

Phone No:
Sold To/Issued To:
Kodukula srinivasa
For whom/ID Proof:
Self



MAR-24-2023 10:09:48
₹ 0000100/-
ZERO ZERO ZERO ZERO ONE ZERO ZERO
Agreement
38161911679652588923-00003753
3816191 71/2022

Doc NO. 4955/2023

5232/2023

MEMORANDUM OF DEPOSIT OF TITLE DEEDS.

THIS MEMORANDUM DEPOSIT OF TITLE DEEDS is made on this 24th day of March 2023 at S.R.O, Uppal, Medchal-Malkajgiri District by and between

1. Mr. Kodukula Srinivasa Rao, Son of Late V. S. Kodukula, aged about 58 years, Occupation: Service residing at H. No.1-10-2/193&195/VD/201, Flat No. D-201, Vista Homes, Shubhodaya Colony, Kushaiguda, Kapra Mandal, Medchal-Malkajgiri District, Hyderabad-500 062 (Pan No.APSPK5039G, Mobile No.92950 03510) and
2. Mr. Sudarshan Kodukula, Son of Mr. Kodukula Srinivasa Rao, aged about 26 years, Occupation: Service, residing at H. No.1-10-2/193&195/VD/201, Flat No. D-201, Vista Homes, Shubhodaya Colony, Kushaiguda, Kapra Mandal, Medchal-Malkajgiri District, Hyderabad-500 062 (Pan No.DRXPk4741R, Mobile No.81214 99192).

(Hereinafter referred to as the "Depositor" / Party on the 1st part", which expression shall unless repugnant to the context or inconsistent with the meaning thereof mean and include her legal heirs, successors executors, administrators and assigns of the one part)

IN FAVOUR OF

Bank of Baroda, a body corporate constituted under the banking companies (Acquisition and Transfer of Undertakings) Act, 1970. And having its Head Offices, at Mandvi, Baroda and Corporate Office at Baroda Corporate Centre, C-26, G block, Bandrakurla Complex, Bandra (East), Mumbai and having branches amongst other places, at M.G.ROAD, SECUNDERABAD, Represented by its **Chief Manager Sri. E. Muralidhar**.

K. S. S. V.

K. Sudarshan

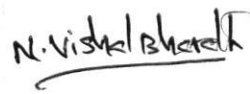
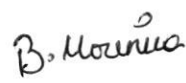
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Uppal along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1220/- paid between the hours of 12 and 1 on the 24th day of MAR, 2023 by Sri K.S.Rao

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 SUDARSHAN KODUKULA [1507-1-2023-5232]	SUDARSHAN KODUKULA S/O. K.SRINIVASA RAO HNO. 1-10-2/193&195/VD/201,FNO.D-201,VISTA HOMES., SHUBHODAYA COLONY,KUSHAIGUDA,KAPRA MAN,MM DT.	
2	MR		 KODUKULA SRINIVASA [1507-1-2023-5232]	KODUKULA SRINIVASA RAO S/O. LATE V.S.KODUKULA HNO. 1-10-2/193&195/VD/201,FNO.D-201,VISTA HOMES., SHUBHODAYA COLONY,KUSHAIGUDA,KAPRA MAN,MM DT.	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 N VISHAL BHARATH::2 [1507-1-2023-5232]	N VISHAL BHARATH HYD.	
2		 B MOUNIKA::24/03/23 [1507-1-2023-5232]	B MOUNIKA HYD.	

24th day of March,2023

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

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9224 Name: Naine Vishal Bharath	S/O Naine Shyam Raj, Saroornagar, K.v. Rangareddy, Telangana, 500060	
2	Aadhaar No: XXXXXXXX2727 Name: Mounika B	D/O Balaiah Ramulu, HYDERABAD, Rangareddi, Andhra Pradesh, 500060	
3	Aadhaar No: XXXXXXXX5644 Name: Sudarshan Kodukula	C/O K Srinivasa Rao, Secunderabad, Hyderabad, Telangana, 500062	

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(Herein after referred to as the “the Deposited Bank”/ “Party on the 2nd part”), which expression shall unless repugnant to the context or inconsistent with the meaning thereof mean and include its successors and assigns of the other part).

WHEREAS:

1. The Party on the 1st part is the title holder and possessor of the property, more particularly described in the Schedule-B hereunder written.

2. The party on the 2nd part has requested the party on the 1st part to execute these presents with a view to recording the said deposit of title deeds and the terms and conditions in respect thereof, which the party on the 1st part has agreed to do so.

