

# Government of Telangana **Registration And Stamps Department**

Payment Details - Office Copy - Generated on 21/12/2022, 12:20 PM

SRO Name: 1606 Secunderabad

Receipt No: 3319

Receipt Date: 21/12/2022

NCE DEED OR RELEASE O

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Cash

**Account Description** 

**Amount Paid By** 

E-Challan

Registration Fee

Challan

2000

User Charges

500

In Words: RUPEES TWO THOU NDRED ONLY 2500

Prepared By: MVAMSHI

Signature



Government of Telangana Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 21/12/2022, 12:20 PM

SRO Name: 1606 Secunderabad

Receipt No: 3319

Receipt Date: 21/12/2022

Name: METTA VENKAT SAI

Transaction: RELEASE OF MORTGAGE RIGHTS OR RECONVEYA

CS No/Doct No: 2828 / 2022

Chargeable Value:

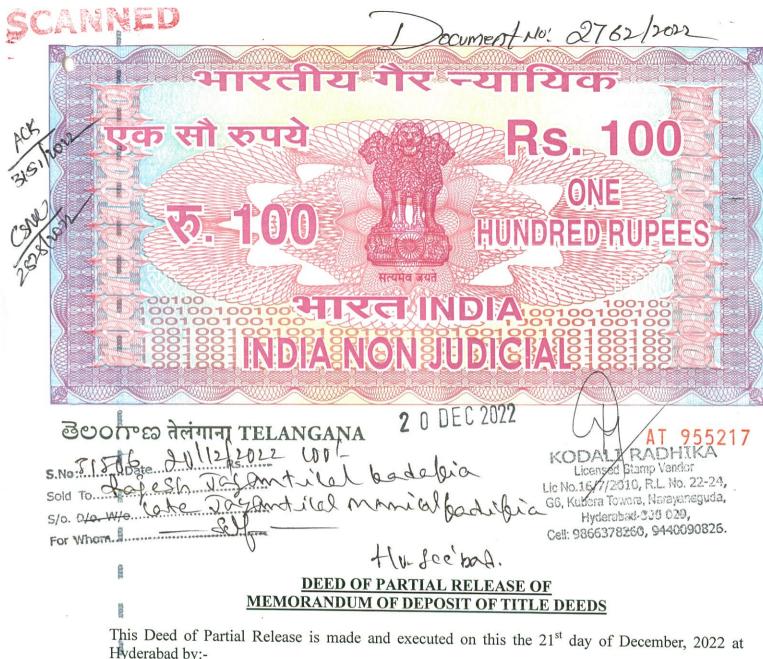
Bank Name:

Challan No: Challan Dt: E-Challan No: 744BNU201222

E-Challan Dt: 20-DEC-22



WARTENDER SUCCESSION SECULING SECULING



Hyderabad 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, GBlock, Bandrakurla Complex, Bandra (E), Mumbai-400051 and having its branch office at H.No.6-3-1109/1/P/202, 2nd Floor, Jewel Pawani Towers, Raj Bhavan Road, Somajiguda, Hyderabad, represented by its 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 the FIRST PARTY and referred to as "The Bank/Releasor" which term shall so far as the context admits be deemed to mean and include its successors and assigns.,

## IN FAVOUR OF

- 1. Sri Rajesh Jayantilal Kadakia, S/o. Late Jayantilal Manilal Kadakia, aged about 67 years, Occupation: 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, Occupation: Business, R/o. H. No. 5-2-223, Gokul, 3<sup>rd</sup> Floor, Distillery Road, Opp: Andhra Bank, Hyderbasti, Secunderabad-500003 (Pan: ACBPK9161F, Aadhaar:7035 9749 3710) For Kotak Mahindra Bank Ltd.

uthorised Signatory

Identified by Witness:

SI No Thumb Impression Photo Name & Address

K PRABHAKAR REDDY:
[1606-1-2022-2828]

C NAVEEN::21/12/26
[1606-1-2022-2828]

G NAVEEN::21/12/26
[1606-1-2022-2828]

