



Government of Telangana
Registration And Stamps Department

3206/2022

RETURNED

Payment Details - Citizen Copy - Generated on 19/05/2022, 12:01 PM

SRO Name: 1526 Kapra

Receipt No: 3515

Receipt Date: 19/05/2022

Name: SYED ROSHAN

CS No/Doct No: 3277 / 2022

Transaction: Deposit of Title Deeds

Challan No:

E-Challan No: 907Z4C180522

Chargeable Value: 6300000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 18-MAY-22

Bank Name:

Bank Branch:

E-Challan Bank Name: DCBL

E-Challan Bank Branch:

Account Description

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

6300

Deficit Stamp Duty

31400

User Charges

500

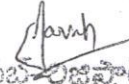
Total.

38200

In Words: RUPEES THIRTY EIGHT THOUSAND TWO HUNDRED ONLY

Prepared By: FARAHANJUM

Signature by SR


సబ్-రిజిస్ట్రార్
కాపా



Cau
3277

Jilani & Co

Doc no. 3206 / 2022.

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

This memorandum is made and executed on this the 19th day of May, 2022 at S.R.O, Kapra, Medchal-Malakajgiri District by:

1. Mr. Syed Roshan, Son of Mr. Ahmad Syed, aged about 43 years, Occupation: Service (Pan No. AXZPS7315N, Mobile No. 97038 03515, Aadhaar No:3545 6240 8793) and
2. Mrs. Syed Shahawar, Wife of Mr. Syed Roshan, aged about 41 years both residing at SF-2, 10-65/4, Siva Sai Enclave, Ashok Nagar, Kanur, Krisha Dist-520 007, Andhra Pradesh (Pan No. DEG9S9102J, Mobile No. 81216 00272, Aadhaar No:7287 1983 7004))

(Hereinafter called "THE MORTGAGOR/S" which expressions shall include his/her/their respective heirs, executors, administrators and assigns of the one part) in favour of **CANARA BANK**, a body corporate constituted under the banking Companies (Acquisition and Transfer of Undertakings) Act, 1970, having its Head Office at 112 JC Road, Bengaluru and among others an office at, Old Dairy Farm Branch, Secunderabad (hereinafter called the Bank)

S. Roshan

S. Shahawar

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kapra along with the Photographs & Thumb Impressions, as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 6300/- paid between the hours of 12 and 1 the 19th day of MAY, 2022 by Sri Syed Roshan

Execution admitted by (Details of all Executants/Claimants under Sec 32A):					Signature/Ink Thumb Impression
SI No	Code	Thumb Impression	Photo	Address	
1	MR			SYED SHAHAWAR W/O. SYED ROSHAN 10, KAIKALUR, KAIKALUR, KRISHNA, ANDHRA PRADESH, 520007, ,	
2	MR			SYED ROSHAN S/O. AHMAD SYED SF-2 10-65/4, KOTTURU, VIJAYAWADA (RURAL), KRISHNA, ANDHRA PRADESH, 520007,,	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2			VENKATESWARA PRASAD V R/O.HYD	
1			B MANOHAR RAO R/O.HYD	

19th day of May, 2022

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

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX7004 Name: Syed Shahawar	W/O Roshan, KANURU, Krishna, Andhra Pradesh, 520007	
2	Aadhaar No: XXXXXXXX8793 Name: Syed Roshan	S/O Syed Ahmed, KANURU, Krishna, Andhra Pradesh, 520007	

