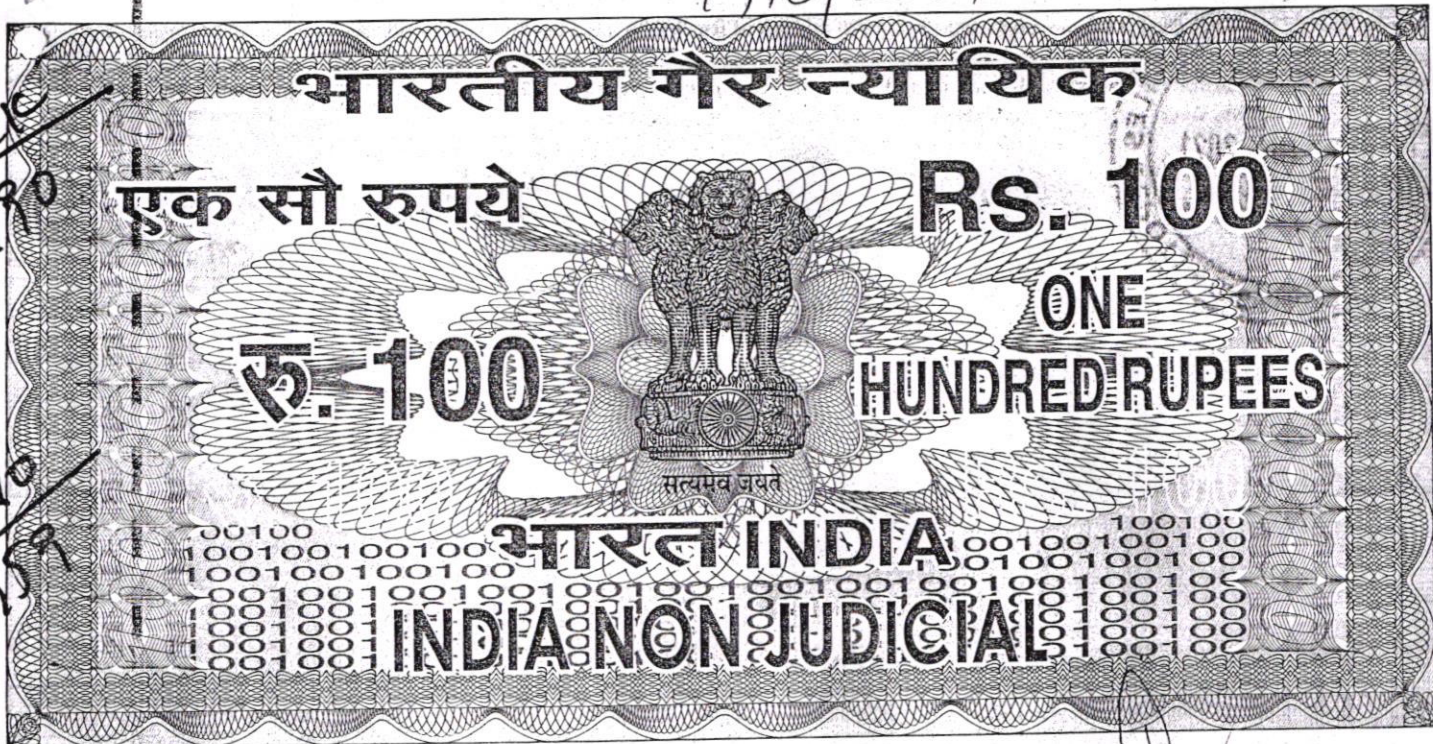


7916/2021

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

AG 114874

SL. No. 20955 Date: 24-09-2021, Rupees: 100/-

Sold to: Ranga Sri Harsha,

S/o. Ranga Ranzith Kumar, R/o. Hyd.

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

KODALI RADHIKA

Licensed Stamp Vendor Lic No. 7/10, 16/7/04/ 19-21

G6, Kubera Towers, Narayanaguda, Hyderabad-29.

