



Government of Telangana
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 09/11/2022, 03:09 PM

SRO Name: 1606 Secunderabad

Receipt No: 2906

Receipt Date: 09/11/2022

Name: RAJESH

CS No/Doct No: 2477 / 2022

Transaction: Deposit of Title Deeds

Challan No:

E-Challan No: 114GFN091122

Chargeable Value: 28500000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 09-NOV-22

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

Registration Fee

Cash

Challan

DD

E-Challan

Deficit Stamp Duty

10000

User Charges

49900

500

Total:

60400

In Words: RUPEES SIXTY THOUSAND FOUR HUNDRED ONLY

Prepared By: MADHAN

2421
2022

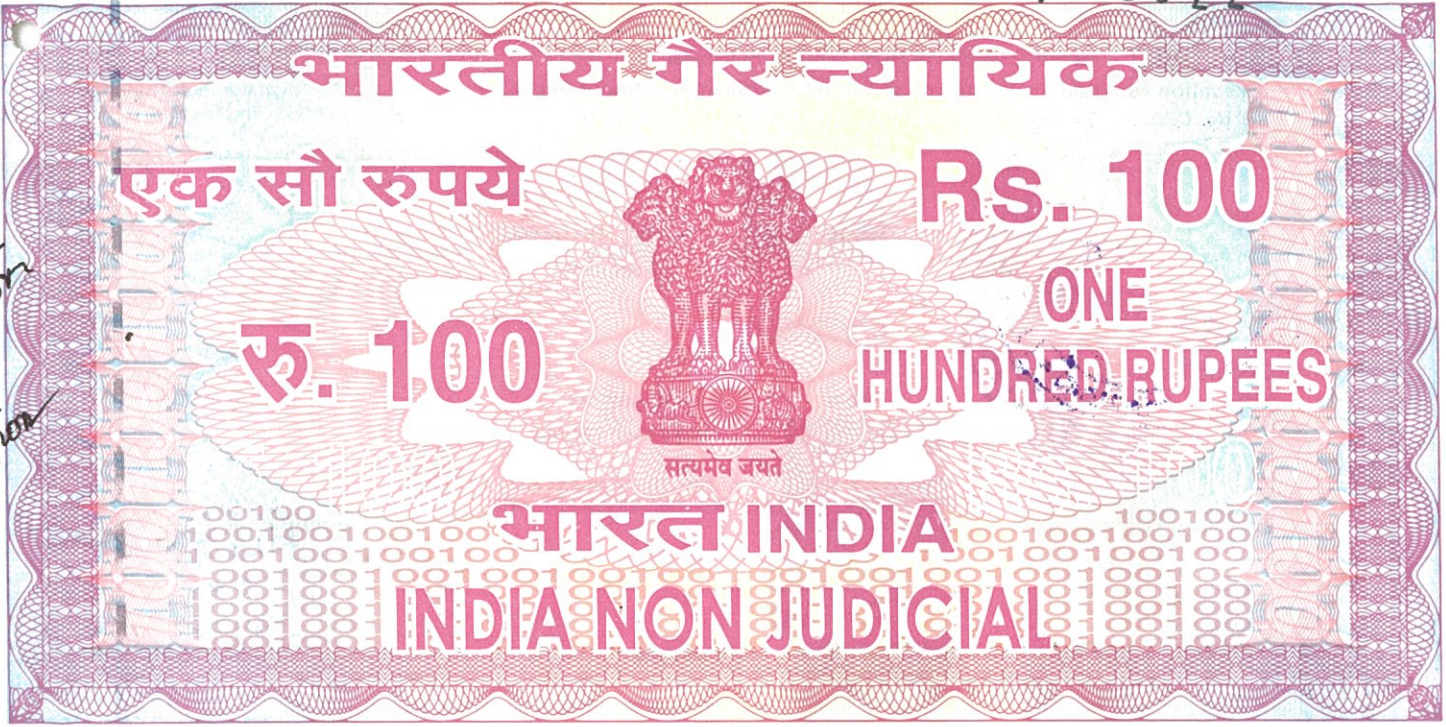
Signature by SR
SUB REGISTRAR
SECUNDERABAD

OTR
141306



2421/2022

As
2766/100m
CSNO
2477/100m



తెలంగాణ తెలంగాణ TELANGANA

SAMS

AS 912158

SL. No. 15629, Date: 23-09-2022, Rupees: 100/-

Sold to : Sharad Kumar Jayantilal Kadakia,

S/o. Late Jayantilal Kadakia, R/o. Hyd.

