

T. Jayanthi

Sov. 179

JUN-16-2023 09:50:08

Phone No:
Sold To/Issued To
M Surya Prasad Rao
For #hom/ID Proof:
Self

SMT. T. JAYANTHI
R.NO.23/945
TRIDHARMANAGAR
ANDHRA PRADESH
HYDERABAD-500011
TELANGANA
GOVT

भारत INDIA
INDIA NON JUDICIAL



सत्यमेव जयते
भारतीय गैर न्यायिक



₹ 0000100/-
ZERO ZERO ZERO ZERO ONE ZERO ZERO

38161911686909008302-00006799
3816191 71/2022
Affidavit

DOCT NO. 11121/2023

MEMORANDUM OF DEPOSIT OF TITLE DEEDS.

THIS MEMORANDUM DEPOSIT OF TITLE DEEDS is made on this 16th day of June 2023 at S.R.O, Uppal, Medchal Makajigiri District by and between

1. Mr. B. M. Surya Prasad Rao, Son of Mr. B. Kanakaiah Mallesh, aged about 46 years, Occupation: Service (Pan No.AKKPB2881Q, Mobile No.9346 317765) and
2. Mrs. B. Shailaja Rani, Wife of Mr. B. M. Surya Prasad Rao, aged about 42 years both are residing at H. No. 3-127/90/20, Street No. 14, Road No. 3, Manikanta Nagar, Boduppal, Medchal-Malkajigiri-500 092, Telangana. (Pan No.EXJPR3530N, Mobile.63096 70631) hereinafter jointly referred to as the 'Purchasers'.

(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 their legal heirs, successors executors, administrators and assigns of the one part)

IN FAVOUR OF

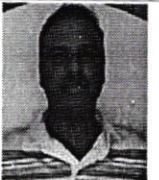
Bank of Baroda, a body corporate constituted under the banking companies (Acquisition and Transfer of Undertakings) Act, 1970. And having its Head Offices, at Mandvi, Baroda and Corporate Office at Baroda Corporate Centre, C-26, G block, Bandra Kurla Complex, Bandra (East), Mumbai and having branches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

Surya

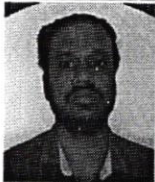
Shailaja

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. 5000/- paid between the hours of 12 and 1 on the 16th day of JUN, 2023 by Sri B M Surya Prasad Rao

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
Sl No	Code	Thumb Impression	Photo	Address	
1	MR		 B SHAILAJA RANI::16/ [1507-1-2023-11764]	B SHAILAJA RANI W/O. B M SURYA PRASAD RAO 3-127/90/20 STREET NO.14, MANIKANTA NAGAR BODUPPAL MM DIST.,	
2	MR		 B M SURYA PRASAD [1507-1-2023-11764]	B M SURYA PRASAD RAO S/O. B KANAKAIAH MALLESH 3-127/90/20 STREET NO.14, MANIKANTA NAGAR BODUPPAL MM DIST.,	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
2		 D V PAVAN KUMAR::1 [1507-1-2023-11764]	D V PAVAN KUMAR HYD.	
1		 D SRINIVAS::16/06/20 [1507-1-2023-11764]	D SRINIVAS HYD.	

16th day of June, 2023

Signature of Sub Registrar
Uppal

Biometrically Authenticated by
S/D SONY
on 16-JUN-2023 12:07:06

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8816 Name: Doli Srinivas	S/O Doli Maisaiah, Korremul, K.v. Rangareddy, Telangana, 500088	
2	Aadhaar No: XXXXXXXX3526 Name: Doli Venkata Pavan Kumar	S/O Doli Srinivas, Korremul, K.v. Rangareddy, Telangana, 500088	
3	Aadhaar No: XXXXXXXX2835 Name: B M Surya Prasad Rao	C/O B K Mallesh, Boduppall, K.v. Rangareddy, Telangana, 500092	

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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. B. M. Surya Prasad Rao, Son of Mr. B. Kanakaiah Mallesh and Mrs. B. Shailaja Rani, Wife of Mr. B. M. Surya Prasad 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	50,00,000/-
Total	50,00,000/-

aggregating **Rs. 50,00,000/- (Rupees Fifty lakh 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.