Cell: 9866378260, 9440090826

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

1. On the 25th day of September, 2021 Shri. Ranga Sri Harsha, S/o Ranga Ranzith Kumar, age: 23 yrs, resident at H No. 19-807/1A, Nagarjuna Nagar, Opp: Brilliant Grammer High School, Miryalaguda, Miryalaguda, Nalgonda Dist, Telangana-508207 (**"the Mortgagor"**) attended the Branch Office of IDBI Bank Limited at Miryalaguda (**"IDBI Bank"**) and saw Shri. Bojja Edukondalu, Branch Head of IDBI Bank and delivered to and deposited with him the document of title, evidences, deeds and writings more particularly described in the **First Schedule** hereunder written (hereinafter called **"the said title deeds"**) in respect of the Mortgagor immovable properties viz., all that piece and parcel of land bearing Plot No.52, admeasuring about 179.00 Sq.yds, along with a villa constructed thereon having built up area 2340 sft. in the housing project named as "AVR Gulmohar Homes" forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana, Telangana-508207, more particularly described in the **Second Schedule** hereunder written (hereinafter collectively referred to as **"the said immovable property"**)

RS4

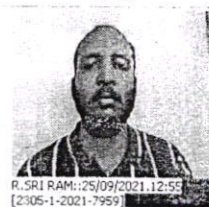
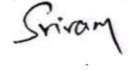
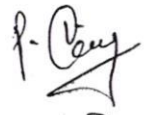
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Miryalaguda 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 _____ and _____ on the 25th day of SEP, 2021 by Sri R.Sri Harsha

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR			RANGA SRI HARSHA S/O. RANZITH KUMAR. R H.NO-19-807/1A MIRYALGUDA, DIST/NALAGONDA	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2			R.SRI RAM MIRYALAGUDA	
1			P.VINAY MIRYALAGUDA	

25th day of September, 2021

Signature of Sub Registrar
Miryalaguda

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX2437 Name: Pagidimarri Vinay	C/O Pagidimarri Narsimha Rao, Miryalaguda, Nalgonda, Telangana, 508207	
2	Aadhaar No: XXXXXXXX3361 Name: Ranga Sri Ram	S/O Ranga Ranzith Kumar, Miryalaguda, Nalgonda, Telangana, 508207	
3	Aadhaar No: XXXXXXXX1693 Name: Ranga Sri Harsha	S/O Ranga Ranzith Kumar, Miryalaguda, Nalgonda, Telangana, 508207	

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2. Whilst making the deposit of the said title deeds, the Mortgagor stated that he was doing so with intent to create a security by way of mortgage by deposit of title deeds of the Mortgagor's right, title and interest over the said immovable properties together with all buildings and structures thereon to secure due repayment, discharge and redemption by Mortgagors to IDBI Bank of its loan /facility of **Rs. 20.00 Lakh (Rupees Twenty Lakhs Only)** together with interest, commission, additional interest, further interest, compound interest, liquidated damages, commitment charges, premia on prepayment or on redemption, costs, charges, expenses and other monies, payable by the Mortgagor/s to the Lender under the Loan Agreements/ Letters of Sanction/Memorandum of Terms and conditions as amended from time to time.
3. The Mortgagors further stated that they were authorized to create a mortgage by deposit of title deeds as aforesaid being the owner of the said immovable property.
4. The Mortgagors further stated that the said title deeds so deposited were the only documents of title relating to the said immovable properties in his/her possession, power and control and that the Mortgagors has a clear and marketable title to the said immovable properties.
5. The aforesaid deposit of title deeds was made by the Mortgagors in the presence of Shri. Bojja Edukondalu, Branch Head, IDBI Bank, Miryalaguda Branch.

FIRST SCHEDULE

1. Registered Sale Deed vide document no. 7914/2021, dated 25-09-2021 registered at SRO, Miryalaguda.
2. Registered Agreement for Construction vide document no. 7915/2021, dated 25-09-2021 registered at SRO, Miryalaguda.

RS9

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	9900	0	0	0	10000
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	12400	0	0	0	12500

Rs. 9900/- 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. 2000000/- was paid by the party through E-Challan/BC/Pay Order No ,7405QD240921 dated ,24-SEP-21 of ,TMBL/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 12400/-, DATE: 24-SEP-21, BANK NAME: TMBL, BRANCH NAME: , BANK REFERENCE NO: 8420280689417, PAYMENT MODE: NB-1001138, ATRN: 8420280689417, REMITTER NAME: RANGA SRI HARSHA, EXECUTANT NAME: MODI REALTY MIRYALAGUDA L.P., CLAIMANT NAME: RANGA SRI HARSHA

Date:

25th day of September, 2021

Signature of Registering Officer
Miryalaguda

Bk - 1, CS No 7959/2021 & Doct No
7916 / 2021 Sheet 2 of 4
Sub Registrar
Miryalaguda

CERTIFICATE OF REGISTRATION

Registered as Document No. 7916 of 2021

Book-I and Assigned the Identification

Number I-2305 - 7916 - 2021 for Scanning

On 25/09/2021

Sub-Registrar
MIRYALGUDA

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SECOND SCHEDULE
(Description of the immovable properties)

All that piece and parcel of land bearing plot no. 52, admeasuring about 179 sq. yds, along with a villa constructed thereon having built up area 2340 sft. in the housing project named as "AVR Gulmohar Homes" forming a part of Sy. No. 786, Miryalaguda Village, Miryalaguda Mandal, Nalgonda District, Telangana and bounded by:

North by: Plot No. 53

South by: Plot No. 51

East by : Plot No. 57

West by: 30' wide road

Solemnly affirmed at Miryalaguda on 25th Day of September, 2021

Witness:

1. *Srinani*

2. *P. Chaitanya*

RS

Signature of the Mortgagors
(Ranga Sri Harsha)



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7916 / 2021. Sheet 3 of 4 Sub Registrar
Miryalaguda

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భారత ప్రభుత్వం
Government of India

Download Date: 27/09/2020

రంగా శ్రీ హర్ష
Ranga Sri Harsha
పుట్టిన తేదీ/DOB: 16/05/1999
పురుషుడు/ MALE

Issue Date: 11/09/2020

6182 4507 1693
VID : 9133 3021 9872 8638
నా ఆధార్, నా సుర్తింపు

భారత ప్రభుత్వ గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

ఆధార్

విరునామా:
S/O: రంగా రంజిత కుమార్, 19-807/1A, నాగార్జున నగర్, బిలియంట్ గ్రామర్ హై స్కూల్ ఎదురుగా, మిర్యాలగూడ, నల్గొండ, తెలంగాణ - 508207

Address:
S/O: Ranga Ranzith Kumar, 19-807/1A, NAGARJUNA NAGAR, OPP BRILLIANT GRAMAR HIGH SCHOOL, MIRYALAGUDA, Miryalaguda, Nalgonda, Telangana - 508207

6182 4507 1693
VID : 9133 3021 9872 8638

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

భారత సర్కార్
GOVERNMENT OF INDIA

రంగా శ్రీ రాం
Ranga Sri Ram
పుట్టిన తేదీ/ DOB: 22/02/1996
పురుషుడు / MALE

4806 6924 3361
ఆధార్-సామాన్ (మానవుడి హక్కు)

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

AAADHAAR

విరునామా:
S/O: రంగా రంజిత కుమార్ 19-807/1A, నాగార్జున నగర్, బిలియంట్ గ్రామర్ హై స్కూల్ ఎదురుగా, మిర్యాలగూడ, నల్గొండ, ఆంధ్ర ప్రదేశ్ - 508207

Address:
S/O: Ranga Ranzith Kumar, 19-807/1A, NAGARJUNA NAGAR, OPP BRILLIANT GRAMAR HIGH SCHOOL, MIRYALAGUDA, Miryalaguda, Nalgonda, Andhra Pradesh - 508207

4806 6924 3361
Andhara Aam Admi ka Adhikar

భారత ప్రభుత్వం
Government of India

Download Date: 16/07/2021

పాగిడిమర్తి వినయ్
Pagidimarti Vinay
పుట్టిన తేదీ/DOB: 08/08/1995
పురుషుడు/ MALE

Issue Date: 08/07/2021

3231 5630 2437
VID : 9191 1250 9305 7288
నా ఆధార్, నా సుర్తింపు

భారత ప్రభుత్వ గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

ఆధార్

విరునామా:
పాగిడిమర్తి వినయ్ నర్సింహ రావు, 5-700, తాళ్లగొడ్డ, మిర్యాలగూడ, నల్గొండ, తెలంగాణ - 508207

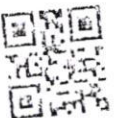
Address:
C/O: Pagidimarti Narsimha Rao, 5-700, Thallagadda, Miryalaguda, Miryalaguda, Nalgonda, Telangana - 508207

3231 5630 2437
VID : 9191 1250 9305 7288

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Sub Registrar
Miryalaguda



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