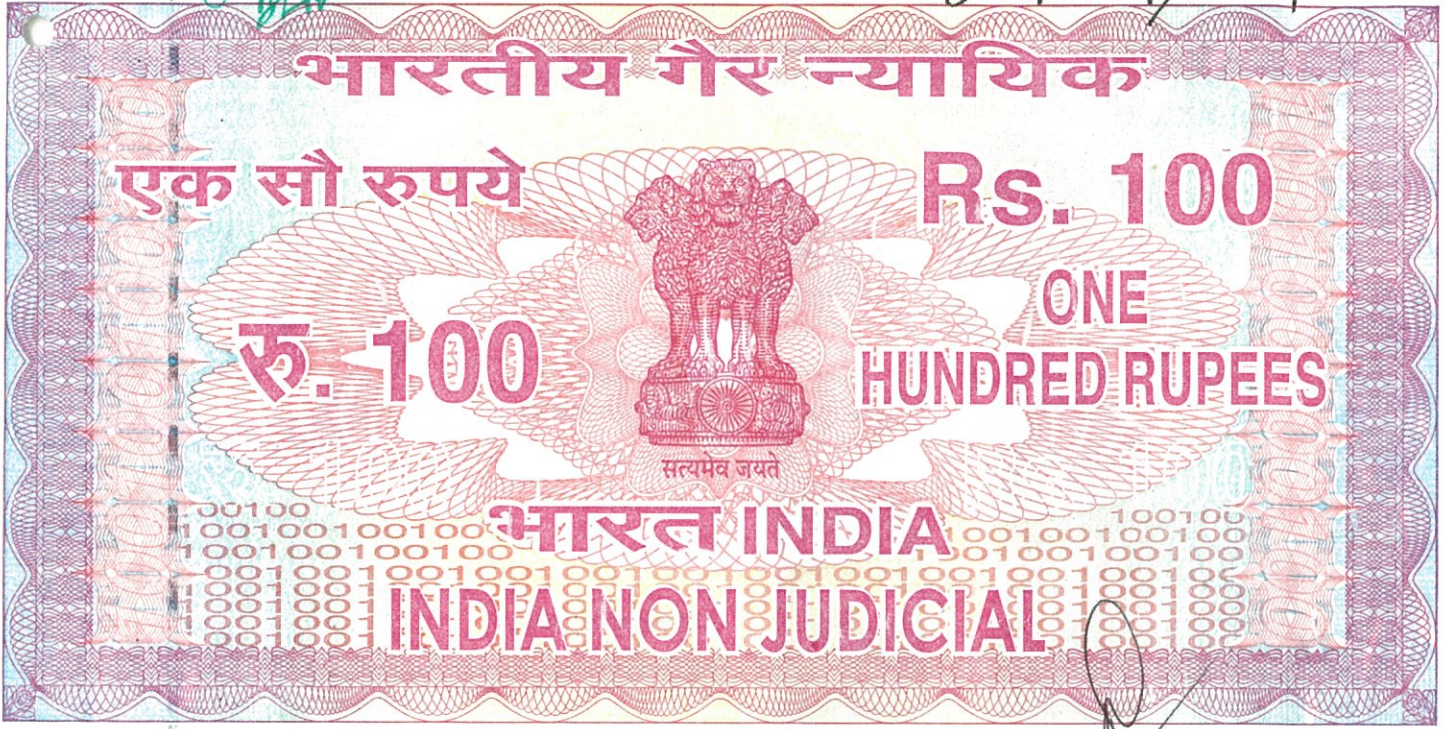


16670

2nd 16009/2024

SCANNED



తెలంగాణ తెలంగాణ TELANGANA

AG 057162

SL. No. 18857 Date: 22-07-2021, Rupees: 100/-
Sold to: Ch. Ramesh,
S/o. Late Narsing Rao, R/o. Hyd.
For whom: SDNMKJ Realty Pvt.Ltd.

