



Government of Telangana
Registration And Stamps Department

Payment Details - Office Copy - Generated on 20/03/2024, 03:47 PM

SRO Name: 1606 Secunderabad

Receipt No: 702

Receipt Date: 20/03/2024

NCE DEED OR RELEASE O

0

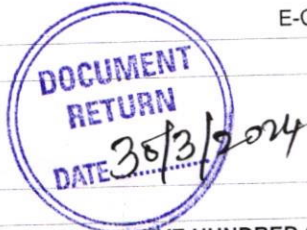
DD No:

DD Dt:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:



Account Description

Amount Paid By

Cash

Challan

DD

E-Challan

Registration Fee

2000

User Charges

500

Total:

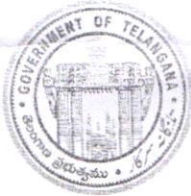
2500

In Words: RUPEES TWO THOUSAND FIVE HUNDRED ONLY

605
2024

Prepared By: MVAMSHI

Signature by SR



Government of Telangana
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 20/03/2024, 03:47 PM

SRO Name: 1606 Secunderabad

Receipt No: 702

Receipt Date: 20/03/2024

Name: M/S KOTAK MAHINDRA BANK

CS No/Doct No: 619 / 2024

Transaction: RELEASE OF MORTGAGE RIGHTS OR RECONVEYA

Challan No:

E-Challan No: 690QTY200324

Chargeable Value:

Challan Dt:

E-Challan Dt: 20-MAR-24

Bank Name:

OTR
822571

Guest House

SCANNED

Document No, 605/2024



AKB
6/76/2024
CSNO
6/19/24

తెలంగాణ తెలంగాణ TELANGANA

BC 496822

Tran Id: 240319184701400369
Date: 19 MAR 2024, 06:50 PM
Purchased By:
RAJESH JAYANTILAL KADAKIA
S/o LATE JAYANTILAL KADAKIA
R/o HYD
For Whom
SELF AND OTHERS


K GIRIBABU
LICENSED STAMP VENDOR
Lic. No. 30/1998
Ren.No. 18/2022
Amberpet, Hyderabad
Ph 8978716779

RELEASE DEED TO MEMORANDUM OF DEPOSIT OF TITLE DEEDS

This release is made and executed on this the day of 20th March 2024 at Hyderabad, by:-

M/s. **KOTAK MAHINDRA BANK LIMITED** (Previously known as ING Vysya Bank Limited) a Banking Company incorporated and registered under the provisions of the Companies Act, 1956 having its registered office at 27-BKC,C-27, G-Block, Bandra Kurla Complex, Bandra (E),Mumbai-400051 and having its branch office at H.No.6-3-1109/1/P/202, 2nd Floor, Raj Bhavan Road, Somajiguda, Hyderabad, represented by its authorized Signatory namely Mr. Daasi Ranjith Kumar, S/o. Daasi Kishan, aged about 34 years, Occupation: Service, resident of Hyderabad Pan No. CDIPD8585J, Aadhaar No. 6744 3811 1668 (Hereinafter called as the **FIRST PARTY** and referred to as "**The Bank**" which term shall so far as the context admits be deemed to mean and include its successors and assigns, of the FIRST PART)

IN FAVOUR OF

- 1) **SRI RAJESH J. KADAKIA**, S/o. Late Sri Jayanthilal Kadakia, Aged about 68 years, Occ.: Business, R/o. #910, South Elcamino, Real Sameclemante, California-92672, USA.
- 2) **SRI SHARAD J. KADAKIA**, S/o. Late Sri Jayanthilal Kadakia, Aged about 64 years, Occ.: Business, R/o. #14252, Culver Drive, A-358, Irvine, California-92604, USA.

(Hereinafter called the **SECONDPARTY** and referred to as **SECOND PART** and which term shall so far as the context admits be deemed to mean and include all his legal heirs, successors and assigns.)