For whom: -----Self-----

S. ANJAMMA

Licensed Stamp Vendor Lic No.9/94/ R 16/7/001-2021
H.No.3-5-948/11, Gandhi Kutter, Narayanaguda,
Hyderabad-29. Cell: 9398802862, 9866378260

MEMORANDUM OF ENTRY BY CONSTRUCTIVE DELIVERY

(MEMORANDUM OF DEPOSIT OF TITLE DEEDS)

1. On the date mentioned in item 1 of Schedule I hereto ("Deposited Date"), We the person(s) named in item 2 of Schedule I 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") 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").

[Handwritten signatures]

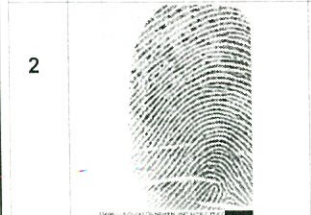
Presentation Endorsement:

Presented in the Office of the 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 03 and 04 on the 09th day of NOV, 2022 by Sri Rajesh

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 SOHAM SATISH MODI [1606-1-2022-2477]	SOHAM SATISH MODI (1 AND 2) GPA HOLDER S/O. LATE SATISH MODI PLOT NO 280 ROAD NO 258 NEAR PEDDAMMA TEMPLE JUBILEE HILLS, HYDERBAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY::09 [1606-1-2022-2477]	K PRABHAKAR REDDY R/O 2-3-64/10/24, 1ST FLOOR KAMALA NILAYAM, AMBERPET, HYD	
2		 G NAVEEN::09/11/2022.15 [1606-1-2022-2477]	G NAVEEN R/O 14-65, OLD MIRJALGUDA, MALKAJGIRI, SEC-BAD	

09th day of November, 2022

Signature of Sub Registrar
Secunderabad**E-KYC Details as received from UIDAI:**

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4389 Name: Soham Satish Modi	S/O Satish Modi, Khairatabad, Hyderabad, Telangana, 500034	

Endorsement: Stamp Duty, Tranfer 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	49900	0	0	0	50000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	10000	0	0	0	10000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	60400	0	0	0	60500

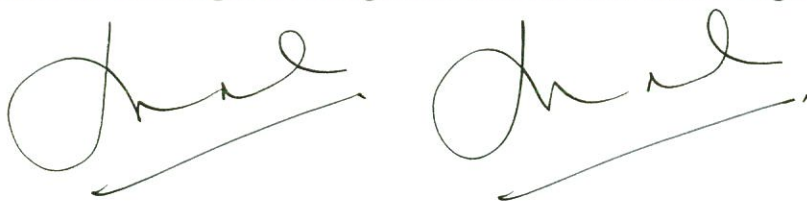
Rs. 49900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fees on the chargeable value of Rs. 28500000/- was paid by the party through E-Challan/BC/Pay Order No ,114GFN091122 dated ,09-NOV-22 of ,YESB/