KODALI RADHIKA
Licensed Stamp Vendor Lic No. 7/10, 16/7/04/ 19-2
6, Kubera Towers, Narayanaguda, Hyderabad-29.
Cell: 9866378260, 9440090826

RECONVEYANCE OF MEMORUNDUM OF DEPOSIT OF TITLE DEEDS

This Deed of Reconveyance of Memorandum of Deposit of Title Deeds is made and executed on this the 23rd day of August, 2024 at Hyderabad by:-

M/s. AXIS BANK LTD, RAC HYDERABAD, TELANGANA, a Banking Company incorporated and registered under the provisions of the Companies Act, 1956 having its office at Hyderabad represented by its authorized Signatory namely Mr. M. Maheshwar Swamy, S/o. Mr. M. Rachaiah Swamy, aged about 40 years, Occupation: Service, resident of 1-36/2, Ward No. 1, Near Main Road, Nyalkal, Medak-502 256.

Hereinafter referred to as the Depositee.

IN FAVOUR OF

1. M/s. JMKGEC Realtors Private Limited, a Company incorporated under the Companies Act, 1956 and having its registered office at 5-2-223, 'Gokul', Distillery Road, Secunderabad-500 003, rep. by its duly authorized representative, Mr. G. Naveen, S/o. Mr. G. Narsimha, age about 32 years hereinafter referred to as the Depositor 1.
2. M/s. SDNMKJ Realty Private Limited, a Company incorporated under the Companies Act, 1956 and having its registered office at 5-2-223, 'Gokul', Distillery Road, Secunderabad-500 003, rep. by its duly authorized representative, Mr. G. Naveen, S/o. Mr. G. Narsimha, age about 32 years, hereinafter referred to as the Depositor 2.

Hereinafter collectively referred to as the Depositors and Severally as Depositor 1 and Depositor 2.

Mattam. Maheshwaraswamy
Senior Manager
Emp. No. 65051

Sign.....

Presentation Endorsement:

Presented in the Office of the Joint SubRegistrar1, Ranga Reddy (R.O) 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 _____ and _____ on the 23rd day of AUG, 2024 by Sri M.Maheshwar Swamy

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. AXIS BANK LTD REP [1510-1-2024-16670]	M/S.AXIS BANK LTD REP BY M.MAHESHWAR SWAMY S/O. M RACHAIAH SWAMY HYDERABAD,	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 CHANDRAGIRI RAMESH [1510-1-2024-16670]	CHANDRAGIRI RAMESH R/O H NO.UNNIKOTA HYDERABAD	
2		 K PRABHAKAR REDDY [1510-1-2024-16670]	K PRABHAKAR REDDY R/O H NO.2-3-64/10/24, KAMALAYA NILAYAM JAISWAL COLONY AMBERPET HYD	

23rd day of August, 2024


Signature of Joint SubRegistrar1
Ranga Reddy (R.O)

Biometrically Authenticated by
SRO Dr. S. LAXMA REDDY
on 23-AUG-2024 15:58:31

E-KYC Details as received from UIDAI:

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX7223 Name: Mattam Maheshwar Swamy	S/O Rachaiah Swamy, Nyalkal, Medak, Andhra Pradesh, 502256	

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. 0/- was paid by the party through E-Challan/BC/Pay Order No ,802PY8230824 dated ,23-AUG-24 of ,YESB/

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The Term Depositee and Depositor hall unless it be repugnant to the subject or context thereof, include its successors and assigns.

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.21428 of 2022, dated 24th December 2022, registered at SRO, Ranga Reddy (R.O), Ranga Reddy District to secure the repayment of loan of Rs.8,25,00,000/-(Rupees Eight Crore Twenty Five Lakhs Only) advanced by the Depositee to the Depositor.
- B. WHEREAS the Depositor has fully repaid the loan amount of Rs.8,25,00,000/-(Rupees Eight Crore Twenty Five Lakhs 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.