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- A. In consideration of the Bank making or continuing to make advance or otherwise giving credits or offering other banking facilities to 1. Mr. Syed Roshan, S/o. Mr. Syed Ahmed (Hereinafter referred to as borrower) and 2. Mrs. Syed Shahawar, W/o. Mr. Syed Roshan (Hereinafter referred to as Co borrower), for as long as it thinks fit, at their Old Diary Farm Branch, Secunderabad / office and/or at any of their other branches up to a limit of **Rs.63,00,000 (Rupees Sixty Three Lakhs Only)** exclusive of interest, discount, Bank charges, legal charges etc., I/we have on the 19th day of May 2022 deposited with Old Diary Farm Branch of the Bank in the Secunderabad Town/City, the title deeds described in Schedule 'A' here below in respect of the immovable properties fully described in Schedule 'B' here below with intent to create a mortgage/charge by deposit of title deeds as security for the due repayment to the Bank of all or any of the sums of money which then or hereafter were or shall at any time be owing to the Bank on account of a sum obtained or to be obtained hereafter by me/us/the Party in any of my or our or the Party's account be it current, overdraft, cash credit or loan whether from me/us solely or from the Party or from either or any of us jointly with another person or persons including the amounts of any notice or bills discounted or paid on or at the request of either of us solely or jointly or any money or advances made to or from the accommodation or at the request of either of us solely or jointly or any moneys for which I or we or the Party may be liable to the Bank or in any way whatsoever together in all cases aforesaid with interest at the rate/s determined by the Bank from time to time in this behalf I/we having waived expressly the right to receive notice of variation of such rate of interest, on all total balances from the respective date as per Rules and Regulations obtaining in the Bank from time to time in this behalf such interest be debited to the account and credited to the principal in case of non-payment on due dates and also together with any commission, discount and other charges including legal charges occasioned by me/us or the Party or incident to this or any other security held by or to the Bank for the same indebtedness or by or to the enforcement of any such security.
- B. We have agreed at the time of creation of mortgage by deposit of title deeds, that the security created thereby shall be a continuing security and shall ensure notwithstanding that at any time thereon accounts are brought to credit or the facility is reduced or enhanced and further shall ensure for any other or fresh financial facilities that I/we or the Party or any of us may be granted by the Bank at any of their offices in India.
- C. While creating the mortgage as mentioned hereinabove, I/we have agreed that the Bank is at liberty to sue me/us on any of the mortgages by filing a single suit or by filing separate suits as it deems fit and I/we have hereby waived our right under Section 67-A of the Transfer of Property Act, 1882.
- D. While creating the mortgage as mentioned above I/we have confirmed that I/we have not created any tenancy on the scheduled property and further agreed that, I/we will not create any lease of the said mortgaged property during the currency of the mortgage/loan without the prior written consent of the Mortgagee, as per Section 65 A (3) of the Transfer of Property Act, 1882.

S. Roshan

S. Shahawar

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	31400	0	0	0	31500
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	6300	0	0	0	6300
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	38200	0	0	0	38300

Rs. 31400/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 6300/- towards Registration Fees on the chargeable value of Rs. 6300000/- was paid by the party through E-Challan/BC/Pay Order No ,907Z4C180522 dated ,18-MAY-22 of ,DCBL/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 38250/-, DATE: 18-MAY-22, BANK NAME: DCBL, BRANCH NAME: , BANK REFERENCE NO: 2386397340836, PAYMENT MODE: NB-1001138, ATRN: 2386397340836, REMITTER NAME: SYED ROSHAN, EXECUTANT NAME: SYED ROSHAN, CLAIMANT NAME: CANARA BANK).

Date:

19th day of May, 2022

Signature of Registering Officer
Kapra

Certificate of Registration

Registered as document no. 3206 of 2022 of Book-1 and assigned the identification number 1 - 1526 - 3206 2022 for Scanning on 19-MAY-22 .

Registering Officer
Kapra
(E.Rajasekhara Reddy)

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- E. The Mortgagor/s undertakes/undertake that he/they shall not cut any timber grown now standing or that may be raised on the schedule property or destroy or commit damage or any act of waste and thereby diminish the value and utility of the security herein created in favour of the Mortgagee.
- F. While creating the mortgage as mentioned hereinabove I/we have undertaken to collect back title deeds on closure of all the credit facilities failing which the Bank will be at liberty to collect service charges at the rate specified by the Bank. I/we understand that on such failure on my/our part, the said title deeds would remain with the Bank entirely at my/our risk and responsibility thereafter.
- G. We further agree that in the event any of the items of the mortgaged properties are either not available for realization on any count including its release in favour of the owner mortgager, such event, shall not bar the Bank to sue on remaining items of the mortgaged properties or to enforce them and shall also not be a bar to claim a personal decree against the mortgagers.
- H. Notwithstanding the aforesaid, /We hereby give specific consent to the Bank for disclosing/submitting the 'financial information' as defined in Section 3(13) of the Insolvency and Bankruptcy Code, 2016 ('Code' for brief) read with relevant Regulations/Rules framed under the Code, as amended and in force from time to time and as specified there under from time to time, in respect of the securities created by me/us for securing the Credit/Financial facilities availed by the Borrower from the Bank, from time to time, to any 'Information Utility' ('IU' for brief) as defined under Section 3 (21) of the Code, in accordance with the relevant Regulations framed under the Code, and directions issued by the RBI to the Banks from time to time and hereby specifically agree to promptly authenticate the financial information submitted by the Bank, as and when requested by the concerned 'IU'.
- I. The properties mentioned in Schedule here below are not subject to, but are free from prior encumbrances, charges or any claims on any account whatsoever.
- J. We shall not create any encumbrance or sell or otherwise any portion of the Schedule property without taking prior written consent of the Bank during the currency of the loan.

Reference to singular includes plural and vice versa.

