



Government of Telangana
Registration And Stamps Department

Payment Details - Office Copy - Generated on 20/03/2024, 03:48 PM

SRO Name: 1606 Secunderabad

Receipt No: 703

Receipt Date: 20/03/2024

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

Registration Fee

2000

User Charges

500

Total:

2500

In Words: RUPEES TWO THOUSAND FIVE HUNDRED ONLY



606
2024

Prepared By: MVAMSHI

Signature by SR



Government of Telangana
Registration And Stamps Department

Payment Details - Citizen Copy - Generated on 20/03/2024, 03:48 PM

SRO Name: 1606 Secunderabad

Receipt No: 703

Receipt Date: 20/03/2024

Name: M/S KOTAK MAHINDRA BANK

CS No/Doct No: 620 / 2024

Transaction: RELEASE OF MORTGAGE RIGHTS OR RECONVEYA

Challan No:

E-Challan No: 595BXZ200324

Challan Dt:

E-Challan Dt: 20-MAR-24

Chargeable Value:

Bank Name:

OTP
791761

987289

SCANNED

Document No: 606/2024



ACK
677/2024
Csrw
620/24

తెలంగాణ తెలంగాణ TELANGANA

BC 496823

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 CHIRUBABU
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 Samclemante, 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.

Both 1 & 2 are represented through their Special power of Attorney Holder, Sri Soham Satish Modi, S/o. Late Satish Modi (vide Power of Attorney dated 24-08-2018.), R/o. Plot No.280, Road No.25, Jubilee Hills, Hyderabad - 500 033.

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 02 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):

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	RR		 M/S KOTAK MAHINDRA BANK LIMITED (REP BY DAASI RANJITH KUMAR S/O. [1606-1-2024-620]]	M/S KOTAK MAHINDRA BANK LIMITED (REP BY DAASI RANJITH KUMAR S/O. RAJBHAVAN ROAD, HYDERABAD	 02 FEB 2024

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKARA REDDY [1606-1-2024-620]]	K PRABHAKARA REDDY 2-3-64/10/24 AMBERPET HYD	
2		 G NAVEEN::20/03/24 [1606-1-2024-620]]	G NAVEEN 14-65 MIRAJALGUDA MALKAJGIRI MM DIST	

Biometrically Authenticated by
SRO MOHD YOUSUF UR RAHMAN
on 20-MAR-2024 15:50:17

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, Tranfer 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. 200000000/- was paid by the party through E-Challan/BC/Pay Order No ,595BXZ200324 dated ,20-MAR-24 of ,YESB/

Bk - 1, CS No 620/2024 & Doct No 606/2024.
Sub Registrar
Secunderabad
Sheet 1 of 6

Generated on: 20/03/2024 04:07:43 PM



(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.)

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.2192/2018, dated: 24-09-2018 registered in the office of SRO, Secunderabad respectively for an amount of Rs.20,00,00,000/-(Rupees Twenty Crores Only).
2. Whereas the said Second part has repaid the loan amount of Rs.20,00,00,000/-(Rupees Twenty Crores only) along with 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.2192/2018, dated: 24-09-2018 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

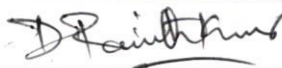
DESCRIPTION OF THE SCHEDULE PROPERTY – II

(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.



Authorised 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: 5864661859317, PAYMENT MODE: NB-1001138, ATRN: 5864661859317, 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. 606 of 2024 of Book-1 and assigned the identification number 1 - 1606 - 606 - 2024 for Scanning on 20-MAR-24 .

Registering Officer
Secunderabad

(Mohd Yousuf Rahman)

Bk - 1, CS No 620/2024 & Doct No
606/2024. 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.
For Kotak Mahindra Bank Ltd.


Authorised Signatory
AUTHORISED SIGNATORY
FIRST PARTY

Bk - 1, CS No 620/2024 & Doct No
606/2024. Sheet 3 of 6 Sub Registrar
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

Kotak Authorized signatory

Bk - 1, CS No 620/2024 & Doct No
606/2024. Sheet 4 of 6

Sub Registrar
Secunderabad



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भारत सरकार
GOVERNMENT OF INDIA

आधार

వియోమా:
S/O: దాసి రంజిత్ కుమార్
Daasi Ranjith Kumar
పుట్టిన తేదీ/DOB: 02/03/1990
పురుషుడు/ MALE
Mobile No: 9494712109
6944 5821 1668
VID : 9123 3802 1097 6017

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

వియోమా:
S/O: దాసి కిషన్, ఇంటి నం 7-57, తద్వాయి మండం0,
తద్వాయి, నీజామాబాద్,
తెలంగాణ - 503120
Address :
S/O: Daasi Kishan, H No 7-57, tadwai
mandal, Tadwai, Nizamabad,
Telangana - 503120
6944 5821 1668
VID : 9123 3802 1097 6017

