



Government of Telangana
Registration And Stamps Department

Payment Details - Office Copy - Generated on 23/03/2024, 12:15 PM

SRO Name: 1507 Uppal

Receipt No: 4638

Receipt Date: 23/03/2024

NCE DEED OR RELEASE O

0

DD No:

DD Dt:

Bank Branch:

E-Challan Bank Branch:

E-Challan Bank Name: YESB

Account Description

Amount Paid By

Cash

Challan

DD

E-Challan

2000

500

2500

Registration Fee

User Charges

Total:

In Words: RUPEES TWO THOUSAND FIVE HUNDRED ONLY

Prepared By: SRISAILAM

RETURN

SUB-REGISTRAR

Signature by SR

Government of Telangana
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 23/03/2024, 12:15 PM

Receipt No: 4638

Receipt Date: 23/03/2024

SRO Name: 1507 Uppal

Name: B PUNNARAO

Transaction: RELEASE OF MORTGAGE RIGHTS OR RECONVEYA

Chargeable Value:

Bank Name:

CS No/Doct No: 4493 / 2024

Challan No:

Challan Dt:

E-Challan No: 9640WZ210324

E-Challan Dt: 21-MAR-24

MOSI

427/3/24

4493/2024

Bodm 4208/2024



తెలంగాణ తెలంగాణ TELANGANA

BE 003734

Tran Id: 240130114329644981
 Date: 30 JAN 2024, 11:46 AM
 Purchased By:
 TEJAL MODI
 W/o SOHAM MODI
 R/o HYDERABAD
 For Whom
 ** SELF **

M. Jyothi
 M JYOTHI LAXMI
 LICENSED STAMP VENDOR
 Lic. No. 59/95
 Ren.No. 16-09-027/2024
 Flat No 402 Sai Sunder Tower
 Lic Colony West Marredpally
 Secunderabad
 Ph 8374758455

RECONVEYANCE OF DEPOSIT OF TITLE DEEDS

This Reconveyance of Deposit of Title Deeds is made and executed on this 23rd day of March' 2024 at SRO, Uppal, Medchal-Malkajgiri District by:

M/s. BAJAJ HOUSING FINANCE LIMITED, a registered office at Mumbai Pune Road, Akrudi, Pune, Maharastra-411035 represented by its signatory Mr. Bontha Punnnarao, S/o. Mr. B. Nagaiah, aged about 31 years, residing at 5-97/38, Veluru, Guntur, Andhra Pradesh-522 619 hereinafter called the "DEPOSITEE" (which expression shall, unless it be repugnant to the subject or context thereof, include its successors and assigns)

INFAVOUR OF

Mrs. Tejal Modi, Wife of Mr. Soham Modi, aged about 53 years, Occupation: Doctor, resident of Plot No. 280, Road No. 25, Jubilee Hills, Hyderabad-500 034 (Pan No.ADDPM3623R) hereinafter called the "DEPOSITOR".

The terms 'THE DEPOSITEE' and 'THE DEPOSITOR' herein used shall whenever the context so admits and mean and include their executors, administrators, legal representatives, assignees, etc., as the parties themselves.

B. Punnnarao



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. 2000/- paid between the hours of 12 and 1 on the 23rd day of MAR, 2024 by Sri B Punnarao

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

SI No	Code	Thumb Impression	Photo	Address
1	RR		 BONTHA PUNNARAO [1507-1-2024-4493]	BONTHA PUNNARAO (AUTHORIZED SIGNATORY) S/O. B NAGIAH HYD.

Signature/Ink Thumb Impression

*B. Punnarao***Identified by Witness:**

SI No	Thumb Impression	Photo	Name & Address
2		 K PRABHAKAR REDDY [1507-1-2024-449]	K PRABHAKAR REDDY HYD.
1		 N RAMANJI REDDY [1507-1-2024-4493]	N RAMANJI REDDY NALGONDA.

Signature

19 DEC 2023

N. Ramaji Reddy

Biometrically Authenticated by
SRO Supendar. Jetty
on 23-MAR-2024 12:23:32

[Signature]
Signature of Sub Registrar
Uppal

23rd day of March, 2024

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013	
2	Aadhaar No: XXXXXXXX5161 Name: NAKKALA RAMANJI REDDY	Lingampalle, Nalgonda, Andhra Pradesh, 508266	
3	Aadhaar No: XXXXXXXX6683 Name: Bontha Punnarao	S/O Nagaiah, Veluru, Guntur, Andhra Pradesh, 522619	

Bk - 1, CS No 4493/2024 & Doct No
Sub Registrar
Sheet 1 of 5
Uppal
4208/2024.

