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137752



Government of Telangana
Registration And Stamps Department

Sub Registrar
Shamirpet

21/6/2024

Payment Details - Citizen Copy - Generated on 21/05/2024, 01:31 PM

SRO Name: 1516 Shamirpet

Receipt No: 2275

Receipt Date: 21/05/2024

Name: PRANALI DAHIWALE

Transaction: RELEASE OF MORTGAGE RIGHTS OR RECONVEYA

Chargeable Value:

Bank Name:

CS No/Doct No: 2195 / 2024

Challan No:

Challan Dt:

E-Challan No: 709DQD200524

E-Challan Dt: 20-MAY-24

RETURNED

Sub Registrar
Shamirpet

SCANNED

Phone No:
Sold To/Issued To:
Ramesh
For Whom/ID Proof:
GV Discovery Centers

[Signature]

भारत INDIA
INDIA NON JUDICIAL
श्री ए.प्रदीप कुमार
17/05/2024
HYDERABAD DISTRICT
TELANGANA
भारतीय गैर न्यायिक

2169/2024

MAY-21-2024 10:54:47



₹ 0000100/-
ZERO ZERO ZERO ZERO ONE ZERO ZERO

Agreement
38163321716288887377-00265269
3816332 47/2012

DEED OF RE-CONVEYANCE

THIS DEED OF RE-CONVEYANCE made at Hyderabad this 21st day of May, 2024

BETWEEN

Tata Capital Limited, (transferee of Tata Capital Financial Services Ltd through a scheme approved by National Company Law Tribunal ("NCLT"), Mumbai, by Order dated 24th November 2023) a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 11th Floor, Tower -A, Peninsula Business Park, Lower Parel, Mumbai - 400 013 and having its branch office, among other places at Plot Number 3 to 6, Auto Plaza, Road Number 03, Banjara Hills, Hyderabad, 500034 represented by Ms. Pranali Dahiwal, D/o Mr. Bhimrao Dahiwal, Aadhaar Number: ~~XXXXXXXXXX~~ 8369 (hereinafter referred to as "TCL/the Mortgagee") which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include, its successors and assigns of the One Part;

AND

GV Discovery Centers Private Limited, having office at 5-4-187/3&4, Soham Mansion, 2nd Floor, M. G. Road, Secunderabad - 500003, (hereinafter referred to as "Mortgagor / Borrower" and which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its successors and assigns) of the Other Part.

WHEREAS:

WHEREAS, the Mortgagor have earlier executed memorandum of deposit of title deeds, registered as Document No.1018/2022 dated 15th February 2022 in the office of the Sub-Registrar at Shamirpet to secure the credit facility of Rs. 25,00,00,000/- (Rupees Twenty-Five Crores Only), ("Facility") granted to the Borrower vide Loan Agreement dated 29th December 2021 ("Agreement") to create mortgage over the properties inter alia the property described in Schedule I (Hereinafter referred to as the "said Properties".)

The Mortgagor has repaid Rs. 25,00,00,000/- as payment of the said Facility and requested the Mortgagee to execute the receipt of the payment amount to the Mortgagor. The Mortgagee has received the said amount by the Mortgagor towards the satisfaction of Facility.

NOW THIS DEED WITNESSETH THAT in the premises and in consideration of the Mortgagor having paid to the Mortgagee the Said Loan Amount as mentioned in the said Deed on the execution of these presents, the

For TATA CAPITAL LIMITED

Pranali Dahiwal

Authorized Signatory

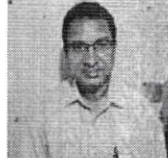
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Shamirpet 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 1 and 2 on the 21st day of MAY, 2024 by Sri Pranali Dahiware

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	RR		 TATA CAPITAL LIMITED I [1516-1-2024-2195]	TATA CAPITAL LIMITED REP.BY.PRANALI DAHIWALE D/O. BHIMRAO DAHIWALE O/O PLOT NO.3 TO 6 AUTO PLAZA ROAD NO.3 BANJARA HILLS HYDERABAD,	<u>Pranali Dahiware</u>

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K PRABHAKAR REDDY::2 [1516-1-2024-2195]	K PRABHAKAR REDDY AADHAR	
2		 P VAMSHI::21/05/2024.13: [1516-1-2024-2195]	P VAMSHI AADHAR	

21st day of May,2024

Signature of Sub Registrar
ShamirpetBiometrically Authenticated by
SRO ESLAVATH PANDU
on 21-MAY-2024 13:27:54**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3410 Name: Potharaveni Vamshi	C/O Potharaveni Komuraiah, Kachapur, Shankarapatnam, Karimnagar, Telangana, 505470	
2	Aadhaar No: XXXXXXXX9204 Name: Kandi Prabhakar Reddy	Amberpet, Amberpet, Hyderabad, Telangana, 500013	
3	Aadhaar No: XXXXXXXX8369 Name: Pranali Bhimrao Dahiware	D/O Bhimrao Dahiware, Kurkheda, Kurkheda, Gadchiroli, Maharashtra, 441209	

