



Government of Telangana
Registration And Stamps Department

20830/2022

Payment Details - Office Copy - Generated on 15/12/2022, 02:45 PM

SRO Name: 1510 Ranga Reddy (R.O)

Receipt No: 23143

Receipt Date: 15/12/2022

NCE DEED OR RELEASE O

0

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description	Amount Paid By			
	Cash	Challan	DD	E-Challan
Registration Fee				2000
User Charges				500
Total:				2500
In Words: RUPEES TWO THOUSAND FIVE HUNDRED ONLY				

Prepared By: SURESH

Signature by SR



Government of Telangana
Registration And Stamps Department

Joint Sub Registrar-II
R.O. Ranga Reddy Dist.

Payment Details - Citizen Copy - Generated on 15/12/2022, 02:45 PM

SRO Name: 1510 Ranga Reddy (R.O)

Receipt No: 23143

Receipt Date: 15/12/2022

Name: METTA VENKAT SAI

CS No/Doct No: 21662 / 2022

Transaction: RELEASE OF MORTGAGE RIGHTS OR RECONVEYA

Challan No:

E-Challan No: 525EIM141222

Chargeable Value:

Challan Dt:

E-Challan Dt: 14-DEC-22

Bank Name:

20

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

[Signature]

Z 653352

S.No. 2938 Date: 07-03-2020

Sold to: RAMESH

S/o. LATE NARSING RAO

For: JMKGEC REALTORS PVT LTD.

K.SATISH KUMAR

LICENSED STAMP VENDOR

LIC No.16-05-059/2012, R.No.16-05-025/2018

Plot No.227, Opp.Back Gate of City Civil Court

West Marredpally, Sec'bad, Mobile: 9849355156

RELEASE DEED TO MEMORANDUM OF DEPOSIT OF TITLE DEEDS

This Deed of Release to Memorandum of deposit of title deeds is made and executed on this the day of 14th December 2022, at Hyderabad, Telangana State; by:-

M/s. KOTAK MAHINDRA BANK LIMITED, a Banking Company incorporated and registered under the provisions of the Companies Act, 1956 having its registered office at 27-BKC, C-27, G-Block, BandraKurla Complex, Bandra (E), Mumbai-400051 and having its branch office at H.No.6-3-1109/1/P/202, 2nd Floor, Raj Bhavan Road, Somajiguda, Hyderabad, represented by its authorized Signatory, Mr. Metta Venkat Sai, S/o. Mr. Metta Bhatti, aged about 30 years, Occupation: Service, having Aadhaar No. # 8520 2738 5645 resident of Hyderabad, hereinafter called as the **FIRST PARTY** and referred to as "**The Bank**" which term shall so far as the context admits be deemed to mean and include its successors and assignees, of the FIRST PART.

IN FAVOUR OF

1. M/s. JMKGEC Realtors Pvt. Ltd., a company incorporated under the laws of India and having its registered Office at 5-2-223, Gokul Distillery Road, Secunderabad-500 003, represented by its duly authorized Director, Mr. Soham Satish Modi, S/o. Late Satish Modi, aged about 53 years (Pan No. ABMPM6725H, Aadhaar No. 3146 8727 4389)
2. M/s. SDNMKJ Realty Pvt. Ltd., a company incorporated under the laws of India and having its registered Office at 5-2-223, Gokul Distillery Road, Secunderabad-500 003, represented by its duly authorized Director, Mr. Soham Satish Modi, S/o. Late Satish Modi, aged about 53 years (Pan No. ABMPM6725H, Aadhaar No. 3146 8727 4389)

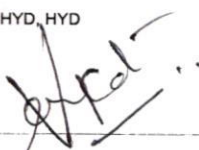
Hereinafter called the Second Party/ies and referred to as Second Part and which term shall so far as the context admits be deemed to mean and include all his legal heirs, successors and assigns.

[Signature]
Authorized Signatory

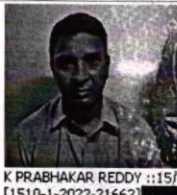
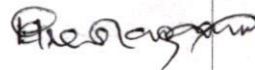
Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar2, Ranga Reddy (R.O) 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 2 and 3 on the 15th day of DEC, 2022 by Sri Metta Venkat Sai

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	RR		 M/S KOTAK MAHINDRA BANK LTD REP BY METTA VENAKT SAI S/O. METTA BHATTI HYD, HYD		

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 K PRABHAKAR REDDY ::15/1 [1510-1-2022-21662]	K PRABHAKAR REDDY AMBERPET HYD	
1		 G NAVEEN ::15/12/2022.14:27 [1510-1-2022-21662]	G NAVEEN MIRYALAGUDA	

15th day of December, 2022

Signature of Joint SubRegistrar2
Ranga Reddy (R.O)**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX5645 Name: Metta Venkat Sai	S/O Metta Bhatti, Jagtial, Karimnagar, Telangana, 505327	

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	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
Mutatic n 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. 0/- was paid by the party through E-Challan/BC/Pay Order No. 525EIM141222 dated ,14-DEC-22 of ,YESB/

Bk - 1, CS No 21662/2022 & Doct No 20830/22
Joint SubRegistrar2
Ranga Reddy (R.O)

Sheet. 1 of 5



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For Kotak Mahindra Bank Ltd.