Generated on: 09/11/2022 03:10:58 PM



Bk.-1, CS No 2477/2022 & Doct No 124271/2022
Sub Registrar of 8
Secunderabad

2. We, the Depositor(s) stated that the documents of title, evidences, deeds and writings more particularly described in Schedule II hereunder written (collectively, "Existing Title Deeds") in respect of the immoveable properties of the Depositor more particularly described in Schedule II hereto (collectively, "Properties"), were first deposited on the date mentioned in item 6. Schedule I hereto and further deposited on the dates mentioned in item 6. Schedule I Schedule I hereto by way of constructive delivery with KMBL, by/for on behalf of the Depositor (first deposit date and subsequent constructive delivery dates, collectively "Earlier Deposit Dates"), in order to create security by way of deposit of title deeds on the Properties, for securing:(i) the due repayment, discharge and redemption by the borrower(s) named in item 7 Schedule I hereto (collectively, "Borrower"), to the institutions / banks named in item 8 of Schedule I(the "Existing Lenders") of their various financial assistances (the "Existing 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(ii) the due discharge and redemption by the Borrower to the Existing Lenders of various obligations, terms and conditions, undertakings in relation to/under the documents pertaining to the Existing Assistances (i) and (ii) collectively, "**Existing Loan Obligations**").
3. We, the Depositor(s) on the same day accorded and gave oral consent on behalf of the Depositor to KMBL Representative acting for KMBL and KMBL acting for itself and as agent of the lender(s) (KMBL and/or such other lenders, collectively "New Lenders" including in cases of enhanced KMBL Assistances) more particularly mentioned in item 9 Schedule I hereto, to continue to hold and retain the Existing Title Deeds as and by way of deposit of the title deeds and by way of constructive delivery on all the Properties, as security to the New Lenders for: (i) the due repayment, discharge and redemption by the Borrower to them of their various financial assistances including the enhanced KMBL Assistances, if any(all such assistances and in cases of enhancements- the enhanced portion of the KMBL assistances, collectively, "New Facilities") mentioned in item 9 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 (ii) the due discharge and redemption by the Borrower to the New Lenders of various obligations, terms and conditions, undertakings in relation to/under the documents pertaining to the Existing Assistances ((i) and (ii) collectively, "**New loan Obligations**").
4. We the Depositor(s) on the same day also deposited on behalf of the Depositor with the KMBL Representatives acting for KMBL and KMBL acting for itself and as agent of the Existing Lenders and the New Lenders, certain documents of title, evidences, deeds and writings more particularly described in Schedule III hereto (collectively, "New Title Deeds") in respect of the immoveable properties mentioned in Schedule III hereto (collectively, "New Properties") as and by way deposit of title deeds to secure the **Existing loan Obligations and the New loan Obligations respectively**.



Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 60450/-, DATE: 09-NOV-22, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 6925054421115, PAYMENT MODE: NB-1001138, ATRN: 6925054421115, REMITTER NAME: MR. SOHAM MODI, EXECUTANT NAME: MR. RAJESH JAYANTILAL KADAKIA AND OTHERS, CLAIMANT NAME: KOTAK MAHINDRA BANK).

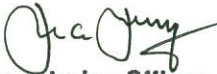
Date:

09th day of November, 2022

Signature of Registering Officer
Secunderabad

CERTIFICATE OF REGISTRATION

Registered as Doct. No. 2421 of 2022
(1944-SE) of Book 2 and
Assigned the Identification Number
(1606) 2-2421-2022 for Scanning
Date 09.11.2022


Registering Officer
MOHD ABDUL MUJEEB

Bk - 1, CS No 2477/2022 & Doct No

Sheet 2 of 8

Sub Registrar
Secunderabad

2421/2022

Generated on: 09/11/2022 03:10:58 PM



5. Whilst giving such oral consent and making the deposit of New Title Deeds on behalf of the We the Depositor, the Depositor(s) stated that We did so in my/our capacity as an authorized representative/ official of the Depositor with intent to create security by way of deposit of title deeds on the said immovable properties as aforesaid.
6. We, the Depositor(s), for and on behalf of the Depositor further stated that the Existing Title Deeds and the New 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 Existing Properties and the New Properties.
7. The aforesaid oral consent was given and deposit was made in the presence of the officers/representatives of KMBL as mentioned in Schedule I hereto.

Signed, delivered by within named Depositor(s)