E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
4	Aadhaar No: XXXXXXXX7331 Name: B Shailaja Rani	C/O B M Surya Prasad Rao, Boduppall, K.v. Rangareddy, Telangana, 500092	

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	24900	0	0	0	25000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	5000	0	0	0	5000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	30400	0	0	0	30500

Rs. 24900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5000/- towards Registration Fees on the chargeable value of Rs. 5000000/- was paid by the party through E-Challan/BC/Pay Order No ,167ACF160623 dated ,16-JUN-23 of ,ICICIRB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 30450/-, DATE: 16-JUN-23, BANK NAME: ICICIRB, BRANCH NAME: , BANK REFERENCE NO: 2615228112115, PAYMENT MODE: NB-1001138, ATRN: 2615228112115, REMITTER NAME: B M SURYA PRASAD RAO, EXECUTANT NAME: B M SURYA PRASAD RAO AND OTHERS, CLAIMANT NAME: BANK OF BARODA).

Date:

16th day of June, 2023

Signature of Registering Officer

Uppal

Certificate of Registration

Registered as document no. 11121 of 2023 of Book-1 and assigned the identification number 1 - 1507 - 11121 - 2023 for Scanning on 16-JUN-23.

Registering Officer

(D Sony)

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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 1 .06.2023 when Mr. Syam Babu Gunda, Credit Manager of the Bank was also present.



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SCHEDULE-I

S NO	Date	Description of Document	Original/ certified copy
1.	13-05-2023	Registered Sale deed executed by 1.M/s. Modi Housing Pvt. Ltd a company incorporated under the Companies Act represented by its Director, Mr. Soham Modi, S/o. Late Satish Modi, 2.M/s. Silver Oak Realty (formerly known as M/s. Mehta & Modi Homes), a registered Partnership Firm represented by its authorised signatory, Mr. Soham Modi, S/o. Late Satish Modi, 3.Sri. Palle Sanjeev Reddy, S/o. Late P. Sai Reddy, 4. Sri. Palle Prabhakar Reddy S/o. Late Narsa Reddy alias Narsi Reddy, 5. Smt. Palle Renuka, Wife of Shri Palle Bal Reddy, 6. Sri. Palle Ravinder Reddy, S/o. Late Narsa Reddy alias Narsi Reddy, 7. Sri. Palle Pratap Reddy, S/o. Late Ram Reddy, 8. Sri. Palle Purushotham Reddy, S/o. Late P. Sarabha Reddy, 9.Sri. Palle Venkat Ram Reddy, S/o. Late P. Sarabha Reddy, 10. Smt. Palle Susheela, W/o. Shri. P. Narasimha Reddy, 11.Sri. Palle Narayana Reddy, S/o. Late P. Malla Reddy, 12.Sri. Palle Narsimha Reddy, S/o. Late P. Malla Reddy, 13.Sri. Palle Venkat Reddy, S/o. Late P. Malla Reddy and Parties in Sl. No. 3 to 13 are being represented by their Agreement of Sale cum General Power of Attorney holder, M/s. Silver Oak Realty, represented by its authorized signatory, Mr. Soham Modi, S/o. Late Satish Modi, <u>AND</u> M/s. Silver Oak Villas LLP (PAN: ADBFS 3288 A) a limited liability partnership firm having its office at 5-4-187/3 & 4, II Floor, Soham Mansion, M. G. Road, Secunderabad-500 003, represented by its Authorised Signatory, Mr. Soham Modi, S/o. Late Satish Modi <u>IN FAVOUR OF</u> Mr. B. M. Surya Prasad Rao, Son of Mr. B. Kanakaiah Mallesh and Mrs. B. Shailaja Rani, Wife of Mr. B. M. Surya Prasad Rao vide Doc No. _____ dated 13-06-2023 and Agreement for construction bearing document no. _____ dated 13-06-2023 both documents registered at SRO, Uppal, Medchal-Malkajgiri District.	Original
2.	04.05.2022	EC No.99559703 from 01.05.1993 to 03.02.2022	



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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 part 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

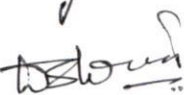
Description of Scheduled Villa

All that land forming plot no.179, 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), bounded by:

North by : 30' wide road
South by : Plot No. 178
East by : 30' wide road
West by : Plot No. 166

(More particularly described in Sale Deed Doct No. 11119 Of 2023 & Agreement for Construction Doc No. 11120 of 2023 dt. 13-06-2023 of SRO, Uppal)

Witnesses:

1. 
2. 