Authorized Signatory

WHEREAS the SECONDPARTY herein has executed registered Deposit of Title Deeds in favor of the First Party relating to title deeds and other Documents covering the properties described in the schedule annexed hereto vide Registered Deposit of title deeds bearing Document No. 15644/2018, dated: 20-09-2018 is registered in the office of Joint Sub- Registrar of Rangareddy (R.O.) Telangana State loan amount of Rs. 14,50,00,000/- (Rupees Fourteen Crore Fifty Lakhs Only) availed under LAP Loan A/c. No. vide 17897838 and 17897840.

And whereas the said Second party has repaid the entire loan amount of Rs.14,50,00,000/-(Rupees Fourteen Crore Fifty Lakhs Only) along with interest to the Party of the First Party and the said First Party herewith acknowledges receipt of the same. And hence, the said Registered Deposit of Title Deed bearing Document No. 15644/2018, dated: 20-09-2018 is registered in the office of Joint Sub- Registrar of Rangareddy (R.O.) Telangana, shall be deemed to have become null and void.

DESCRIPTION OF PROPERTIES

Property No.-I

(UNDER REGD. SALE DEED NO.5706/2016, DT: 03-05-2016, RANGAREDDY (R.O.)
PURCHASED BY M/s. JMKGEC Realtors Pvt. Ltd., Rep. by it's Director Mr. Soham
Modi, S/o. Sathis Modi)

All that commercial space having a buildup area admeasuring 13,240 sq. ft on the 4th floor in Tower-B along with undivided share of land admeasuring 479 sq.yds., with 18 numbers of car parking slots in the lower and upper basements of the building known as "Ramky Selenium", situated at Plot Nos.31 (P) and 32 in Sy.Nos.115/22,115/24,115/25 at Financial District, Nanakramguda, Serilingampally, Ranga Reddy District and bounded by:

North : Open to Sky.

South : Portion of Premises belonging to M/s. SDNMKJ Realty Pvt. Ltd.

East : Tower-A Lift and staircase.

West : Open to Sky.

Property No.-II

(UNDER REGD. SALE DEED NO.5706/2016, DT: 03-05-2016, RANGAREDDY (R.O.)
PURCHASED BY M/s. SDNMKJ Realty Pvt. Ltd., Rep. by it's Director Mr. Soham Modi,
S/o. Sathis Modi)

All that commercial space having a buildup area admeasuring 13,240 sq. ft on the 4th floor in Tower-B along with undivided share of land admeasuring 479 sq.yds., with 17 numbers of car parking slots in the lower and upper basements of the building known as "Ramky Selenium", situated at Plot Nos.31 (P) and 32 in Sy.Nos.115/22,115/24,115/25 at Financial District, Nanakramguda, Serilingampally, Ranga Reddy District and bounded by:

North : Portion of Premises belonging to M/s. JMKGEC Realtors Pvt. Ltd.

South : Open to Sky

East : Tower-A Lift and staircase.

West : Open to Sky.

For Kotak Mahindra Bank Ltd.

Authorised Signatory

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 2550/-, DATE: 14-DEC-22, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 8401365518513, PAYMENT MODE: NB-1001138, ATRN: 8401365518513, REMITTER NAME: MR. SOHAM MODI, EXECUTANT NAME: KOTAK MAHINDRA BANK, CLAIMANT NAME: JMKGEC REALTORS PVT LTD AND OTHERS)

Date:

15th day of December, 2022

Signature of Registering Officer

Ranga Reddy (R.O)

Joint SubRegistrar2
Ranga Reddy (R.O)

Bk - 1, CS No 21662/2022 & Doct No

Sheet 2 of 5

20830/22

Registered as Document No. 20830
2022 / 1944 of District Registrar assigned the
Identification Number 20830-2022
For Scanning.
Date 15/12/2022

J. SRINANTHA REDDY
JOINT SUB-REGISTRAR-II
(R.O.) RANGA REDDY, Dist, T.S.



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Property No.-III

(UNDER REGD. SALE DEED NO.5705/2016, DT: 03-05-2016, RANGAREDDY (R.O.)
PURCHASED BY M/s. JMKGEC Realtors Pvt. Ltd., Rep. by it's Director Mr. Soham
Modi, S/o. Sathis Modi)