Generated on: 23/03/2024 12:35:35 PM



WHEREAS

- A. The Depositor has deposited the title deeds in favour of the DEPOSITEE regarding the Schedule Property by means of Deposit of Title deeds, vide registered doc. no.9654 of 2020, dated 24th December 2020, registered at SRO, Uppal to secure the repayment of loan of Rs.1,52,40,838/- (Rupees One Crore Fifty Two Lakhs Forty Thousand Eight Hundred and Thirty Eight Only) advanced by the Depositee to the Depositor.
- B. WHEREAS the DEPOSITOR has fully repaid the loan amount of Rs. 1,52,40,838/-(Rupees One Crore Fifty Two Lakhs Forty Thousand Eight Hundred and Thirty Eight Only) and the receipt of the which the Depositee hereby admits and acknowledges.
- C. WHEREAS the DEPOSITOR has request the DEPOSITEE to release the Deposit of Title deeds Deed on the property described in the scheduled hereto (hereinafter refereed to as the said property and the Depositee agreed to the same)

NOW THEREFORE THIS DEED OF RECONVEYANCE DEPOSIT OF TITLE DEEDS WITNESSES AS FOLLOWS:

1. In consideration whereof the Depositee hereby releases, renounces and relinquishes all its right, title and interest over the said property in favour of the DEPOSITOR.
2. The Depositee will not have any right, title or interest in the said property.
3. The Depositor may deal with the said property in any manner, whatsoever nature.
4. The Depositee assures that it has not alienated the mortgage right in favour of anybody.

SCHEDULE PROPERTY-A

All that portion forming a deluxe apartment bearing flat no.99-1A on the first floor, admeasuring 1620 sft. of super built-up area (i.e., 1296 sft. of built-up area & 324 sft. of oommon area, carpet area 1085 sft) together with proportionate undivided share of land to the extent of 81 sq. yds. and a reserved parking space for single car on the stilt floor admeasuring about 105 sft in the residential complex named as "Silver Oak Residency" 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 : Open to Sky
South By : Open to Sky
East By : Corridor & Staircase
West By : Open to Sky

Bhavana 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	0	0	0	0	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. 15241000/- was paid by the party through E-Challan/BC/Pay Order No .9640WZ210324 dated ,21-MAR-24 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 2550/-, DATE: 21-MAR-24, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 8405454209823, PAYMENT MODE: NB-1001138, ATRN: 8405454209823, REMITTER NAME: MRS. TEJAL MODI, EXECUTANT NAME: BAJAJ HOUSING FINANCE LIMITED, CLAIMANT NAME: MRS. TEJAL MODI).

Signature of Registering Officer
Uppal

Date:
23rd day of March, 2024

Certificate of Registration

Registered as document no. 4208 of 2024 of Book-1 and assigned the identification number 1 - 1507 - 4208 - 2024 for Scanning on 23-MAR-24.

Registering Officer
Uppal
(J Surender)

Bk - 1, CS No 4493/2024 & Doct No
4208/2024. Sheet 2 of 5 Sub Registrar
Uppal

Generated on: 23/03/2024 12:35:35 PM



SCHEDULE PROPERTY-B

All that portion forming a deluxe apartment bearing flat no. 99-1B on the first floor, admeasuring 1620 sft. of super built-up area (i.e., 1296 sft. of built-up area & 324 sft. of common area, carpet area 1085 sft) together with proportionate undivided share of land to the extent of 81 sq. yds. and a reserved parking space for single car on the stilt floor admeasuring about 105 sft in the residential complex named as "Silver Oak Residency" 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 : Open to Sky
South By : Open to Sky
East By : Open to Sky
West By : Corridor & Staircase

SCHEDULE PROPERTY-C

All that portion forming a deluxe apartment bearing flat no. 99-2A on the second floor, admeasuring 1620 sft. of super built-up area (i.e., 1296 sft. of built-up area & 324 sft. of common area, carpet area 1085 sft) together with proportionate undivided share of land to the extent of 81 sq. yds. and a reserved parking space for single car on the stilt floor admeasuring about 105 sft in the residential complex named as "Silver Oak Residency" 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 : Open to Sky
South By : Open to Sky
East By : Corridor & Staircase
West By : Open to Sky

SCHEDULE PROPERTY-D

All that portion forming a deluxe apartment bearing flat no.99-2B on the second floor, admeasuring 1620 sft. of super built-up area (i.e., 1296 sft. of built-up area & 324 sft. of common area, carpet area 1085 sft) together with proportionate undivided share of land to the extent of 81 sq. yds. and a reserved parking space for single car on the stilt floor admeasuring about 105 sft in the residential complex named as "Silver Oak Residency" 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 : Open to Sky
South By : Open to Sky
East By : Open to Sky
West By : Corridor & Staircase