For **Kotak Mahindra Bank Ltd.**



Authorised Signatory

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Secunderabad 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 03 and 04 on the 20th day of MAR, 2024 by Sri M/S Kotak Mahindra Bank

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

Signature/Ink Thumb Impression

SI No	Code	Thumb Impression	Photo	Address
1	RR			M/S KOTAK MAHINDRA BANK LIMITED (REP BY DAASI RANJIT KUMAR S/O. RAJ BHAVAN ROAD, HYDERABAD



Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2			K PRABHAKAR REDDY 2-3-64/10/24 AMBERPET HYD	
1			G NAVEEN 14-65 MIRAJALGUDA MALKAJGIRI MM DIST	

Biometrically Authenticated by SRO MOHD YOUSUF U RAHMAN on 20-MAR-2024 15:50:50

20th day of March, 2024

Signature of Sub Registrar Secunderabad

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX1668 Name: Daasi Ranjith Kumar	S/O Daasi Kishan, Tadwai, Tadwai, Nizamabad, Telangana, 503120	

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. 157500000/- was paid by the party through E-Challan/BC/Pay Order No. ,690QTY200324 dated ,20-MAR-24 of ,YESB/

Bk - 1, CS No 619/2024 & Doct No 605/2024. Sub Registrar Secunderabad Sheet 1 of 6

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1. WHEREAS the Party for the Second part herein has executed a registered Deposit of title deeds in favour of the First Party relating to title deeds and more fully described in the schedule annexed vide registered document bearing Memorandum of Deposit of title deeds Doct.No.1604/2014, dated: 29-09-2014 registered in the office of SRO, Secunderabad respectively for an amount of Rs.15,75,00,000/- (Rupees Fifteen Crores and Seventy Five Lakhs Only).
2. Whereas the said Second part has repaid the loan amount of Rs.15,75,00,000/- (Rupees Fifteen Crores and Seventy Five Lakhs Only) alongwith interest to the Party of the First part and the said First party acknowledges receipt of the same and hence the said Memorandum of Deposit of Title Deed Doct.No.1604/2014, dt: 29-09-2014 registered in the office of SRO, Secunderabad, shall be deemed to have become null and void.

DESCRIPTION OF THE SCHEDULE PROPERTY – I
(Under Gift Deed No.1716/2009, reg. in the office of SRO, Secunderabad)

All that part and parcel of portion of the building known as “GREENS TOWERS” consisting of two basements admeasuring about 40,250 sft (20,250 sft on lower basement and 20,000 sft on the upper basement) with five upper floors admeasuring 78,000sft (13,320 sft on the Ground Floor, 13,500 sft on the first floor, 16,980 sft on the second floor, 16,980 sft on the third floor and 17,220 sft on the fourth Floor) along with land admeasuring about 3310 sq.yds., bearing Municipal No.1-10-176, situated at Begumpet, Secunderabad and bounded by

North : Neighbours Property,
South : Common Passage and Neighbours property
East : Property belonging to the Donor and Donees
West : Begumpet Main Road

DESCRIPTION OF THE SCHEDULE PROPERTY – II
(Under Gift Deed No.1717/2009, reg. in the office of SRO, Secunderabad)

All that part and parcel of land admeasuring about 885 sq.yds., along with a portion of the house admeasuring about 400 sft thereon, bearing Municipal No.1-10-178/3/2, situated at Begumpet, Secunderabad and bounded by

North : Neighbours Property,
South : Land belonging to Donees and balance portion of House.
East : Neighbours Property and NALA
West : Property belonging to the Donor/Donees

For Kotak Mahindra Bank Ltd.


Authorized Signatory

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 2550/-, DATE: 20-MAR-24, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 8998295907323, PAYMENT MODE: NB-1001138, ATRN: 8998295907323, REMITTER NAME: MR. K PRABHAKAR REDDY, EXECUTANT NAME: KOTAK MAHINDRA BANK LIMITED, CLAIMANT NAME: MR. RAJESH J KADAKIA AND OTHERS).

Date:
20th day of March, 2024

Signature of Registering Officer
Secunderabad

Certificate of Registration

Registered as document no. 605 of 2024 of Book-1 and assigned the identification number 1 - 1606 - 605 - 2024 for Scanning on 20-MAR-24 .

Registering Officer
Secunderabad
(Mohd Yousuf Rahman)

Bk - 1, CS No 619/2024 & Doct No
605/2024. Sheet 2 of 6 Sub Registrar
Secunderabad

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DESCRIPTION OF THE SCHEDULE PROPERTY – III



(Under Will Deed dated 10-08-2003 & link sale deed No.1740/1997, reg. in the office of SRO, Vallabh Nagar, Hyderabad)

All that part and parcel of Premises No.1-10-178/3/1, land admeasuring about 885 sq.yds., equivalent to 740.24 sq.mtrs., situated at Begumpet, Secunderabad and bounded by

North : Property belongs to Kokilaben J. Kadakia & Shankaracharya Mutt
South : NALA.
East : Property belongs to Kokilaben J. Kadakia
West : Property belonging to Mrs. Praveen Jahan Begum.