All that commercial space having a buildup area admeasuring 12,031 sq. ft on the 5th floor in Tower-B along with undivided share of land admeasuring 435.50 sq.yds., with 16 numbers of car parking slots in the lower and upper basements of the building known as "Ramky Selenium", situated at Plot Nos.31 (P) and 32 in Sy.Nos.115/22,115/24,115/25 at Financial District, Nanakramguda, Serilingampally, Ranga Reddy District and bounded by:

- North : Open to Sky.
South : Portion of Premises belonging to M/s. SDNMKJ Realty Pvt. Ltd.
East : Tower-A Lift and staircase.
West : Open to Sky.

Property No.-IV

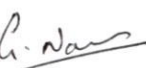
(UNDER REGD. SALE DEED NO.5705/2016, DT: 03-05-2016, RANGAREDDY (R.O.)
PURCHASED BY M/s. SDNMKJ Realty Pvt. Ltd., Rep. by it's Director Mr. Soham Modi,
S/o. Sathis Modi)

All that commercial space having a buildup area admeasuring 12,031 sq. ft on the 5th floor in Tower-B along with undivided share of land admeasuring 435.50 sq.yds., with 17 numbers of car parking slots in the lower and upper basements of the building known as "Ramky Selenium", situated at Plot Nos.31 (P) and 32 in Sy.Nos.115/22,115/24,115/25 at Financial District, Nanakramguda, Serilingampally, Ranga Reddy District and bounded by:

- North : Portion of Premises belonging to M/s. JMKGEC Realtors Pvt. Ltd.
South : Open to Sky
East : Tower-A Lift and staircase.
West : Open to Sky.

In witness, the parties hereunto have signed this Deed on the day, month and year first hereinabove mentioned.

WITNESSES: -

- (1) 
(2) 

For M/s. Kotak Mahindra Bank Limited

For Kotak Mahindra Bank Ltd.

(Mr. Murali Venkat Sai)
Authorized Signatory

Bk - 1, CS No 21662/2022 & Doct No
20830/22. Sheet 3 of 5 Joint SubRegistrar2
Ranga Reddy (R.O)

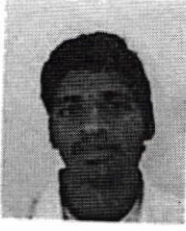


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भारत सरकार
GOVERNMENT OF INDIA



మెట్ట వెంకట్ సాయి
Metta Venkat Sai
పుట్టిన తేదీ/DOB: 16/08/1992
పురుషుడు Male



8520 2738 5645

ఆధార్ - ఆధార్ - సామాన్యమానవుడి హక్కు



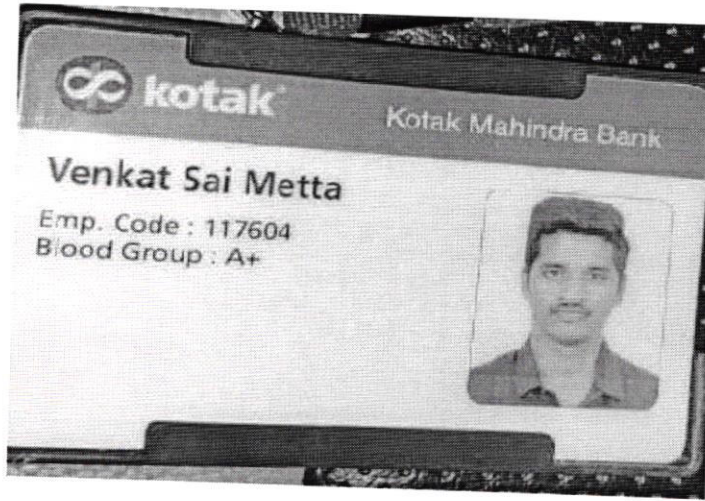
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:
S/O: మెట్ట భట్టి, 1-1-173,
జగ్గిల్ జగ్గిల్, జగ్గిల్,
కరీంనగర్
ఆంధ్ర ప్రదేశ్, 505327

Address:
S/O: Metta Bhatti, 1-1-173,
Jagtial Jagtial, Jagtial, Karim
Nagar
Andhra Pradesh, 505327

8520 2738 5645

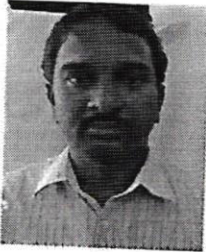
Aadhaar - Aam Aadmi ka Adhikar



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భారత ప్రభుత్వం
Government of India



కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male



3287 6953 9204

ఆధార్ - సామాన్యని హక్కు

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

[Handwritten signature]

Bk - 1, CS No 21662/2022 & Doct No

20830/22

Sheet 4 of 5

Joint SubRegistrar2
Ranga Reddy (R.O)



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భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

Unique Identification Authority of India
Government of India

ఓజిడ్ఎన్/Enrolment No.: 1012/60000/51566

Download Date: 15/07/2017
Generation Date: 06/03/2017

To

గోసిక నవీన్

Gosika Naveen

S/O Gosika Narsimha

14-65

Old Mirjalguda

Satyanarayana Cafe

Malkajgiri

K.v. Rangareddy Malkajgiri

Telangana - 500047

9246562610



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

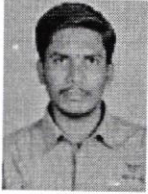
5988 1394 6020

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం

Government of India



గోసిక నవీన్

Gosika Naveen

పుట్టిన తేదీ / DOB: 02/11/1990

పురుషుడు / MALE



5988 1394 6020

నా ఆధార్, నా గుర్తింపు



Government of India



సమాచారం

- ఆధార్ గుర్తింపుకు ధృవీకరణ, పౌరసత్వానికి కాదు.
- గుర్తింపుకు ధృవీకరణ ఆన్‌లైన్ అథెంటికేషన్ ద్వారా పొందవచ్చు.
- ఇది ఎలక్ట్రానిక్ పద్ధతిలో వ్రాయబడిన లేఖ.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- ఆధార్ దేశమంతటా ఆమోదించబడుతుంది.
- ఆధార్ భవిష్యత్తులో ప్రభుత్వ మరియు ప్రభుత్వేతర సేవలు అందచేయడంలో సహాయ పడుతుంది.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

(Signature)



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

Unique Identification Authority of India

చిరునామా:

S/O గోసిక నర్సింహ, 14-65, ఓల్డ్

మిర్జాగూడా, సత్యనారాయణ కెఫె,

మల్కాజ్ గిరి, కె.వి.రంగారెడ్డి,

తెలంగాణ - 500047

Address:

S/O Gosika Narsimha, 14-65, Old

Mirjalguda, Satyanarayana Cafe,

Malkajgiri, K.v. Rangareddy,

Telangana - 500047

5988 1394 6020



1947



help@uidai.gov.in

www

www.uidai.gov.in

Bk - 1, CS No 21662/2022 & Doct No
20830/22. Sheet 5 of 5 Joint SubRegistrar2
Ranga Reddy (R.O)



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20/12/2022

Online Challan Proforma [SRO copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 525EIM141222	
Bank Code : YESB	Payment : NB
Remitter Details	
Name	MR. SOHAM MODI
PAN Card No	ABMPM6725H
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	KOTAK MAHINDRA BANK
Address	HYDERABAD
Claimant Details	
Name	JMKGEC REALTORS PVT LTD AND OTHERS
Address	SECUNDERABAD
Document Nature	
Nature of Document	RELEASE OF MORTGAGE RIGHTS OR RECONVEYANCE DEED OR RELEASE OF DEPOSIT OF TITLE DEEDS
Property Situated in(District)	RANGAREDDY
SRO Name	RANGA REDDY (R.O)
Amount Details	
Stamp Duty	0
Transfer Duty	0
Registration Fee	2000
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	2550
Total in Words	Two Thousand Five Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	14-12-2022
Transaction Id	8401365518513
Stamp & Signature	

Online Challan Proforma [Citizen copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 525EIM141222	
Bank Code : YESB	Payment : NB
Remitter Details	
Name	MR. SOHAM MODI
PAN Card No	ABMPM6725H
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	KOTAK MAHINDRA BANK
Address	HYDERABAD
Claimant Details	
Name	JMKGEC REALTORS PVT LTD AND OTHERS
Address	SECUNDERABAD
Document Nature	
Nature of Document	RELEASE OF MORTGAGE RIGHTS OR RECONVEYANCE DEED OR RELEASE OF DEPOSIT OF TITLE DEEDS
Property Situated in(District)	RANGAREDDY
SRO Name	RANGA REDDY (R.O)
Amount Details	
Stamp Duty	0
Transfer Duty	0
Registration Fee	2000
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	2550
Total in Words	Two Thousand Five Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	14-12-2022
Transaction Id	8401365518513
Stamp & Signature	

S. Page

e- STAMPS

Document Registration eChallan Slip

 Registration & Stamps Department Government of Telangana 		Remitter / SRO / District-Registrar Details	
Name		MR. SOHAM MODI	
Mobile Number		9246165561	
Challan Number		525EIM141222	
PassCode		U9Tdw	