Mr. Rajesh Jayantilal Kadakia, rep by GPA Holder Mr. Soham Modi



Mr. Sharad Kumar Jayantilal Kadakia, rep by GPA Holder Mr. Soham Modi





Bk - 1, CS No 2477/2022 & Doct No

Sheet 3 of 8

Sub Registrar
Secunderabad

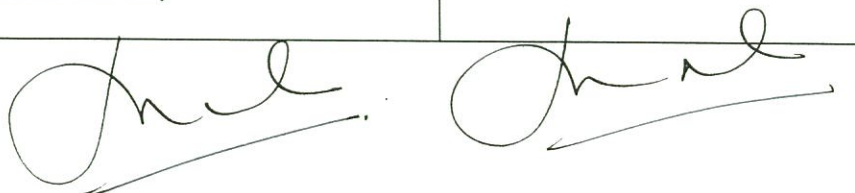
2421/2022

Generated on: 09/11/2022 03:10:58 PM



Schedule I

1.	Date of Deposit of title deeds by constructive delivery.	09-11-2022
2.	Name and address of the Depositor(s).	1. Sri Rajesh Jayantilal Kadakia S/o. Late Jayantilal Manilal Kadakia aged about 67 years, Occ.: Business R/o. H. No. 5-2-223, Gokul Distillery Road Opp: Andhra Bank, Hyderbasti, Secunderabad - 500003 Pan:AERPK6958C Aadhaar:5295 9420 8748 2. Sri Sharad Kumar Jayantilal Kadakia S/o. Late Jayantilal Manilal Kadakia aged about 63 years, Occ.: Business R/o. H. No. 5-2-223, Gokul, 3rd Floor Distillery Road, Opp: Andhra Bank Hyderbasti, Secunderabad - 500003 Pan: ACBPK9161F Aadhaar:7035 9749 3710 Both 1 & 2 are represented through their GPA Holder, Sri. Soham Satish Modi, S/o. Late Satish Modi, aged about 53 years, Occ.: Business R/o. Plot No. 280, Road No.25, Near Peddamma Temple, Jubilee Hills, Banjara Hills, Hyderabad-500 034, Pan: ABMPM6725H, Aadhaar:3146 8727 4389, under GPA Validated vide file no. E1/8137/2022, E1/8138/2022, dated 05-11-2022 and Validated at District Registrar, Hyderabad.
3	Name and Address of the Depositor(s).	-Same as above-
4	Branch office address of KMBL.	M/s. Kotak Mahindra Bank Ltd. H.No.6-3-1109/1/P/202, LAP Division 2 nd floor, Jewel Pawani Towers Raj Bhavan Road, Somajiguda Hyderabad, T S. 500082.
5	Name of KMBL's Representative.	Mr. P. Rayappa S/o. Mr. P. Devadas aged about 38 years, Occupation: Service, R/o. Hyderabad
6	Date of First deposit of title deeds	20-09-2018
	Date of Subsequent deposit(s) by way of Constructive delivery	09-11-2022





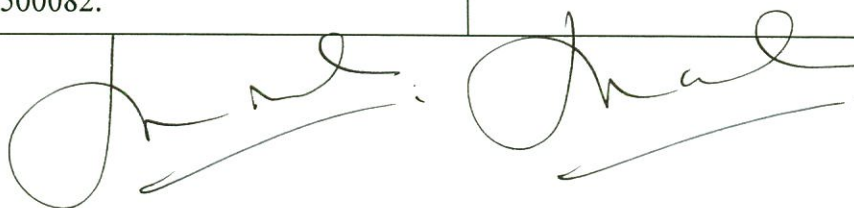
Bk - 1, CS No 2477/2022 & Doct No
____ / ____ Sheet 4 of 8
Sub Registrar
Secunderabad

2421/2022

Generated on: 09/11/2022 03:10:58 PM



7	Name and Address of the Borrower(s).	1. Sri Rajesh Jayantilal Kadakia S/o. Late Jayantilal Manilal Kadakia aged about 67 years, Occ.: Business R/o. H. No. 5-2-223, Gokul Distillery Road Opp: Andhra Bank, Hyderbasti Secunderabad - 500003 Pan:AERPK6958C Aadhaar:5295 9420 8748 2. Sri Sharad Kumar Jayantilal Kadakia S/o. Late Jayantilal Manilal Kadakia aged about 63 years, Occ.: Business R/o. H. No. 5-2-223, Gokul, 3rd Floor Distillery Road, Opp: Andhra Bank, Hyderbasti, Secunderabad - 500003 Pan: ACBPK9161F Aadhaar:7035 9749 3710 3. Sri Soham Satish Modi S/o. Late Satish Manilal Modi aged about 53 years, Occ.: Business R/o. Plot No. 280 road No.25 Near Peddamma Temple Jubilee Hills Banjarahills 500034 Pan: ABMPM6725H Aadhaar:3146 8727 4389
8	Name and Address of the Existing Lenders. M/s. Kotak Mahindra Bank Ltd. H.No.6-3-1109/1/P/202, LAP Division, 2 nd floor, Jewel Pawani Towers, Raj Bhavan Road, Somajiguda, Hyderabad, T. S.-500082.	Details of Existing Facilities Rs. 20,00,00,000/- (Rupees Twenty Crores Only)
9	Name and Address of the New Lenders (including existing lenders) M/s. Kotak Mahindra Bank Ltd. H.No.6-3-1109/1/P/202, LAP Division, 2 nd floor, Jewel Pawani Towers, Raj Bhavan Road, Somajiguda, Hyderabad, T. S.-500082.	Detail of New Facilities/ enhanced facilities Rs. 2,85,00,000/- (Rupees Two Crore and Eighty Five Lakhs Only).





