive

[Signature]
Sign. Of Empl. C.E.O

భారత ప్రభుత్వం
Government of India

కాచి ముకేశ్ సింగ్
Kachi Mukesh Singh
పుట్టిన తేదీ/DOB: 19/01/1984
పురుషుడు/ MALE

Issue Date: 11/04/2011

7127 6442 0610
VID : 9121 0876 7267 3226
నా ఆధార్, నా గుర్తింపు

K. Mukesh Singh

భారత ప్రభుత్వం
Government of India

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం / Year of Birth: 1974
పురుషుడు / Male

3287 6953 9204



నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

To
Kandi Prabhakar Reddy
కండి ప్రభాకర్ రెడ్డి
2-3-64/10/24 1FLOOR KAMALA NILAYAM
JAISWAL COLONY
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013

10/07/2013

ఆధార్ - సామాన్యని హక్కు

[Signature]

INDIAN UNION DRIVING LICENCE
KARNATAKA STATE

8432/RBD/2001
KRISHNA CH.
CH NARSAIAH
1-54
HUSSAIN SHAWALI DARGA
SHERLINGAMPALLY
SERILINGAMPALLY
RANGA REDDY - 500050



Signature
Issued On: 25/06/2015
Licensing Authority
RTA RANGAREDDY

[Signature]

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5902/2022. Sheet 4 of 4 Sub Registrar
Shamirpet



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