

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: 701

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

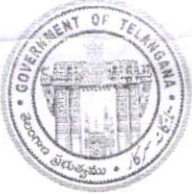
In Words: RUPEES TWO THOUSAND FIVE HUNDRED ONLY



604
2024

Signature by SR

Prepared By: MVAMSHI



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: 701

Receipt Date: 20/03/2024

Name: KOTAK MAHINDRA BANK

Transaction: RELEASE OF MORTGAGE RIGHTS OR RECONVEYA

CS No/Doct No: 618 / 2024

Challan No:

E-Challan No: 399014200324

Challan Dt:

E-Challan Dt: 20-MAR-24

Chargeable Value:

Bank Name:

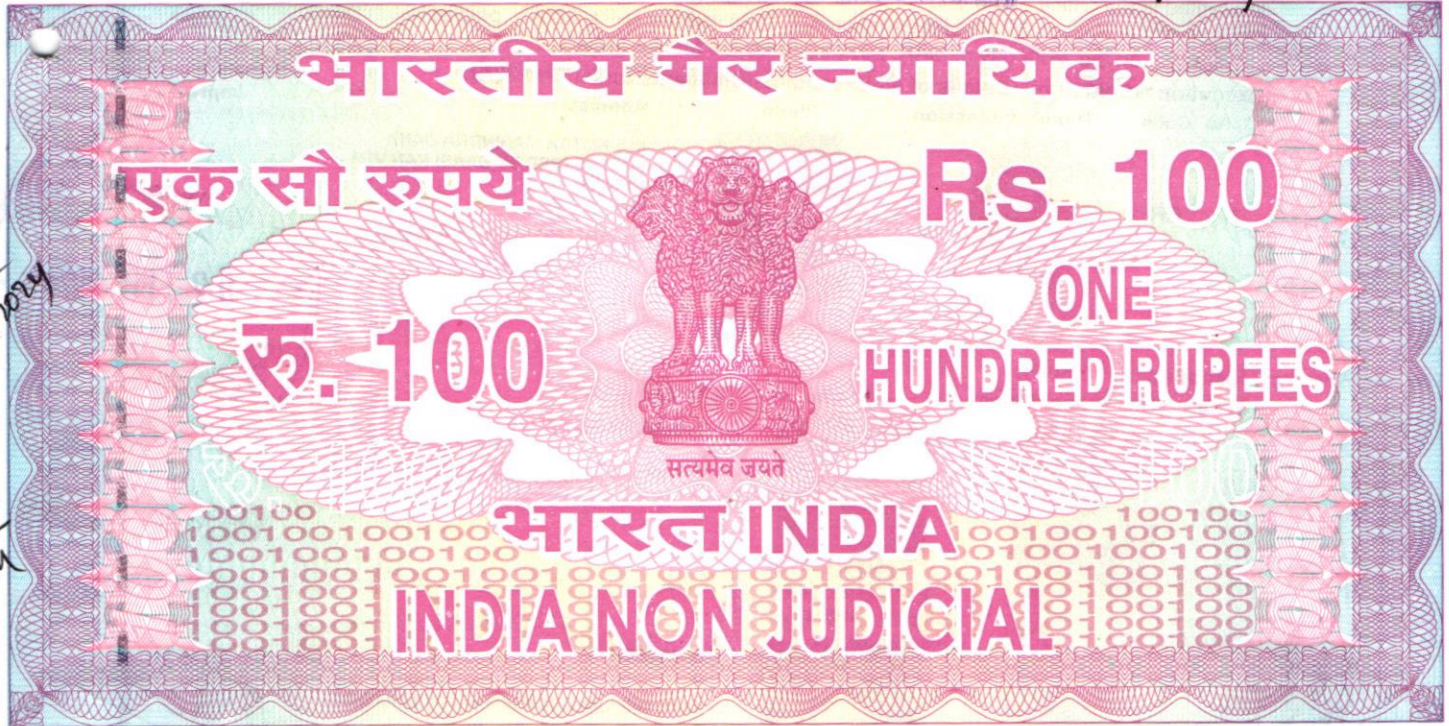
OTR

791761

SCANNED

Document No.

