



Government of Telangana
Registration And Stamps Department

OTR
183199

Payment Details - Citizen Copy - Generated on 29/12/2020, 03:42 PM

SRO Name: 1512 Malkajgiri

Receipt No: 5045

Receipt Date: 29/12/2020

Name: ANAND S MEHTA

CS No/Doct No: 4696 / 2020

Transaction: Deposit of Title Deeds

Challan No:

E-Challan No: 494KQC281220

Chargeable Value: 100000000

DD No:

DD Dt:

Challan Dt:

E-Challan Dt: 28-DEC-20

Bank Name:

Bank Branch:

E-Challan Bank Name: YESB

E-Challan Bank Branch:

Account Description

Amount Paid By

	Cash	Challan	DD	E-Challan
Registration Fee				10000
Deficit Stamp Duty				49900
User Charges				100
Total:				60000

In Words: RUPEES SIXTY THOUSAND ONLY

Prepared By: MSHIVA

Signature by SR

SCANNED

24696

①.No 4427/2020



తెలంగాణ రాష్ట్రం

S.No: 1384 Date: 11.11.2020 Rs: 100/-

Sold To: CH. Ramesh

S/o.Dr/Mr. Late Narasingh Rao, B/o Hvd

For Whom: mehta & modi Realty Kowkur LP

Hvd-bad

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

THIS MEMORANDUM OF DEPOSIT OF TITLE DEEDS is executed at Hyderabad on this the 29th day of December 2020 by:

M/s. Mehta & Modi Realty Kowkur LP, a private limited company registered under the Limited Liability Partnership Act 2008, having its office at 2nd floor, 5-4-18/7/3 and 4, Soham Mansion, M. G. Road, Secunderabad, Hyderabad, Telangana - 500 003 and having its Permanent Account Number ("ABLFM7631F") represented by its authorized Signatory Mr. Anand S Mehta, S/o. Mr. Suresh U Mehta, aged about 42 years, Occupation Business,, (Aadhaar No: 8656 7880 6452) having his Permanent Account Number ("PAN: ACQPM3840C"). (hereinafter referred to as DEPOSITOR).

("DEPOSITOR" which term shall always mean and include their respective legal heirs, executors, agents, administrators, successors-in-office and assigns);

IN FAVOUR OF

BAJAJ HOUSING FINANCE LTD, a company duly incorporated under the Companies Act, 1956 and a 'Company' within the definition of the Companies Act, 2013 and having registered Office at Mumbai-Pune Road, Akurdi, Pune - 411035, Maharashtra, and branch office at # 1-10-39 to 44, 1st floor, Gumidelli Towers, Above Reliance Trends, Prakash Nagar, Begumpet, Hyderabad - 500016 represented by K.Santhosh Reddy, S/o. K.Chandra Reddy resident of H. No 3-25/A, Chegunta Mandal, Pothanpally, Medak, Telangana hereinafter referred to as the "BHFL" or as "DEPOSITEE", which expression shall, unless it be repugnant to the subject or context thereof, includes its successors and permitted assigns)

For MEHTA & MODI REALTY KOWKUR LLP
Partner
[Signature]

Y 352797
SUB REGISTRAR
& EX-OFFICIO STAMP VENDOR
KHAPRA



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SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXXX6452 Name: Anand Suresh Mehta	S/O Suresh Mehta, Secunderabad, Hyderabad, Telangana, 500003	
2	Aadhaar No: XXXXXXXXX2584 Name: Kavam Santhosh Reddy	S/O Kavam Chandra Reddy, pothanpally, Medak, Andhra Pradesh, 502255	

E-KYC Details as received from UIDAI:

29th day of December, 2020

Signature of Sub Registrar
Malkajgiri

SI No	Thumb Impression	Photo	Name & Address	Signature
1			K. PRABHAKAR REDDY R/O AMBERPET, HYD.	
2			CH. RAMESH R/O KAVADIGUDA, SEC BAD.	