Mattam. Maheshwaraswamy
Senior Manager
Emp. No. 65051

Sign.....

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 2550/-, DATE: 23-AUG-24, BANK NAME: YESB, BRANCH NAME: , BANK REFERENCE NO: 8742471724645, PAYMENT MODE: NB-1001138, ATRN: 8742471724645, REMITTER NAME: K PRABHAKAR REDDY, EXECUTANT NAME: AXIS BANK LTD RAC HYDERABAD, CLAIMANT NAME: JMKGEC REALTORS PVT LTD).

Date:

23rd day of August, 2024

Signature of Registering Officer

Ranga Reddy (R.O)

Certificate of Registration

Registered as document no. 16009 of 2024 of Book-1 and assigned the identification number 1 - 1510 - 16009 - 2024 for Scanning on 23-AUG-24 .

Registering Officer

Ranga Reddy (R.O)

(S. Laxma Reddy)

Bk - 1, CS No 16670/2024 & Doct No
16009/2024. Sheet 2 of 6 Joint Sub Registrar
Ranga Reddy (R.O)

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SCHEDULE OF THE PROPERTY OF DEPOSITOR-1

(JMKGEC Realtors Pvt. Ltd)

All that commercial space having a built up area 12,031 Sq. ft on the fifth floor in Tower-B along with un-divided share of land admeasuring 435.50 sq yds, with 16 numbers of car parking slots in the lower and upper basements of the building known as "**Ramky Selenium**" situated at Plot No.31 (P) and 32 in Survey Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District.

North : Open to Sky

South : Portion of Premises belonging to M/s. SDNMKJ Realty Pvt. Ltd.

East : Tower-A, Lift and Staircase

West : Open to Sky.

SCHEDULE OF THE PROPERTY OF DEPOSITOR-2

(SDNMKJ Realty Pvt. Ltd)

All that commercial space having a built up area 12,031 Sq. ft on the fifth floor in Tower-B along with un-divided share of land admeasuring 435.50 sq yds, with 17 numbers of car parking slots in the lower and upper basements of the building known as "**Ramky Selenium**" situated at Plot No.31 (P) and 32 in Survey Nos.115/22, 115/24, 115/25 at Financial District, Nanakramguda, Serilingampally Mandal, Ranga Reddy District.

North : Portion of Premises belonging to M/s. JMKGEC Realtors Pvt. Ltd

South : Open to Sky

East : Tower-A, Lift and Staircase

West : Open to Sky

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. 

Mattam. Maheshwaraswamy
Senior Manager
Emp. No. 65051
Sign.....
DEPOSITEE

Bk - 1, CS No 16670/2024 & Doct No
16009/2024. Sheet 3 of 6 Joint Sub Registrar¹
Ranga Reddy (R.O)



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LETTER OF RELEASE OF EQUITABLE MORTGAGE

Sub: No objection certificate for Loan A/c No. PCR000808301809, bearing property address - 5th Floor, On Tower B, Ramky Selenium, Plotnos31/p,32,syno.115/22,115/24,115/25 Financial Dist, Nanakramguda, Serlingamp Hyderabad 500033 Telangana

To,
Ms Jmk Gec Realtors Private Limited,
H No 5 2 223 Gokul Distillery Road
Secunderabad Hyderabad 500003 Telangana

13-08-2024

Dear Customer,

Thank you for banking with us.

Letter for release of the Bank charges on the property, described in Schedule I hereunder **5th Floor, On Tower B, Ramky Selenium, Plotnos31/p,32,syno.115/22,115/24,115/25 Financial Dist, Nanakramguda, Serlingamp Hyderabad 500033 Telangana**. The loan was issued by Axis Bank Ltd., at Base Loan centre **HYDERABAD** on 16-12-2022.