EXECUTANT



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నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Government of India



B M Surya Prasad Rao
B M Surya Prasad Rao
పుట్టిన తేదీ/DOB: 20/06/1976
పురుషుడు/ MALE

[Signature]

9485 3132 2835

VID : 9104 2646 9396 1458

నా ఆధార్, నా గుర్తింపు

Crimes involving Aadhaar are punishable by law with consent.

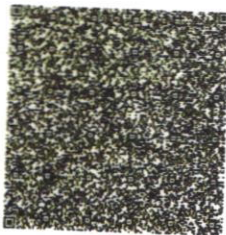


భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



విరునామా:
C/O బి కె మల్లెష్, 3-127/90/20, స్ట్రీట్ నెం 14 రోడ్ నెం 3, మణికాంత్ నగర్, బోడుప్పల్, కె.వి.రంగారెడ్డి, తెలంగాణ - 500092

Address:
C/O B M Surya Prasad Rao, 3-127/90/20, STREET NO 14 ROAD NO 3, MANIKANTA NAGAR, Boduppal, K.V. Rangareddy, Telangana - 500092



6896 4569 7331

VID : 9124 4527 8013 4324

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

Use the feature of Aadhaar to ensure security.
Entities seeking Aadhaar are obligated to seek due consent.

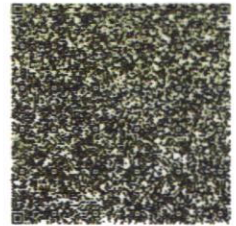


భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



విరునామా:
C/O బి కె మల్లెష్, 3-127/90/20, స్ట్రీట్ నెం 14 రోడ్ నెం 3, మణికాంత్ నగర్, బోడుప్పల్, కె.వి.రంగారెడ్డి, తెలంగాణ - 500092

Address:
C/O B K Mallesh, 3-127/90/20, STREET NO 14 ROAD NO 3, MANIKANTA NAGAR, Boduppal, K.V. Rangareddy, Telangana - 500092



9485 8132 2835

VID : 9104 2646 9396 1458

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VID : 9124 4527 8013 4324

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Government of India



B Shailaja Rani
B Shailaja Rani
పుట్టిన తేదీ/DOB: 03/04/1981
స్త్రీ/ FEMALE

[Signature]

6896 4569 7331

VID : 9124 4527 8013 4324

నా ఆధార్, నా గుర్తింపు



भारत सरकार
GOVERNMENT OF INDIA



దోలి వెంకట పవన్ కుమార్
Doli Venkata Pavan Kumar
పుట్టిన తేదీ/DOB: 22/01/1984
పురుషుడు / MALE

[Signature]



6875 4985 3526



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విరునామా:

S/O: దోలి శ్రీనివాస్, 8-73,
వెంకటాద్రి టౌన్ షిప్, కొర్రెముల,
కొర్రెముల, కె.వి.రంగారెడ్డి,
ఆంధ్ర ప్రదేశ్ - 500088

Address:

S/O: Doli Srinivas, 8-73, venkatadri town ship, korremula, Korremul, K.V.Rangareddy, Andhra Pradesh - 500088

6875 4985 3526



भारत सरकार
GOVERNMENT OF INDIA



దోలి శ్రీనివాస్
Doli Srinivas
పుట్టిన సం./YoB: 1952
పురుషుడు Male

[Signature]



7491 8858 8816

ఆధార్ - ఆధార్ - సామాన్యమైనప్పుడే హక్కు



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

విరునామా:

S/O: దోలి మైసాయ్,
ఇంటి నెం 8-73, వెంకటాద్రి
కాలనీ, ఫేస్ 2 ఘాట్కేశర్-
మండలం, కొర్రెముల,
కొర్రెముల, కె.వి.రంగారెడ్డి
ఆంధ్ర ప్రదేశ్, 500088

Address:

S/O: Doli Maisaiah, H NO 8-73, VENKATADRI COLONY, PHASE 2 GHATKESAR-MANDALAM, Korremul, Korremal, K.V.Rangareddy, Andhra Pradesh, 500088

Aadhaar - Aam Aadmi ka Adhikar

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