D. R. K.

भारत प्रभुत्व
Government of India

आधार

వియోమా:
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).
3207 6908 9204
నా ఆధార్, నా గుర్తింపు

भारत विधि गुर्तु प्रधिकार संस्थ
Unique Identification Authority of India

आधार

వియోమా:
2-3-64/10/24 1వ ఫ్లోర్ కమలా నిలయం
ఎన్‌బిఎల్‌ఎస్‌ఎస్‌ఎస్, జైస్‌వల్ కలనీ, అంబర్‌పేట్, తెలంగాణ - 500013
Details as on: 16/01/2024
Address:
2-3-64/10/24 1FLOOR KAMALA NILAYAM,
JAISWAL COLONY, Amberpet, PO:
Amberpet, DIST: Hyderabad,
Telangana - 500013
3207 6908 9204
VID : 9197 0409 3118 9935
1947 | help@uidai.gov.in | www.uidai.gov.in

Prabhakar Reddy

भारत प्रभुत्व
Government of India

आधार

వియోమా:
Gosika Naveen
పుట్టిన తేదీ/DOB: 02/11/1990
పురుషుడు / MALE
6020
నా ఆధార్, నా గుర్తింపు

भारत विधि गुर्तु प्रधिकार संस्थ
Unique Identification Authority of India

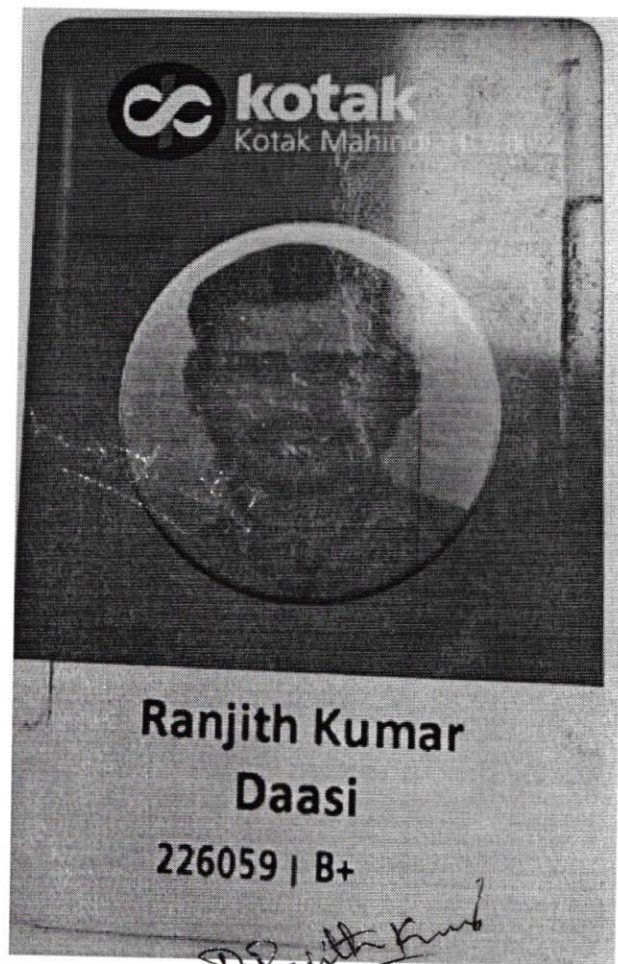
आधार

వియోమా:
S/O గోసిక నర్సింహ, 14-65, ఓల్డ్ మిర్జాగూడా, సత్యనారాయణ కెఫె, మల్కాజిగిరి గిరి, కె.వి.రంగారెడ్డి, తెలంగాణ - 500047
Address:
S/O Gosika Narsimha, 14-65, Old Mirjalguda, Satyanarayana Cafe, Malkajgiri, K.v. Rangareddy, Telangana - 500047
5020 1294 6020
1947 | help@uidai.gov.in | www.uidai.gov.in

Gosika Naveen

Bk - 1, CS No 620/2024 & Doct No
606/2024.

Sheet 5 of 6
Sub Registrar
Secunderabad



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Online Challan Proforma [SRO copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 595BXZ200324	
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	5864661859317
Stamp & Signature	

Online Challan Proforma [Citizen copy]	
 Registration & Stamps Department Government of Telangana 	
Challan No: 595BXZ200324	
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	5864661859317
Stamp & Signature	

4 - Page
9246165561



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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	595BXZ200324
PassCode	Kxm85

Bk - 1, CS No 620/2024 & Doct No
606/2024. Sheet 6 of 6 Sub Registrar
Secunderabad