Ms Jmk Gec Realtors Private Limited, residing at H No 5 2 223 Gokul Distillery Road Secunderabad Hyderabad 500003 Telangana has availed a loan of **Rs.82500000** from Axis Bank Ltd., base loan centre, by creating an equitable mortgage for the property mentioned in the Schedule I, belonging to the borrower and the same is evidenced by a Memorandum of Entry executed by the branch. This was confirmed by the borrower by signing a Deed of Declaration cum Confirmation on **16-12-2022**.

Since the entire loan amount is repaid by the borrower and there are no dues pending towards the loan. As per request, we agree to release the property charges mentioned in the Schedule I by **13-08-2024**.

Axis bank certifies that it holds no claim or right against the property **5th Floor, On Tower B, Ramky Selenium, Plotnos31/p,32,syno.115/22,115/24,115/25 Financial Dist, Nanakramguda, Serlingamp Hyderabad 500033 Telangana** and the borrower shall be at liberty to deal with the property.

SCHEDULE I

Following the complete repayment of all your dues, we hereby return the original documents held by us as security for the mortgaged property:

SR NO	DOCUMENT TYPE	DESCRIPTION	TYPE
1	NEC1 - NEC/ENCUMBRANCE CERTIFICATE	EC NO 120651957	ORIGINAL
2	NOC FROM BUILDER	DT:13/10/2022	ORIGINAL
3	MEMD - MEMOD OF DEPOSIT-TITLE DEED	MODT INF/O AXIS BANK DOC NO:21428/2022 DT:24/12/2022	ORIGINAL

Generated By: 377109

Date and time: 13 Aug, 2024, 10:03:57 AM

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16009/2024. Sheet 4 of 6 Joint SubRegistrar1
Ranga Reddy (R.O)



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Office Order No.

To whomsoever it May Concern

Date: 22.11.2017

I, Srinivasu Tulabandula, Assistant Vice President, in exercise of the powers conferred upon me and in terms of the resolution passed by the Committee of Directors on July 08, 2016 here by authorize the following officials to sign, execute and deliver various documents on behalf of the Bank.

Emp No	Name of the Officer	Designation	Role	Location
65051	MATTAM MAHESWARA SWAMY	MANAGER	CPC Operation Officer	HYDERABAD

I further authorize the above officers to do all such acts and deeds as may be necessary for the proper delegation of the powers to execute the documents and for all matters connected therewith and / or incidental thereto.

It is also brought to the notice of all that this is an internal issue and the office order passed should only be distributed or circulated internally and the customer is not bound to take note as to whether the person who is executing the power or not unless otherwise it is specifically requested for.

Signature:

Name: SRINIVASU TULABANDULA

Designation: ASSISTANT VICE PRESIDENT

Emp No: 55285

Role: REGIONAL OPERATIONS MANAGER

Department: OPERATIONS

Mattam. Maheshwaraswamy
Senior Manager
Emp. No. 65051

Sign.....

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16009/2024. Sheet 5 of 6 Joint Sub Registrar1
Ranga Reddy (R.O)



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AXIS BANK

8251/38464



Maheshwar Swamy M
Employee No: 65051
Blood Group : B-ve

Signature
Issuing Authority

Mattam. Maheshwaraswamy
Senior Manager
Emp. No. 65051

Sign.....

Aadhaar No. :

7249 6536 7223

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
Government of India



మరణ మహేశ్వర్ స్వామి
Mattam Maheshwar Swamy
పుట్టిన తేదీ / DOB: 10/04/1984
పురుషుడు / Male



7249 6536 7223

నా ఆధార్, నా గుర్తింపు



భారత ప్రభుత్వం
GOVERNMENT OF INDIA



చంద్రగిరి రమేష్
Chandragiri Ramesh

పుట్టిన సంవత్సరం / Year of Birth : 1979
పురుషుడు / Male

4127 1589 3238



ఆధార్ - సామాన్యుని హక్కు



భారత ప్రభుత్వం
Government of India



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

3287 6953 9204

నా ఆధార్, నా గుర్తింపు

10/07/2013

ఆధార్
గుర్తింపు

This card is not transferable
and is the property of the Bank

Aadhaar
To e

If found please return to :
Head - Administration
Axis Bank Ltd.
Corporate Office
Bombay Dyeing Mills Compound,
Pandurang Budhkar Marg, Worli,
Mumbai - 400025.
Tel. : +91 22 2425 2525 / 4325 2525

ఆధార్
ఆధార్

సేవలు అందేదేయడంలో సహాయ పడుతుంది.