S. Roshay

S. Shahman

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SCHEDULE – A
SCHEDULE FOR PROPERTY

DOCUMENTS TO BE DEPOSITED FOR CREATION OF VALID MORTGAGE

Sl. No.	Date of Document	Description of document	Remarks
01		Pahanies for the years 1954-55, 1955-56, 1970-71, 1985-86, 1994-95, 1995-96	Photo copy
02	09-06-1992	Will Deed executed by Smt. Chandu Bai, W/o. Venkata Narasimha Rao	Photo copy
03	12-10-1992	Certificate of Death issued by Municipal Corporation of Hyderabad	Photo copy
04	18-05-1994	ROR issued by MRO, Uppal Mandal	Photo copy
05		Pattadar & Title Deed issued by MRO, Uppal Mandal	Photo copy
06	19-02-1996	Regd.Sale deed executed by Smt. Geetha W/o. Krishana Rao in favour of Sri. Vadla Vivekanand S/o. Mr. Venkateswarloo vide doc.No.854/1996	Photo Copy
07	25-10-2004	Regd.Sale Deed executed by Mr. Vadla Vivekanand in favour of Mrs. Bhima Sudha Rani, W/o. Mr. Srinivas vide doc.No.10738/2004	Photo copy
08	29-06-2006	Regd.Sale Deed executed by M. Geetha Bai W/o. N. Krishna Rao in favour of M/s. Mehta & Modi Homes Rep. by its partner Mr. Soham Modi, Mr. Suresh U. Mehta, vide doc.No.9610/2006	Photo copy
09	29-06-2006	Regd.Sale Deed executed by M. Geetha Bai W/o. N. Krishna Rao in favour of M/s. Mehta & Modi Homes Rep. by its partner Mr. Soham Modi and Mr. Suresh U. Mehta, vide doc.No.9609/2006	Photo copy
10	10-01-2007	Regd. AGPA with Possession executed by Smt. Bhima Sudha Rani W/o. Mr. Srinivas in favour of M/s. Mehta & Modi Homes Rep.by its partner Mr. Soham Modi and Mr. Suresh U. Mehta, vide doc.No.507/2007	Photo copy
11	30-07-2009	Regd.Sale deed executed by Mr. Bhima Sudharani Rep.by her AGPA holder M/s. Mehta & Modi Homes Rep.by its partner Mr. Soham Modi and Mr. Suresh U. Mehta, in favour of Sri. Suresh U. Mehta and 9 others vide doc.No.1843/ 2009	Photo copy

C. R. S. K.

J. Shalawat

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12	28-07-2009	Regd.Sale deed executed by M/s. Mehta& Modi Homes in favour of Sri. Suresh U. Mehta and 9 others vide doc.No.1799/2009	Photo copy
13	21-07-2009	Regd.Sale deed executed by M/s. Mehta & Modi Homes in favour of Sri. Suresh U. Mehta and 9 others vide doc.No.1613/2009	Photo copy
14	21-07-2009	Regd.Sale deed executed by M/s. Mehta & Modi Homes in favour of Sri. Suresh U. Mehta and 9 others vide doc.No.1612/2009	Photo copy
15	07-06-2017	Regd.Gift Settlement Deed executed by Sri. Suresh U Mehta and 9 others in favour of Mr. Mehul V. Mehta, Mr. Bhavesh V. Mehta vide doc.no.2334/2017	Photo copy
16	04-02-2019	Permit for construction sanctioned by GHMC vide Permit No. I/C1/02082/2019	Photo copy
17	16-03-2019	TS RERA registration in respect of the Project Mayflower Platinum in Sy.Nos.82/1 Uppal Mandal, Medchal-Malkajgiri dist.	Photo copy
18	01-04-2019	Regd.Joint Development Agreement cum GPA executed between Mr. Mehul V. Mehta, Mr. Bhavesh V. Mehta and M/s. Modi Properties pvt.ltd,	Certified Copy
19	10-06-2019	Original Document Deposit confirmation letter issued by TATA Capital Ltd,	Photo Copy
20	14-01-2022	Un Regd. Agreement of sale executed between Mr. Mehul V. Mehta and M/s. Modi Properties Pvt. Ltd, in favour of Mr. Syed Roshan and Syed Shahawar, W/o. Syed Roshan	Original
21	12-02-2022	E.C issued by SRO, Kapra for 39 years from 1-1-1983 to 10-02-2022	On line
22	3202/2022 Dt. 19.05.22 SRO, @ Kapra.	Original Registered Sale Deed, which is executed by Mr. Mehul V. Mehta in favour of Syed Roshan and Syed Shahawar W/o. Syed Roshan	Original

S. Roshan

S. Shahawar

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SCHEDULE - B

DESCRIPTION OF THE PROPERTY:

All that the portion of forming a luxury flat bearing No.506 on the fifth floor in Block No. C, admeasuring 1800 sft, of super built up area {i.e.1450 sft of built up area & 350 Sft, of common area} together with an Proportionate undivided share of land to the extent of 58.39 sq.yds and reserved car parking space for single car in the basement admeasuring about 105 sft in the residential complex named as "Mayflower Platinum", forming part of Sy.No.82/1 Mallapur Village, Uppal Mandal, Medchal-Malkajgiri District.