IN WITNESS WHEREOF the parties hereto have signed this Deed of Reconveyance of Deposit of Title deeds without possession out of free will and consent on the date first above mentioned in the presence of the following witnesses:

WITNESSES:

1. 
2. N. Ramaji Reddy


DEPOSITEE

Bk - 1, CS No 4493/2024 & Doct No
4208/2024. Sheet 3 of 5 Sub Registrar
Uppal



Generated on: 23/03/2024 12:35:35 PM



BAJAJ HOUSING FINANCE LIMITED

Letter of Authority

To Whomsoever It May Concern

I, **R Ramasubramanian, Head - Operations, ("Grantor")** of **Bajaj Housing Finance Limited ("the Company")** have been duly authorized by my Chief Executive Officer to grant this authority and I do hereby authorize, **Punnarao Bontha, Working as Deputy Manager - Operations, having Employee Id 801928, place of posting Hyderabad** (hereinafter referred to as "**Authorized Representative**") to exercise, act, execute and perform all or any of the following acts, deeds and things on behalf of and/or in name of the Company :-

To sign, execute, deliver, accept, any loan applications, loan agreements, amendments thereto, promissory notes, letters of declaration, schedules, various undertakings, loan offer letters, memorandums, transfer forms, pledge deeds, mortgage deeds, hypothecation deeds, release deeds, affidavits, deposit of original title deeds and/or such other related documentations in such forms as the Company may approve in connection with its business on financing options offered for all types loans for Loan Against Property, Home Loans and other loans as the Company may introduce from time to time within overall limit of not more than **INR value of Rs. [100000000]/- (Rupees Ten crores only)** and where necessary to appear and register all such aforementioned documents before any appropriate Registrar/Sub-Registrar of Assurance or any other authority as may be necessary

Notwithstanding anything contained hereinbefore, the said **Authorized Representative** shall always act within the parameters of the delegation matrix of the Company. The Company does hereby confirm to ratify all acts, deeds and things done by the Authorized Representative by virtue of this authority.

This authorization shall be effective on **25-Apr-2023 ("Effective Date")** and shall remain valid for a period of **1** years from the date of issuance, unless earlier terminated or revoked by the Company or until the cessation of employment of the above **Authorized Representative**, whichever is earlier. This authority granted shall not be delegated further to any other person or institution by the Authorized Representative.

For Bajaj Housing Finance Limited



R Ramasubramanian,
Head - Operations
Bajaj Housing Finance Ltd
Date: 25-Apr-2023

Bk - 1, CS No 4493/2024 & Doct No 4208/2024.
Sheet 4 of 5
Sub Registrar
Uppal



Generated on: 23/03/2024 12:35:35 PM





భారత ప్రభుత్వం
Unique Identification Authority of India
Government of India

నమోదు సంఖ్య / Enrollment No. : 1358/30027/01824

To
Bontha Punna Rao
బొంత పున్నారావు
S/O: Nagalah
5-97/38
Veluru
Veluru, Guntur
Andhra Pradesh - 522619

26/03/2013



KL000486438FT
46643

B. Punna Rao



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
2424 0000 6683

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
Government of India
బొంత పున్నారావు
Bontha Punna Rao

పుట్టిన సంవత్సరం / Year of Birth: 1993
పురుషుడు / Male

2424 0000 6683

ఆధార్ - సామాన్యని హక్కు

భారత ప్రభుత్వం
Government of India

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy
పుట్టిన తేదీ / DOB: 15/01/1974
పురుషుడు / Male

3037 0955 9204

నా ఆధార్, నా గుర్తింపు

10/07/2013

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: 2-3-64/10/24 1st ఫ్లోర్ కమలా నిలయం, జైస్వాల్ కలనీ, అంబర్పేట్, ఆంధ్ర ప్రదేశ్, 500013
Address: 2-3-64/10/24 1FLOOR KAMALA NILAYAM, JAISWAL COLONY, Amberpet, Hyderabad, Telangana, 500013

3037 0955 9204

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

Prabhakar Reddy

భారత ప్రభుత్వం
Government of India

నక్కల రామంజీ రెడ్డి
NAKKALA RAMANJI REDDY
పుట్టిన తేదీ / DOB: 02/10/1997
పురుషుడు / Male

6040 2310 5161

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

చిరునామా: తెప్పలమడుగు పోస్ట్, లింగంపల్లి, నాగండా జిల్లా, ఆంధ్ర ప్రదేశ్, 508266
Address: TEPPALAMADUGU POST, Lingampalle, Nalgonda, Andhra Pradesh, 508266

6040 2310 5161

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

N. Ramaji Reddy

Bk - 1, CS No 4493/2024 & Doct No
4208/2024. Sheet 5 of 5 Sub Registrar
Uppal



Generated on: 23/03/2024 12:35:35 PM