NOW IT IS HEREBY AGREED AND DECLARED BY THE PARTY ON THE 1ST PART AS FOLLOWS:-

The party on the 1st part in consideration of the following credit facilities sanctioned by the party on the 2nd part to Mr. Kodukula Srinivasa Rao, Son of Late V. S. Kodukula and Mr. Sudarshan Kodukula, Son of Mr. Kodukula Srinivasa Rao do hereby declares and confirms that the title deeds mentioned in **Schedule-I** hereunder written relating to the land and buildings described in **Schedule-II** hereunder written and deposited with the party on the 2nd part's Branch/Office mentioned above, has been deposited for repayment of the said debt on the said land and premises described in the Schedule-B hereunder written and shall remain deposited with party on the 2nd part as long as debt and any other amount in respect thereof remains due and payable by the party on the 1st part(Borrower) to other party on the 2nd part for her financial facilities mentioned below:

Nature of Facilities	Present Limit in Rs.
HOME LOAN	12,20,000/-
Total	12,20,000/-

K. Srinivasa Rao

K. Sudarshan

E-KYC Details as received from UIDAI:

SI No Aadhaar Details

Address:

Photo

4 Aadhaar No: XXXXXXXX1313

C/O Late K Venkata Suryanarayana,
Secunderabad, Hyderabad, Telangana, 500062

Name: Kodukula Srinivasa Rao

**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	6000	0	0	0	6100
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	1220	0	0	0	1220
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	7720	0	0	0	7820

Rs. 6000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1220/- towards Registration Fees on the chargeable value of Rs. 1220000/- was paid by the party through E-Challan/BC/Pay Order No .652NR3180323 dated ,18-MAR-23 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 7770/-, DATE: 18-MAR-23, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 6404471549937,PAYMENT MODE:NB-1001138,ATRN:6404471549937.REMITTER NAME: SUDARSHAN KODUKULA,EXECUTANT NAME: K SRINIVASA RAO AND K SUDARSHAN .CLAIMANT NAME: BANK OF BARODA)

Date:

24th day of March,2023

Signature of Registering Officer

Uppal

Certificate of Registration

Registered as document no. 4955 of 2023 of Book-1 and assigned the identification number 1 - 1507 - 4955 - 2023 for Scanning on 24-MAR-23

Registering Officer

(D Sony)

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aggregating **Rs.12,20,000/-(Rupees Twelve Lakhs Twenty Thousand Only)** together with interest, additional interest/compound interest, costs, expenses and other moneys payable under the various heads of agreement/loan agreement/letters of Sanction/Memorandum of terms and conditions as amended from time to time.

The party on the 1st part further covenants that in case of default of payment of any installment of principal and/or interest on the due date, the party on the 2nd part will be entitled to call back entire outstanding principal and interest occurred including additional interest, compound interest, costs, expenses and other monies as aforesaid thereon and to enforce the security hereby created.

The party on the 1st part further agrees that the said title deeds so deposited are the original and the only documents of title relating to the said immovable property/ies in his possession, power and control and that he has a clear and marketable title to the said immovable property/ies as of the date aforesaid.

And the party on the 1st part hereby lastly covenants with party on the 2nd part that all costs, charges and expenses incurred by the "Depositee Bank" for defending the title of the party on the 1st part to the property, if need arises, and for enforcement of the security hereby created by sale of the said property shall be payable and paid by the party on the 1st part and the same shall be deemed to form part of the debt secured by the said deposit of title deeds Sri. E. Muralidhar, Chief Manager of the Bank accepted the deposit of the said title deeds on 02-12-2022 when Mrs. Kamala Devi Rachakonda, Credit officer of the Bank was also present.

K. Suman

K. Sudarshan



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SCHEDULE-I

S NO	Date	Description of Document	Original/ certified copy
1.	02-12-2022	Registered Sale deed executed by M/s MODI Housing Pvt. Ltd and M/s Silver Oak Realty (formerly known as M/s Mehta & Modi Homes), Sri. Palle Sanjeev Reddy S/o Late. P. Sai Reddy, Sri Palle Prabhakar Reddy S/o Late Narsareddy alias Narsi Reddy, Smt. Palle Renuka W/o Sri Palle. Bal reddy , Sri Palle Ravinder Reddy S/o Late Narsa Reddy alias Narsi Reddy, Sri Palle Pratap Reddy S/o Late Ram Reddy, Sri Palle Purushotham Reddy S/o Late P. Sarabha Reddy, Sri Palle Venkat Ram Reddy S/o Late P. Sarabha Reddy, Mr. Palle Sushela W/o Sri. P. Narasimha Reddy, Sri Palle Narayana Reddy S/o Late P. Mallareddy, Sri Palle Narsimha Reddy S/o Late P. Mallareddy and Sri. Palle Venkat Reddy, S/o. Late P. Malla Reddy in favour of Mr. Kodukula Srinivasa Rao, Son of Late V. S. Kodukula and Mr. Sudarshan Kodukula, Son of Mr. Kodukula Srinivasa Rao vide Doc No. 18672 of 2022 & 18673 of 2022, dated. 02-12-2022, registered at SRO, Uppal.	Original
2.	02-12-2022	Encumbrance Certificate	