LAND BOUNDED BY:

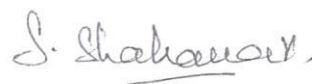
North : Railway Track
South : Main Road
East : Open land
West : 40 wide Road

FLAT BOUNDED BY:

North : 6-6 wide Corridor
South : Open to Sky
East : Open to Sky
West : Open to Sky

(Hereinafter called the Schedule of property)

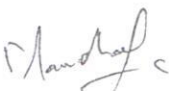
In witness where of we have signed this Deed on the day, month and year first above written. Any reference to singular includes plural if executed by more than one person or a body and male gender includes female gender.



(Signature of Mortgagor/s)

Witnesses:

1. 

2. 

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Kapra



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भारत सरकार



సయ్యద్ రోషన్
Syed Roshan
పుట్టిన తేదీ/DOB: 29/03/1978
పురుషుడు/ MALE
Mobile No: 9703803515
8793
VID : 9102 2297 6165 0095

Issue Date: 22/03/2012

S. Roshan

నా ఆధార్ - నా గుర్తింపు



भारतीय विशिष्ट पहचान प्राधिकरण

आधार

విరునామా:
S/O సయ్యద్ అహ్మద్, s f 2 10-65/4, శివ సాయి
ఎంక్లేవ్, అశోక్ నగర్, కానూరు, కృష్ణా,
ఆంధ్ర ప్రదేశ్ - 520007

Address :
S/O Syed Ahmed, s f 2 10-65/4, siva sai
enclave, ashok nagar, KANURU, Krishna,
Andhra Pradesh - 520007

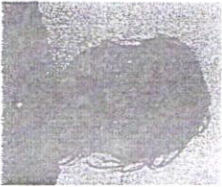


1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 19,
Bengaluru-560 0



సయ్యద్ షాహవార్
Syed Shahawar
పుట్టిన సంవత్సరం/Year of Birth : 1980
స్త్రీ / Female
7004



భారత ప్రభుత్వం



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
7004
ఆధార్ - సామాన్యుని హక్కు

S. Shahawar



UF079667343IN
7966734

16/10/2011

To
Syed Shahawar
సయ్యద్ షాహవార్
W/O Roshan
s f 2 10-65/4
siva sai enclave
ashok nagar
KANURU
Krishna
Andhra Pradesh - 520007

సమాచిత సంఖ్య / Enrollment No. : 1001/15098/10538

భారత ప్రభుత్వం

Unique Identification Authority of India



भारतीय विशिष्ट पहचान प्राधिकरण

విరునామా:

S/O విశ్వేశ్వర రావు వూట, ప్లాట్ నెం 30,32,
ఎంక్లేవ్ డామ్మాగుడ, నాగరాం,
కె.వి.రంగారెడ్డి,
తెలంగాణ - 500083

Address:

S/O Visweswara Rao Vutla, pl
no 30,32. VRR Enclave,
Dammaiguda, Nagaram, K.v.
Rangareddy,
Telangana - 500083

2882 0335 7753

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1800 190 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1
Bengaluru-560



भारत सरकार

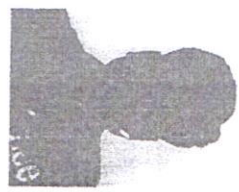


వెంకటేశ్వర ప్రసాద్ వూట
Venkateswara Prasad Vutla
పుట్టిన తేదీ/DOB: 05/01/1978
పురుషుడు / MALE



2753

నా ఆధార్, నా గుర్తింపు



బొమ్మకంటి మనోహర్ రావు
Bommakanti Manohar Rao
పుట్టిన తేదీ/DOB: 08/06/1979
పురుషుడు / Male
4566



భారత ప్రభుత్వం



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
4566
ఆధార్ - సామాన్యుని హక్కు

S. Manohar



KL425970G24FT
42597002

08/10/2013

To
Bommakanti Manohar Rao
బొమ్మకంటి మనోహర్ రావు
S/O: B Subhakar Rao
5-44 Flat F3 Bharathi Enclave
krishna nagar
moulali
Secunderabad
le Moulali, Hyderabad
Andhra Pradesh - 500040
9849711494

సమాచిత సంఖ్య / Enrollment No. : 1190/62147/38509

భారత ప్రభుత్వం

Unique Identification Authority of India



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