In witness, the parties hereunto have signed this Deed on the day, month and year first hereinabove mentioned.

WITNESSESS:-

- (1) 
(2) 

For Kotak Mahindra Bank Ltd.


Authorised Signatory
AUTHORISED SIGNATORY
FIRST PARTY

Bk - 1, CS No 619/2024 & Doct No
605/2024.

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Secunderabad



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Kotak Mahindra Bank

Dated: 20Mar 24

To,

Sub Register,

Hyderabad.

Regarding the Mr Ranjith Daasi is an Authorized for the release of Mr. Sharad Kumar Jayantilal Kadakia availed loan with KOTAK vide Loan number: LAP 18653496 / LAP 17897853 the same had been closed on the dated 08-Feb-2024

Mr Ranjith Daasi will be bringing his, Pan Card and Aadhar Card at the Time of release.

This is to confirm that Mr Ranjith Daasi is an authorized person from KOTAK MAHINDRA BANK end to release the Mortgage for the said Customer.

Regards

A handwritten signature in black ink, appearing to read "Abhishek".

Kotak Authorized signatory

Bk - 1, CS No 619/2024 & Doct No
605/2024.


Sheet 4 of 6 Sub Registrar
Secunderabad



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भारत सरकार
GOVERNMENT OF INDIA



దాసి రంజిత్ కుమార్
Daasi Ranjith Kumar
పుట్టిన తేదీ/DOB: 02/03/1990
పురుషుడు/ MALE
Mobile No: 9494712109

~~6741 2014 1668~~
VID : 9123 3802 1097 6017

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ఆధార్

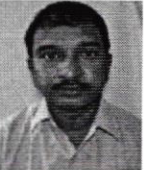
విరునామా:
S/O: దాసి కిషన్, ఇంటి నం 7-57, తద్వాయి మండలం,
తద్వాయి, నీజామాబాద్,
తెలంగాణ - 503120

Address :
S/O: Daasi Kishan, H No 7-57, tadwai
mandal, Tadwai, Nizamabad,
Telangana - 503120

~~6741 2014 1668~~
VID : 9123 3802 1097 6017

DRanjith Kumar

భారత ప్రభుత్వం
Government of India



ఆంధ్ర ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy
పుట్టిన తేదీ/DOB: 15/01/1974
పురుషుడు/ MALE

ఆధార్ అనేది గుర్తింపు రుజువు మాత్రమే, పౌరసత్వం లేదా పుట్టిన తేదీ కి కాదు. ఇది దృఢీకరణతో మాత్రమే ఉపయోగించాలి (ఆన్లైన్ ప్రమాణీకరణ లేదా QR కోడ్ / ఆఫ్లైన్ XML యొక్క స్కానింగ్).

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

~~9204 0409 3118 9935~~
నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India



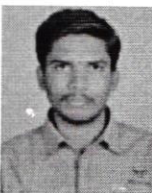
విరునామా:
2-3-64/10/24 1వ ఫ్లోర్ కమలా నిలయం
నిలయం నిలయం, జైస్వల్ కాలనీ, అంబర్పేట్,
అంబర్పేట్, జైస్వల్ కాలనీ, అంబర్పేట్,
తెలంగాణ - 500013

Address:
2-3-64/10/24 1FLOOR KAMALA NILAYAM,
JAISWAL COLONY, Amberpet, PO:
Amberpet, DiST: Hyderabad,
Telangana - 500013

~~3204 0409 3118 9935~~
నా ఆధార్, నా గుర్తింపు

Kamala Nilayam

భారత ప్రభుత్వం
Government of India



గోసిక నవీన్
Gosika Naveen
పుట్టిన తేదీ/ DOB: 02/11/1990
పురుషుడు / MALE

~~6020 1004 6020~~
నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

విరునామా:
S/O గోసిక నర్సింహ, 14-65, ఓల్డ్
మిర్జాగూడా, సత్యనారాయణ కెఫె,
మల్కాజిగిరి, కె.వి.రంగారెడ్డి,
తెలంగాణ - 500047