HYDERABAD

21st day of December,2022

Signature of Sub Registrar Secunderabad

E-KYC Details as received from UIDAI:

Address: Photo

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								
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total		
Stamp Duty	100	0	0	0	0	Ô	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. 57025500/- was paid by the party through E-Challan/BC/Pay Order No ,744BNU201222 dated ,20-DEC-22 of ,YESB/

Generated on: 21/12/2022 12:24:39 PM

Secunderabad

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of 8

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Sheet

No 2828/2022 & Doct No

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or Kotak Mahindra Bank Ltd



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

- A. Whereas the Releasee had mortgaged three properties for financial assistance of **Rs.20,00,00,000/000/** (Rupees Twenty Crores Only) granted to the Releasee by the Releasor and the Releasee had for securing the repayment of the said loan created charge by way of Memorandum of Deposit of Title Deed in respect of three properties (more fully described in schedules) out of which two properties i.e., **SCHEDULEPROPERTY–I**: 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 and **SCHEDULE PROPERTY–II**: All that Part and Parcel of Premises No.1-10-178/3/1, land admeasuring about 885 sq.yds., equivalent to 740.24 sq. mtrs., situated at Begumpet, Secunderabad, Telangana State (hereinafter referred to as "the said II & III released properties") along with remaining retained property i.e..
- B. SCHEDULE PROPERTY-III: 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 (more fully described in hereunder in Retained Property) in favor of the Releasor under by virtue of a Memorandum of Deposit of Title Deed No.2192/2018, dated 20-09-2018 which was duly registered with the Sub-Registrar Office, Secunderabad.
- C. AND WHEREAS the Borrower has repaid Rs.5,70,25,292/-(Rupees Five Crore Seventy Lakhs Twenty Five Thousand Two Hundred and Ninety Two Only) as a part payment towards the said loan to the Releasor on 19<sup>th</sup> day of 2022 and the Releasor had thereupon issued a Certificate to that effect on dated 19-12-2022.
- D. AND WHEREAS the Releasee have, in the circumstances as aforesaid, requested the Releasor to execute and register these presents in favor of the Releasee which the Releasor has agreed to do so upon in the manner hereinafter appearing.

# NOW THIS DEED WITHNESSETH AS FOLLOWS:-

1. In pursuance of the aforesaid facts and in consideration of the premises the Releasor doth hereby release unto the Releasee the mortgage charge over and in respect of the said immovable properties i.e., SCHEDULE PROPERTY—I: 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 and SCHEDULE PROPERTY—II: All that Part and Parcel of Premises No.1-10-178/3/1, land admeasuring about 885 sq.yds., equivalent to 740.24 sq.mtrs., situated at Begumpet, Secunderabad, Telangana State created by the Releasee in favor of the Releasor under and by virtue of the registered Memorandum of Deposit of Title Deed No. 2192/2018, dated 20-09-2018, registered at SRO Secunderabad.

For Kotak Mahindra Bank Ltd

1

authorised Signatory

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 2550/-, DATE: 20-DEC-22, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 2287947017119, PAYMENT MODE: NB-1001138, ATRN: 2287947017119, REMITTER NAME: MR. RAJESH KADAKIA, EXECUTANT NAME: KOTAK MAHINDRA BANK LIMITED, CLAIMANT NAME: MR. RAJESH JAYANTILAL KADAKIA AND OTHERS).

Date:

21st day of December, 2022

Signature of Registering Officer

Secunderabad

Sub Registrar Secunderabad

CS No 2828/2022 & Doct No

Registered as Doc! No. 2.762 of 20.72 (1944-SE) of Bock. and Assigned the identification Number (1606 -P-2.762-2322 for Scanning Date. 2.1121.232

MOHD ABOUL MUJEER





- 2. The Releasor hereby declares that out of three properties mortgaged by the mortgagors/depositors vide Memorandum of Deposit of Title Deed No. 2192/2018, dated 20-09-2018 registered at SRO Secunderabad, the said two properties (more fully described in schedule released Properties) of the Releasee being absolutely and totally free from any encumbrances or charge of the Releasor on and with effect from 19<sup>th</sup> day of December 2022 the Releasee is free to deal with or dispose off the same as per its free will and desire.
- 3. The Releasor hereby declares that the charge over the remaining one property i.e., **SCHEDULE PROPERTY-III:** 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 still remain continue with the bank.