604/2024



తెలంగాణ తెలంగాణ TELANGANA

BC 496824

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

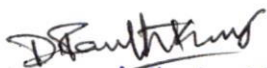
This release is made and executed on this the day of 20th March 2024 at Hyderabad, by:-

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 JAYANTILAL KADAKIA**, S/o. Late Sri Jayanthilal Kadakia, Aged about 68 years, Occ.: Business, R/o. H.No.5-2-223, Gokul Distillery Road, Opp: Andhra Bank, Hyderbasti, Secunderabad – 500003. PAN: AERPK6958C, Aadhaar: 5295 9420 8748.
- 2) **SRI SHARAD J. KADAKIA**, S/o. Late Sri Jayanthilal Kadakia, Aged about 64 years, Occ.: Business, R/o. H.No.5-2-223, Gokul, 3rd Floor Distillery Road, Opp: Andhra Bank, Hyderbasti, Secunderabad – 500003. PAN: ACBPK9161F, Aadhaar: 7035 9749 3710.

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 3 and 4 on the 20th day of MAR, 2024 by Sri 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 [1606-1-2024-618]	M/S KOTAK MAHINDRA BANK LIMITED (REP BY DAASI RANJITH KUMAR S/O. RAJBHAVAN ROAD, HYDERABAD	 STAMP VENDOR 02 FEB 2024

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
2		 K PRABHAKAR RE [1606-1-2024-61	K PRABHAKAR REDDY 2-3-64/10/24 AMBERPET HYD	
1		 G NAVEEN::20/03/20 [1606-1-2024-618]	G NAVEEN 14-65 MIRAJALGUDA MALKAJGIRI MM DIST	

Biometrically Authenticated by
SRO MOHD YOUSUF US RAHMAN
on 20-MAR-2024 15:51:17

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. 28500000/- was paid by the party through E-Challan/BC/Pay Order No .399014200324 dated ,20-MAR-24 of ,YESB/

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Both 1 & 2 are represented through their GPA Holder Sri Soham Satish Modi, S/o. Late Satish Modi, aged about 54 years, Occ.: Business, R/o. Plot No.280, Road No.25, Near Peddamma Temple, Jubilee Hills, Banjara Hills, Hyderabad – 500 034. PAN: ABMPM6725H, Aadhaar: 3146 8727 4389, under GPA validated vide file No. E1/8137/2022, E1/8138/2022, dated 05-11-2022 and validated at District Registrar, Hyderabad.

(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.2421/2022, dated: 09-11-2022 registered in the office of SRO, Secunderabad respectively for an existing loan amount of Rs.20,00,00,000/-(Rupees Twenty Crores only) and New loan amount of Rs.2,85,00,000/-(Rupees Two Crores and Eighty Five Lakhs Only) total loan amount of Rs.22,85,00,000/-(Rupees Twenty Two Crores and Eighty Five Lakhs Only)
2. Whereas the said Second part has repaid the total loan amount of Rs. 22,85,00,000/-(Rupees Twenty Two Crores and Eighty Five Lakhs 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.2421/2022, dated: 09-11-2022 registered in the office of SRO, Secunderabad, shall be deemed to have become null and void.

DESCRIPTION OF THE SCHEDULE PROPERTY

(As per the Regd. Gift Deed No.1716/2009, dt: 18-11-2009, 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 78,000 sft (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 3,310 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

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

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: 4842432408315, PAYMENT MODE: NB-1001138, ATRN: 4842432408315, 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. 604 of 2024 of Book-1 and assigned the identification number 1 - 1606 - 604 - 2024 for Scanning on 20-MAR-24 .

**Registering Officer
Secunderabad**

(Mohd Yousuf Rahman)

Bk - 1, CS No 618/2024 & Doct No
604/2024. Sheet 2 of 5 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

6744-0001 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

6744-0001 1668
VID : 9123 3802 1097 6017

D. Ranjith Kumar

భారత ప్రభుత్వం
Government of India

ఆధార్

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).