Identified by Witness:

SI No	Code	Thumb Impression	Photo	Address	Signature/Link Thumb Impression
1	ME			BAJAJ HOUSING FINANCE LTD REP BY K. SANTHOSH REDDY S/O. K. CHANDRA REDDY H NO.3-25/A, CHEGUNTA(M), POTHANPALLY, MEDAK	
2	MR			M/S. MEHTA & MODI REALTY KOWKUR L.P. REP BY ANAND S MEHTA S/O. SURESH U MEHTA H NO.5-4-187/3 & 4, SOHAM MANSION, M.G. ROAD, SEC BAD	

Presented in the Office of the Sub Registrar, Malkajgiri along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10000/- paid between the hours of 3 and 4 on the 29th day of DEC, 2020 by Sri Anand S Mehta

Presentation Endorsement:

Bk - 1, CS No 4696/2020 & Doct No 4427/2020.

Sheet 1 of 7

Sub Registrar
Malkajgiri

COVAMED

WHEREAS

a) The DEPOSITORS are in the business of development, co-ownership, construction and sale of real estate projects and is currently developing "Greenwood Heights" ("Project")

b) Pursuant to a loan agreement dated 29/12/2020 entered into amongst inter alia the Depositors and the Lender (the "Facility Agreement"), the Depositor has availed of a rupee facility from the DEPOSITEE, in accordance with the terms set out in the Facility Agreement (the "Facility"), for a loan amount of Rs.10,00,00,000/- (Rupees Ten Crores Only)

c) One of the conditions of the Facility Agreement is that the Facility with all interest, additional interest, default rate and other costs and charges due and payable to the DEPOSITEE under the Finance Documents shall be secured, inter alia, by way of depositing title deeds on the Properties (as defined in Schedule I).

d) The DEPOSITORS and the DEPOSITEE have agreed that a security on the Properties will be created in favour of the DEPOSITEE and shall act as the security for the Facility.

NOW THIS INDENTURE WITNESSETH:

1. In pursuance of the terms and conditions agreed between the Depositor and Depositee, and in consideration of the DEPOSITEE having granted / to grant the Facility to the DEPOSITORS, the DEPOSITORS hereby creates a security by executing this Deed of Memorandum of Deposit of Title Deeds on the Properties for the due repayment of the Facility.

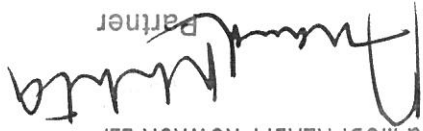
2. The Depositors had visited the BHFL Hyderabad Branch, on 29/12/2020 and deposited the following title documents / papers pertaining to the property, stated in Schedule II, in original, with an intention to create a security on title deeds to the property by way of deposit of title deeds, towards the above stated facility of Rs.10,00,00,000/- (Rupees Ten Crores Only).

3. In pursuance of the Agreement above, the DEPOSITORS hereby creates security by way of deposit of title deeds on the Properties together with all the estate, right, title, interest, claim, income, accession, accretions and additions relating to and in connection with the Properties.

4. The DEPOSITORS hereby covenants and assures the DEPOSITEE that it has got good right, full and sole power to create this security by way of deposit of title deeds, and that no other person or persons other than the DEPOSITOR has any manner of right, title or interest, claim or demand into or upon the Properties.

5. The DEPOSITORS hereby covenant that the said Properties are free from all encumbrances, claims and demands of whatsoever nature and the DEPOSITOR has complied with all requirements, obtained necessary consent from concerned authorities/bodies to create this security by way of deposit of title deeds.

6. The DEPOSITORS do further covenant and undertakes that it will not create any further security or other encumbrance on the Properties so as to prejudice the rights of the DEPOSITEE hereby created.

For MEHTA & MODI REALTY KOWKUR LLP
Partner




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Certificate of Registration
Registered as document no. 4427 of 2020 of Book-1 and assigned the identification number 1 - 1512 - 4427 - 2020 for Scanning on 29-DEC-20 .
(P Ramadevi)
Malkajgiri
Registering Officer

Online Payment Details Received from SBI e-P
(1). AMOUNT PAID: Rs. 60000/-, DATE: 28-DEC-20, BANK NAME: YESB, BRANCH NAME: . BANK REFERENCE NO: 7770497139322, PAYMENT MODE: NB-1001138, ATRN: 7770497139322, REMITTER NAME: K. PRABHAKAR REDDY, EXECUTANT NAME: MEHTA AND MODI REALTY KOWKUR LLP, CLAIMANT NAME: BAJAJ HOUSING FINANCE LTD).
Date: 29th day of December, 2020
Malkajgiri
Signature of Registering Officer