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Mortgagee does hereby release and quit claim to the their right, title and interest, claim and demand into or upon the said Properties described in the Schedule I hereunder written, freed and absolutely discharged of principal moneys, interest and other moneys intended to be secured by the said Deed of Mortgage and the Mortgagee does covenant, with the Mortgagor that they have not heretofore done or executed any act or deed whereby or by reason whereof they are prevented from releasing the said Properties in the manner aforesaid. The Mortgagee also released the title deeds deposited by to the Mortgagor, the Mortgagor acknowledges the receipt of the same.

SCHEDULE I

Description of the Properties

All that piece or parcel of property described herein below:

Survey /Door Patta/ Khata.No	Survey Nos. 234 & 235
Plot No...../ Flat No.....	Plot No. 1-A.
Measurement / Extent of property	Land admeasuring Ac. 2.25 Gts., in Shapoorji Pallonji Biotech Park, Phase-1.
Location / Land-marks / name of the area, <i>Mohalla</i> (it should give clear location of the property so as to reach the spot in case of need)	Situated at Turkapally Village, Shamirpet Mandal, Medchal-Malkajgiri District, Telangana State.
City / District	Medchal-Malkajgiri District, Telangana State.
Boundaries	
North by	Plot No. 1 of Biotech Park
South by	Plot No. 3 of Biotech Park
East by	Boundary of ICICI Knowledge Park
West by	Road No.1 of Biotech Park

IN WITNESS WHEREOF, the mortgagee and Mortgagor have put their respective hands to this Deed of Re-conveyance at SRO, Shamirpet on the day and year first hereinabove written.

For TATA CAPITAL LIMITED

Pranali Dahiwal

Mortgagee

Authorized Signatory

Authorised Signatory

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. 2500000000/- was paid by the party through E-Challan/BC/Pay Order No ,709DQD200524 dated ,20-MAY-24 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 2550/-, DATE: 20-MAY-24, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 1053723416233, PAYMENT MODE: NB-1001138, ATRN: 1053723416233, REMITTER NAME: MR. K PRABHAKAR REDDY, EXECUTANT NAME: TATA CAPITAL LIMITED, CLAIMANT NAME: GV DISCOVERY CENTERS PRIVATE LIMITED).

Date:

21st day of May, 2024

Signature of Registering Officer
Shamirpet

Certificate of Registration

Registered as document no. 2169 of 2024 of Book-1 and assigned the identification number 1 - 1516 - 2169 - 2024 for Scanning on 21-MAY-24 .

Registering Officer
Shamirpet
(E Pandu)

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Dated: 28/03/2024

Ref No. TCL/South/21/2023-2024

TO WHOMSOEVER IT MAY CONCERN

This is to certify that pursuant to the Board Resolution dated 13th February, 2024 issued by Tata Capital Limited ("TCL") to delegate the powers vested in me as specified therein, I hereby authorize Mr. Vittal Saikanth, Relationship Manager - Mid Corporate Business, Ms. Pranali Dahiwal, Relationship Manager - Mid Corporate and Mr. Shiva Rajput, Senior Executive of Tata Capital Limited to represent TCL severally and do the followings:

To sign for and on behalf of TCL a deed of release/deed of receipt to be executed by TCL, releasing charge over the property details whereof are particularly mentioned in the Schedule hereto, created by GV Discovery Centres Private Limited in favour of TCL by way of equitable mortgage for the credit facility of Rs.25,00,00,000/- (Rupees Twenty Five Crores Only) sanctioned to GV Discovery Centres Private Limited and Modi Properties Private Limited.

To present the said deed of release for registration before the concerned Sub – Registrar of Assurances to admit the execution thereof before the registering authority.

The aforesaid authority is granted for the specific purpose and accordingly shall be valid and remain in force till the execution of the aforesaid acts and deed by Mr. Vittal Saikanth, Ms. Pranali Dahiwal and Mr. Shiva Rajput and till they are in the employment of the Company.

For TATA CAPITAL LIMITED

Mayank Bhandari
Authorised Signatory



TATA CAPITAL LIMITED

Corporate Identity Number U65990MH1991PLC060670

11th Floor Tower A Peninsula Business Park Ganpatrao Kadam Marg Lower Parel Mumbai 400 013

Tel 91 22 6609 9000 Web www.tatacapital.com

Registered Office 11th Floor Tower A Peninsula Business Park Ganpatrao Kadam Marg Lower Parel Mumbai 400 013

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Schedule

Details of the property

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