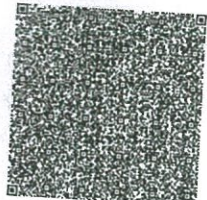
Aadhaar is valid throughout the country.
Aadhaar will be helpful in availing Government
and Non-Government services in future.



భారత ప్రభుత్వం ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: S/O రాచయ్య స్వామి, హౌస్ నెం-136/2, వార్డ్ నెం-1,
మెయిన్ రోడ్ దగ్గర, న్యాలకల్, మెదక్, ఆంధ్ర
ప్రదేశ్, 502256

Address: S/O Rachaiah Swamy, H NO 1-36/2,
WARD NO 1, NEAR MAIN ROAD, Nyalkal,
Nyalkal, Medak, Andhra Pradesh, 502256



7249 6536 7223

help@uidai.gov.in

www.uidai.gov.in



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O చంద్రగిరి నర్సింగ్ రావు, ఉన్నికొట, హైదరాబాద్, ఆంధ్ర ప్రదేశ్, 500080

Address : S/O Chandragiri Narsing Rao, unnikota, Hyderabad, Andhra Pradesh,
500080

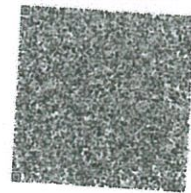
Aadhaar - Saamanyuni Hakku



భారత ప్రభుత్వం ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: 2-3-64/10/24 1వ ఫ్లోర్ కమలా
నిలయం, జైస్వాల్ కలనీ, అంబేద్కర్
హైవే, హైదరాబాద్, తెలంగాణ, 500013

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



3287 6953 9204

1947

help@uidai.gov.in

www.uidai.gov.in

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16009/2024. Sheet 6 of 6 Joint Sub Registrar¹
Ranga Reddy (R.O)



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Joint Sub Registrar-I
R.O. Ranga Reddy Dist.

16009/24

Online Challan Proforma [SRO copy]



Registration & Stamps Department
Government of Telangana



Challan No: 802PY8230824



Bank Code : YESB

Payment : NB

Remitter Details

Name: K PRABHAKAR REDDY
PAN Card No: AWSPP8104E
Aadhar Card No:
Mobile Number: *****561
Address: HYDREABAD

Executant Details

Name: AXIS BANK LTD RAC HYDERABAD
Address: HYDERABAD

Claimant Details

Name: JMKGEC REALTORS PVT LTD
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): RANGAREDDY
SRO Name: RANGA REDDY (R.O)

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): 23-08-2024

Transaction Id: 8742471724645

Stamp & Signature

Online Challan Proforma [Citizen copy]



Registration & Stamps Department
Government of Telangana



Challan No: 802PY8230824



Bank Code : YESB

Payment : NB

Remitter Details

Name: K PRABHAKAR REDDY
PAN Card No: AWSPP8104E
Aadhar Card No:
Mobile Number: *****561
Address: HYDREABAD

Executant Details

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Mutation Charges: 0
Haritha Nidhi: 50
TOTAL: 2550
Total in Words: Two Thousand Five Hundred Fifty
Rupees Only
Date(DD-MM-YYYY): 23-08-2024

Transaction Id: 8742471724645

Stamp & Signature

S-Page
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e- STAMPS
Document Registration eChallan Slip



Registration & Stamps Department
Government of Telangana



Remitter / SRO / District-Registrar Details

K PRABHAKAR REDDY

9246165561

802PY8230824

63pGA

Name
Mobile Number
Challan Number
AssCode