# DESCRIPTION OF THE SCHEDULED PROPERTY BELONGING TO BORROWER RELEASED BY RELEASOR

# SCHEDULED PROPERTY-I (Under Gift Deed no.1717/2009, Registered 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 and bounded by:

North: Neighbour's Property

South : Land belonging to Donees and Balance Portion of house

East : Neighbour's Property and NALA

West : Property belonging to Donor/Donees.

## SCHEDULED PROPERTY-II

# (Under Will Deed dated 10-08-2003 & link Sale Deed no.1740/1997, Registered in the office of SRO Vallabhnagar, 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.mtrs., situated at Begumpet, Secunderabad, Telangana State and bounded by:

North: Property belongs to Kokilaben J. Kadakia & Shankaracharyamutt

South: Nala

East : Property belongs to Kokilaben J. Kadakia

West : Property belongs to Mrs. Parveen Jahun Begum.

For Kotak Mahindra Bank Ltd.

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### SCHEDULED PROPERTY-III

## DESCRIPTION OF THE SCHEDULED PROPERTY BELONGING TO BORROWER RETAINED BY RELEASOR

### (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 and bounded by:

North: Neighbour's Property

South: Common Passage and Neighbour's Property

: Property belonging to the Donor and Donees East

West : Begumpet Main Road.

IN WITNESS WHEREOF the Party hereto has signed this Deed of Partial Release out of free will and consent on the date first above mentioned in the presence of the following witnesses:

SIGNED SEALED AND DELIVERED

by the within named Releasor through its Authorised Officer

Mr. Metta Venkat Sai

For Kotak Mahindra Bank Ltd.

of Kotak Mahindra Bank Atlandheignatory

presence of :-

WITNESSESS:

2. l. Jus

BK - 1, CS No 2828/2022 & Doct No









# భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

# Unique Identification Authority of India Government of India

ంజస్టేషన్/Enrolment No.: 1012/60000/51566

To గోసిక నవీస్

Gosika Naveen S/O Gosika Narsimha 14-65 Old Mirjalguda 14-65

Satyanarayana Cafe

Malkajgiri K.v. Rangareddy Malkajgiri Telangana - 500047 9246562610



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

88 1394 6020 నా ఆధార్, నా గుర్తింపు



#### భారత ప్రభుత్వం Government of India



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



6020

నా ఆధార్, నా గుర్తింపు







#### సమాచారం

- 🖩 ఆధార్ గుర్తింపుకు ధృవీకరణ, పౌరసత్వానికి కాదు.
- 🔳 గుర్తింపుకు ధృవీకరణ ఆస్ట్ లైస్ అథెంటికేషస్ ద్వారా పొందవచ్చు.
- 🖩 ఇది ఎలెక్టానిక్ 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 ప్రభుత్వతర సేవలు అందచేయడంలో సహాయ పడుతుంది.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ Unique Identification Authority of India

చిరునామా:

S/O గోసిక నర్సింహ, 14-65, ఓల్డ్

మీర్ణల్గుడా, సత్యనారాయణ కెఫే,

ಮಲ್ಕಾಪ್ ಗಿರಿ, ತಿ.ವಿ.ರಂಗಾರెడ్డి,

Address:

S/O Gosika Narsimha, 14-65, Old

Mirjalguda, Satyanarayana Cafe,

Malkajgiri, K.v. Rangareddy,

Telangana - 500047

4 6020





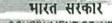
www www.uidai.gov.in

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GOVERNMENT OF INDIA



మెట్ల పెంకట్ సాయి Metta Venkat Sai పುಟ್ಟಿನ ತೆದೆ/DOB:16/08/1992 పురుషుడు Male



5645

ఆధార్ - ఆధార్ – సామాన్యమానవుడి హక్కు



## भारतीय विशिष्ट पहचान प्राधिकरण UNIQUE IDENTIFICATION AUTHORITY OF INDIA

చిరునామా:

S/O: మెట్ల భట్టి 1-1-173,

జగిర్వాల్ జగిర్వాల్, జగిర్వాల్,

కరీంనగర్

ఆంధ్ర ప్రదేశ్, 505327

Address:

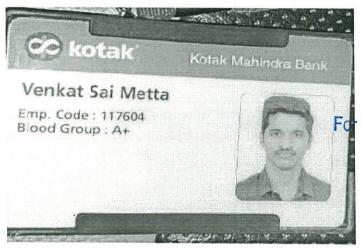
S/O: Metta Bhatti, 1-1-173. Jagtial Jagtial, Jagtial, Karim

Nagar

Andhra Pradesh, 505327

5645

Aadhaar - Aam Aadmi ka Adhikar



For Kotak Mahindra Bank Ltd.

uthofised Signatory



భారత ప్రభుత్వం Government of India

కండి ప్రభాకర్ రెడ్డి Kandi Prabhakar Reddy



పుట్టిన సంవత్సరం/Year of Birth: 1974 పురుషుడు / Male

9953 9204



ఆధార్ – సామాన్యుని హక్కు

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

Kandi Prabhakar Reddy కండి ప్రభాకర్ రెడ్డి

2-3-64/10/24 1FLOOR KAMALA NILAYAM

JAISWAL COLONY Amberpet

Amberpet, Hyderabad Andhra Pradesh - 500013

Geograpan

BK - 1, CS No 2828/2022 & Doct No

/ Sheet 6 of 8 Sub Registian

secunderabad







# Kotak Mahindra Bank

CERTIFIED THAT THE FOLLOWING IS A TRUE COPY OF THE RESOLUTION NO.325D PASSED BY CIRCULATION BY THE SHARE TRANSFER AND OTHER MATTERS COMMITTEE (DELEGATED) OF KOTAK MAHINDRA BANK LIMITED ON DECEMBER 20, 2019.

"RESOLVED that in supersession of the resolution passed on 26th November 2018, any of the following officials of the Bank mentioned in Table-1 listed below be and are hereby singly authorized, in their respective area of operation :-

- 1. To sign and execute any mortgage deed, equitable mortgage/memorandum of deposit of title deeds, intimation of equitable mortgage and all other relevant documents and lodge such documents and admit execution of such documents before the concerned Registrar or Sub-Registrar of Assurances and carry out necessary activities to create securities in favor of the Bank,
- 2. Represent the bank for registration of deeds, contracts, assurances and other such
- documents and instruments for charge or mortgage creation,
  Sign and execute, endorsement release/release Deed of any Simple/Equitable 3. Mortgage registered with the concerned Registrar/Sub-Registrar of Assurances,
- 4. Sign & execute documents/deeds relating to security/charge creation to be filed with Registrar of Companies, CERSAI and other such regulatory/statutory authorities.

#### TABLE-1

Name	Area of operation	Division	Portfolio
Chetan Dhandhukiya	Ahmedabad	Personal Asset Division	housing finance sales
Dashang Shah	Ahmedabad	Personal Asset Division	housing finance sales
Dhruval Raval	Ahmedabad	Personal Asset Division	housing finance (credit)
Ketan Sheth	Ahmedabad	Personal Asset Division	housing finance sales
Kishan Gujarati	Ahmedabad	Personal Asset Division	housing finance (credit)
Minhaz Rangwala	Ahmedabad	Personal Asset Division	housing finance (credit)
Piyush Matai	Ahmedabad	Personal Asset Division	housing finance (credit)
Ruchir Shah	Ahmedabad	Personal Asset Division	housing finance (credit)
Hetashvi Bulsara	Ahmedabad	Business Banking Asset	loan against property (lap) credit
Kamal Doshi	Ahmedabad	Business Banking Asset	loan against property (lap) sales
Malhar Shah	Ahmedabad	Business Banking Asset	loan against property (lap) sales
Rutvij Thakkar	Ahmedabad	Business Banking Asset	loan against property (lap) sales
Sweta Karnani	Ahmedabad	Business Banking Asset	loan against property (lap) credit
Vardhan Shah	Ahmedabad	Business Banking Asset	loan against property (lap) credit
Vishnukumar Limbachiya	Ahmedabad <sup>*</sup>	Business Banking Asset	loan against property (lap) credit
Suketu K Purohit Ahmedabad		Personal Asset Division	technical department
Viraj Hirpara Ahmedabad		Rural Housing & Business Loans	rural housing and business loans (credit)
Sandeep Pradhan	Aurangabad	Business Banking Asset	loan against property (lap) sales