Bk - 1, CS No 2477/2022 & Doct No
____ / ____ . Sheet 5 of 8
2421/2022
Sub Registrar
Secunderabad

Generated on: 09/11/2022 03:10:58 PM



10	Date of execution of MOE by Constructive delivery. Place of Execution of MOE by Constructive delivery.	09-11-2022 Hyderabad
11	Lenders M/s. Kotak Mahindra Bank Ltd. H.No.6-3-1109/1/P/202, LAP Division, 2 nd floor, Jewel Pawani Towers, Raj Bhavan Road, Somajiguda, Hyderabad, T. S.-500082.	1) Rs. 20,00,00,000/- (Rupees Twenty Crores Only) 2) Rs. 2,85,00,000/- (Rupees Two Crore and Eighty Five Lakhs Only). Overall/Aggregate limits covered Rs 22,85,00,000/-(Rupees Twenty Two Crores and Eighty Five Lakhs Only)

Schedule II

Part A

Description of Existing Property

(As per the Regd. Gift Deed No. 1716/2009, dt: 18-11-2009, SRO Secunderabad)

All that portion of the building known as GREEN 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, Begumpet, Secunderabad and bounded as follows:

North : Neighbours Property

South : Common Passage and Neighbours Property.

East : Property belonging to the Donor and Donees

West : Begumpet Main Road

together with all existing buildings and structures thereon and buildings and structures as may be erected/constructed there upon any time from/after the date of respective mortgages and all additions thereto and all fixtures and furniture's and plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

Part B

Description of Title Deeds

Sr. No	Details of title deeds
1	Original Regd. Gift deed No.1716/2009, dt: 18/11/2009, registered at SRO, Secunderabad.



Bk - 1, CS No 2477/2022 & Doct No
/ . Sheet 6 of 8 Sub Registrar
Secunderabad
2421/2022

Generated on: 09/11/2022 03:10:58 PM



Schedule III

Part A

Description of New Properties

- NILL -

Part B

Description of New Title Deeds

Sr. No	Details of title deeds
	NILL

Signed, delivered by within named Depositor (s)

Mr. Rajesh Jayantilal Kadakia, rep by GPA Holder, Mr. Soham Modi



Mr. Sharad Kumar Jayantilal Kadakia, rep by GPA Holder, Mr. Soham Modi



WITNESSES:

1. 

2. 



Bk - 1, CS No 2477/2022 & Doct No
____ / ____ Sheet 7 of 8
Sub Registrar
Secunderabad
2421/2022

Generated on: 09/11/2022 03:10:58 PM





भारत सरकार
GOVERNMENT OF INDIA



శోహం సతీష్ మోడి
Soham Satish Modi
పుట్టిన సం./YoB: 1969
పురుషుడు Male



భారత ప్రభుత్వం
4389



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: సతీష్ మోడి, ప్లాట్ నో-
280, రోడ్ నో-25, పెద్దమ్మ
దేవాలయం దగ్గర జుబిలీ హిల్స్
ఖైరాతాబాద్, బంజారా హిల్స్
హైదరాబాద్
ఆంధ్ర ప్రదేశ్, 500034

Address:
S/O: Satish Modi, plot no-280,
road no-25, near peddamma
temple jubilee hills,
Khairatabad, Banjara Hills,
Hyderabad
Andhra Pradesh, 500034

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు

Aadhaar - Aam Aadmi ka Adhikar



భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male



భారత ప్రభుత్వం
9204

సమాధి 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

[Signature]

ఆధార్ - సామాన్యని హక్కు

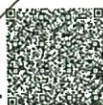
నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Government of India



గోసిక నవీన్
Gosika Naveen
పుట్టిన తేదీ/ DOB: 02/11/1990
పురుషుడు / MALE



భారత ప్రభుత్వం
6020



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా:
S/O గోసిక నర్సింహ, 14-65, ఓల్డ్
మిర్జాగూడా, సత్యనారాయణ కేఫె,
మల్కాజ్ గిరి, కె.వి.రంగారెడ్డి,
తెలంగాణ - 500047

Address:
S/O Gosika Narsimha, 14-65, Old
Mirjalguda, Satyanarayana Cafe,
Malkajgiri, K.v. Rangareddy,
Telangana - 500047

భారత ప్రభుత్వం
6020

1947

help@uidai.gov.in

www.uidai.gov.in

నా ఆధార్, నా గుర్తింపు

[Signature]

[Signature]



Bk - 1, CG No 2477/2022 & Doct No
/ . Sheet 8 of 8 Sub Registrar
2421/2022 Secunderabad

Generated on: 09/11/2022 03:10:58 PM