SCHEDULE -II

Schedule of Property-A

DESCRIPTION OF THE SCHEDULED LAND

All that portion of the land area to the extent of Ac.6-18 gts., forming a party of survey nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) and bounded by:

North By	Cherlapally Village
South By	Neighbours land in Sy. Nos. 5, 8, 9, 10, 13, 168
East By	Neighbours land in Sy. Nos. 133, 136 & 137
West By	HUDA Layout Developed by Silver oak Realty and Silver Oak Villas LLP

K. Srinivas

K. Sudarshan



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Schedule of Property-B-Description of Scheduled Villa

All that land forming plot no.162, admeasuring about 161 sq. yds, along with a villa constructed thereon, having built up area 2040 sft, in the housing project named as "Silver Oak Villas" forming a part of Sy. Nos. 11, 12, 14, 15, 16, 17, 18 & 294, of Cherlapally Village, Kapra Mandal, Medchal-Malkajgiri District (formerly known as Ghatkesar Mandal, Ranga Reddy District) and bounded by:

North by : Plot No. 161

South by : Plot No. 163

East by : Plot No. 183

West by : 30' wide road

(More particularly described in Sale Deed Doct No. **18672 of 2022 & 18673 of 2022, dt. 02-12-2022** registered at SRO, Uppal)

Witnesses:

1. N. Vishal Chandra

2. B. Hareend

K. Suresh

K. Sudarsh

EXECUTANTS



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भारत सरकार
Government of India

आधार

Issue Date: 07/08/2011

Kodukula Srinivasa Rao
పుట్టిన తేదీ / DOB: 12/11/1964
పురుషుడు / MALE

2365 3794 1313

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

आधार

Print Date: 15/10/2020

చిరునామా: C/O లాటే కే వెంకట సూర్యనారాయణ,
1-10-2/193 అండ్ 195/విడి/201, విష్ణు
మామిడిమీదయ కోలనీ, కుషాగూడ, సెకండరాబాద్,
హైదరాబాద్, తెలంగాణ, 500062

Address: C/O Late K Venkata
Suryanarayana, 1-10-2/193 and
195/VD/201, vista homes, shubhodaya
colony, kushaiguda, Secunderabad,
Hyderabad, Telangana, 500062

2365 3794 1313

1947 help@uidai.gov.in www.uidai.gov.in

भारत सरकार
Government of India

आधार

Issue Date: 12/10/2011

Sudarshan Kodukula
పుట్టిన తేదీ / DOB : 29/03/1995
పురుషుడు / Male

7048 1671 5644

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

आधार

Print Date: 03/12/2022

చిరునామా: C/O కె శ్రీనివాస రావు, 1-10-2/193
అండ్ 195/విడి/201, విష్ణు చోమ్మ, కుషాగూడ కోలనీ,
కుషాగూడ, సెకండరాబాద్, తెలంగాణ,
500062

Address: C/O K Srinivasa Rao, 1-10-2/193
and 195/VD/201, vista homes, shubhodaya
colony, kushaiguda, Secunderabad,
Hyderabad, Telangana, 500062

7048 1671 5644

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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

आधार

Naine Vishal Bharath
DOB: 11/02/1983
Male / MALE

5120 4559 9224

ना आधार - ना गुर्तिंपु

भारत विशिष्ट गुर्तिंपु प्राधिकरण संस्थ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

Address:
S/O: Naine Shyam Raj, 9-106,
shanti nagar, Near
Satyanarayana swamy Temple,
Dilsukhnagar, Saroornagar, K.v.
Rangareddy,
Telangana - 500060

5120 4559 9224

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భారత ప్రభుత్వం
GOVERNMENT OF INDIA

आधार

Mounika B
పుట్టిన తేదీ/DOB: 02/10/1988
స్త్రీ / FEMALE

5307 3231 2727

ना आधार - ना गुर्तिंपु

भारत विशिष्ट गुर्तिंपु प्राधिकरण संस्थ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

Address:
D/O Balaiah Ramulu, H NO 9-64,
LALITHA NAGAR, DILSUKHNAGAR, లలిత నగర్, దిల్ సుఖ్ నగర్, హైదరాబాద్,
HYDERABAD, Rangareddy,
Andhra Pradesh, 500060

చిరునామా:
D/O బాలయ్య రాములు, హౌస్ నెం 9-64,
LALITHA NAGAR, DILSUKHNAGAR, లలిత నగర్, దిల్ సుఖ్ నగర్, హైదరాబాద్,
రంగారెడ్డి,
ఆంధ్ర ప్రదేశ్, 500060

5307 3231 2727

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