Kotak Mahindra Bank Ltd. CIN: L65110MH1985PLC038137

Registered Office: 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051, Maharashtra, India.

T+91 22 61660000 www.kotak.com

For Kotak Mahindra Bank Ltd.

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Sheet, 7 of 8







# Kotak Mahindra Bank

walant Vashi	Surat	Asset	loan against property (lap) credit		
Mohit Somani	Surat		loan against property (lap) credit		
Rajesh Bhuva	Surat	Business Banking Asset	loan against property (lap)		
Tejash Jhala	Surat	Pusiness Panking	loan against property (lap)		
Ankur Gandhi	Surat	Personal Asset Division	housing finance (credit)		
Priyaveer Adhau	Surat	Personal Asset Division	housing finance (credit)		
Sachin Shaktinandan	Surat	Personal Asset Division	housing finance sales		
Hetalkumar Pandya	Surat	Rural Housing & Business Loans	rural housing and business loans		
Jaykumar Dave	Surat	Rural Housing & Busine'ss Loans	rural housing and business loans (credit)		
Badri Narayan Behera	Thane	Rural Housing & Business Loans	rural housing and business loans		
Jishnu Raj	Thiruvananthap uram	Business Banking Asset	loan against property (lap) credit		
Vinod Kumar	Thiruvananthap uram	Business Banking Asset	loan against property (lap) sales		
Anandakoteswara Reddy Yanamala	Tirupathi	Business Banking Asset	loan against property (lap) sales		
Narasayya B	Tirupathi	Business Banking Asset	loan against property (lap) credit		
Bandaru Venkatamuni	Tirupathi	Personal Asset Division	housing finance sales		
Vikrant Sharma	Udaipur	Business Banking Asset	loan against property (lap) sales		
Anuj Gupta	Vadodara	Business Banking Asset	loan against property (lap) credit		
Jagdish Gohil	Vadodara	Business Banking Asset	loan against property (lap) sales		
Krunal Zala	Vadodara	Rural Housing & Business Loans	rural housing and business loans (credit)		
Sanjeev Rathi	Vadodara	Rural Housing & Business Loans	rural housing and business loans		
Ravi Kumar Dubey	Varanasi	Business Banking Asset	loan against property (lap sales		
'Giri Padmakar Mahankali	Vijayawada	Personal Asset Division	housing finance (credit)		
Prabhu Addanki	Vijayawada	Personal Asset Division			
Sandeepkumar V	Hyderabad	Business Banking Asset	Loan Against Property Credit		
Rajeshkumar V. S	Hyderabad	Business Banking Asset	Housing Finance Credit		
Ravikanth Bejati	Hyderabad	Business Banking Asset	Loan Against Property Sales		
Venkatsai Metta	Hyderabad	Business Banking Asset	Loan Against Property Sales		
Jeevandurgarao V	' Hyderabad	Business Banking Asset	Loan Against Property Credit		
Koteswararao K	Hyderabad	Personal Asset Division	Personal Asset Division Housing Finance Sales		

Kotak Mahindra Bank Ltd. CIN: L65110MH1985PLC038137

Registered Office: 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai 400051, Maharashtra, India.

T +91 22 61660000 www.kotak.com For Kotak Mahindra Bank Ltd.

utherised Signatory

Bk - 1, CS No 2828/2022 & Doct No