5007-0003 9204
నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

ఆధార్

విరునామా:
2-3-64/10/24 1వ ఫ్లోర్ కమలా నిలయం,
జైస్వాల్ కలనీ, అంబర్‌పేట్ సెక్షన్-2,
అంబర్‌పేట్, అయ్యోర్, హైదరాబాద్,
తెలంగాణ - 500013

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

5007-0003 9204
VID : 9197 0409 3118 9935

Prabhakar Reddy

భారత ప్రభుత్వం
Government of India

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

5007-0003 6020
నా ఆధార్, నా గుర్తింపు

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

ఆధార్

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

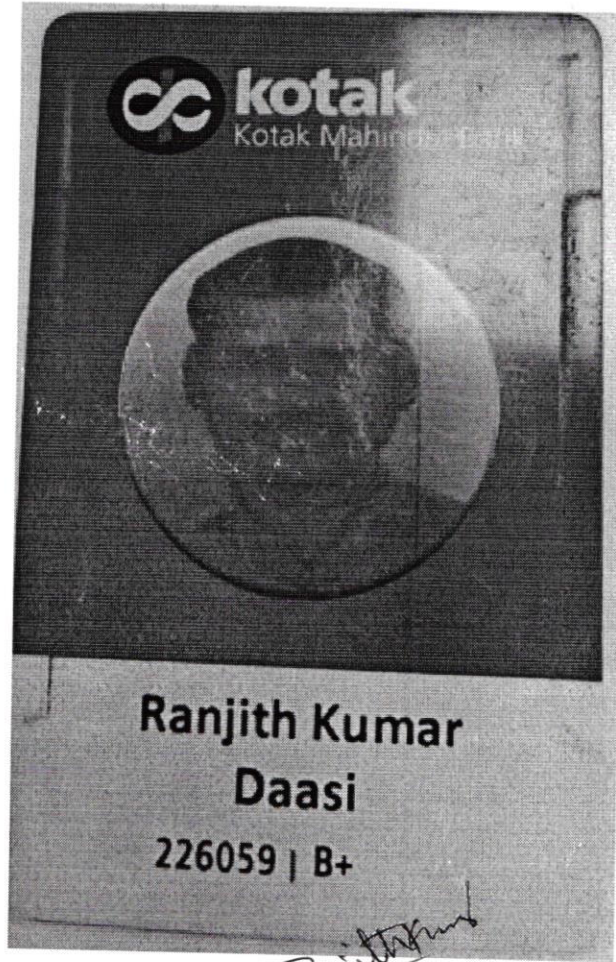
Address:
S/O Gosika Narsimha, 14-65, Old
Mirjalguda, Satyanarayana Cafe,
Malkajgiri, K.v. Rangareddy,
Telangana - 500047

5007-0003 6020

Gosika Naveen

Bk - 1, CS No 618/2024 & Doct No
604/2024.

Sheet 3 of 5 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 618/2024 & Doct No
604/2024. Sheet 4 of 5 Sub Registrar
Secunderabad



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Online Challan Proforma [SRO copy]



Challan No: 399014200324

Bank Code : YESB

Payment : NB

Remitter Details

Name MR. K PRABHAKAR REDDY
 PAN Card No AWSPP8104E
 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 4842432408315

Stamp & Signature

Online Challan Proforma [Citizen copy]



Challan No: 399014200324

Bank Code : YESB

Payment : NB

Remitter Details

Name MR. K PRABHAKAR REDDY
 PAN Card No AWSPP8104E
 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 4842432408315

Stamp & Signature

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e- STAMPS

Document Registrartion eChallan Slip



Registration & Stamps Deparment
Government of Telangana



Remitter / SRO / District-Registrar Details

Name	MR. K PRABHAKAR REDDY
Mobile Number	9246165561
Challan Number	399014200324
PassCode	3MuSq

Bk - 1, CS No 618/2024 & Doct No
604/2024. Sheet 5 of 5 Sub Registrar
Secunderabad