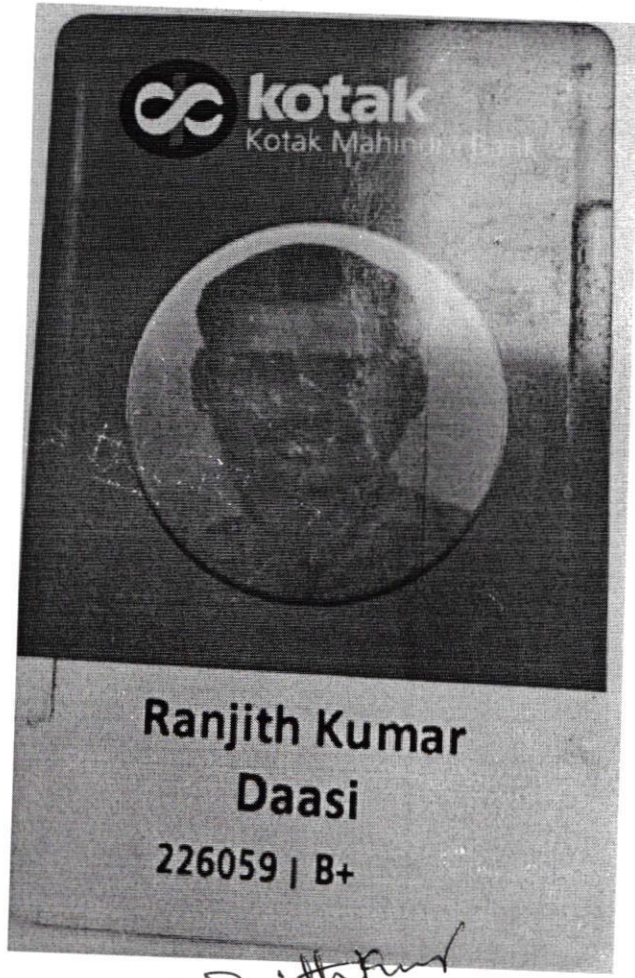
Address:
S/O Gosika Narsimha, 14-65, Old
Mirjalguda, Satyanarayana Cafe,
Malkajgiri, K.v. Rangareddy,
Telangana - 500047

~~5004 1004 6020~~
నా ఆధార్, నా గుర్తింపు

Gosika Naveen

Bk - 1, CS No 619/2024 & Doct No
605/2024.



4X
Sub Registrar
Secunderabad





Ranjith Kumar

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Online Challan Proforma [SRO copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 690QTY200324	
Bank Code : YESB	Payment : NB
Remitter Details	
Name	MR. K PRABHAKAR REDDY
PAN Card No	AWSP8104E
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	KOTAK MAHINDRA BANK LIMITED
Address	HYDERABAD
Claimant Details	
Name	MR. RAJESH J KADAKIA AND OTHERS
Address	SECUNDERABAD
Document Nature	
Nature of Document	RELEASE OF MORTGAGE RIGHTS OR RECONVEYANCE DEED OR RELEASE OF DEPOSIT OF TITLE DEEDS
Property Situated in(District)	HYDERABAD
SRO Name	SECUNDERABAD
Amount Details	
Stamp Duty	0
Transfer Duty	0
Registration Fee	2000
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	2550
Total in Words	Two Thousand Five Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	20-03-2024
Transaction Id	8998295907323
Stamp & Signature	

Online Challan Proforma [Citizen copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 690QTY200324	
Bank Code : YESB	Payment : NB
Remitter Details	
Name	MR. K PRABHAKAR REDDY
PAN Card No	AWSP8104E
Aadhar Card No	
Mobile Number	*****561
Address	HYDERABAD
Executant Details	
Name	KOTAK MAHINDRA BANK LIMITED
Address	HYDERABAD
Claimant Details	
Name	MR. RAJESH J KADAKIA AND OTHERS
Address	SECUNDERABAD
Document Nature	
Nature of Document	RELEASE OF MORTGAGE RIGHTS OR RECONVEYANCE DEED OR RELEASE OF DEPOSIT OF TITLE DEEDS
Property Situated in(District)	HYDERABAD
SRO Name	SECUNDERABAD
Amount Details	
Stamp Duty	0
Transfer Duty	0
Registration Fee	2000
User Charges	500
Mutation Charges	0
Haritha Nidhi	50
TOTAL	2550
Total in Words	Two Thousand Five Hundred Fifty Rupees Only
Date(DD-MM-YYYY)	20-03-2024
Transaction Id	8998295907323
Stamp & Signature	

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e- STAMPS Document Registrartion eChallan Slip



Registration & Stamps Department
Government of Telangana



Remitter / SRO / District-Registrar Details

Name	MR. K PRABHAKAR REDDY
Mobile Number	9246165561
Challan Number	690QTY200324
PassCode	yTWmB

BK - 1, CS No 619/2024 & Doct No
 605/2024. Sheet 6 of 6
 Sub Registrar
 Secunderabad