Rs. 49900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fees on the chargeable value of Rs. 100000000/- was paid by the party through E-Challan/BC/Pay Order No. 494KQC281220 dated 28-DEC-20 of YESB/

Description of Fee/Duty	Stamp Papers	Challan u/s 41 of IS Act	E-Challan	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	49900	0	0	0	50000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	10000	0	0	0	10000
User Charges	NA	0	100	0	0	0	100
Total	100	0	60000	0	0	0	60100

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

In the Form of

7. The DEPOSITORS further declare that the Properties or any part thereof is not subject to any subsisting mortgage, charge, lien, or other encumbrances or attachment or trust, and that there are no suits or any proceedings in any court of law regarding any claim or right in respect of the said Property.

8. The DEPOSITORS hereby declare that there is no arrear of any tax and or other public outgoings in relation to the Properties.

9. The DEPOSITORS covenants, declares and undertakes that as long as the Facility or any part thereof remain due, owing and payable to the DEPOSITEE, the DEPOSITORS shall keep the Properties in a good and substantial state of repairs and shall pay all the rates, taxes, assessments, dues and duties payable in respect thereof immediately as soon as the same shall become due and also that if default shall be made in keeping the Properties in a good and substantial state of repairs or in payment of such rates, taxes, assessments, dues and duties as aforesaid it shall be lawful for the DEPOSITEE (without being bound to do so) to keep the Properties in such repairs and to pay such rates, taxes, assessments, dues and duties as aforesaid, and the DEPOSITORS shall be liable to repay/refund such sums expended by the security together with interest thereon, and until such sums are so repaid the expended sums shall be a security upon the properties hereby assured or expressed to be in addition to the said Facility and interest thereon.

10. And it is further agreed and declared by the DEPOSITORS that the DEPOSITORS are liable to pay and shall pay all the costs, charges and expenses that any such amount incurred by the DEPOSITEE for the protection of the said Properties and or for the realization of the security amount and Facility, the same shall be deemed to form part of the secured amount.

11. And it is further agreed and declared by the DEPOSITORS that the DEPOSITORS and every person having or claiming any estate or interest in or to the Properties will at all times hereafter at the request of the DEPOSITEE but at the cost of the DEPOSITORS execute and register or cause to be done, executed and registered all such acts, deeds and things and assurances for further and more fully and perfectly assuring the Properties unto and to the DEPOSITEE as shall and reasonably be required.

12. The DEPOSITORS further declare and confirms that in the event of DEPOSITORS committing default in payment of any installment of interest or committing breach of any other term of this deed, the whole amount of principal then due with interest thereon will at the option of the DEPOSITEE become due and payable forthwith.

13. And it is further agreed and declared by the DEPOSITORS that in the event of the DEPOSITORS failing to pay the said principal sum with all interest and other moneys (Facility) when the same shall become due and payable under these presents, the DEPOSITEE shall be free to enforce the security against the properties in full or part and to realize and receive the said Facility amount out of the net sale proceeds of the said Properties AND if the net sale proceeds falling short of the Facility together with interest, cost, charges etc the deficit shall be recovered from the DEPOSITORS separately and the DEPOSITORS personally binds itself to repay the same in full and the DEPOSITEE shall be entitled to enforce such personal obligation against the DEPOSITORS individually.

14. And it is further agreed and declared that the DEPOSITEE may adopt necessary legal proceedings against the DEPOSITORS and recover and receive the said Facility by court sale and the deficit, if any, from the DEPOSITORS be recovered from them personally and from the other properties of the DEPOSITORS.

For MEHTA & MODI REALTY KOWKUR LLP

Partner



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For MEHTA & MODI REALTY KOWKUR LLP

 Partner

WEST	:	Neighbours land in Sy. No.196
EAST	:	Neighbours land in Sy. No.196
SOUTH	:	Approved Layout and common passage
NORTH	:	Neighbours land in Sy.No.196

BOUNDARIES

010 Bounded By:-

Property Address: All that the part and parcel of land admeasuring 2 acres in survey no.196 situated at Kowkur Village, Alwal Mandal, Medchal-Malkajigiri District (formerly Malkajigiri Mandal, R.R. District),- 500

Exclusive first security by way of deposit of title deeds on the units (as per list given below) in the project "Bloomdale Residency" being developed on below mentioned properties:

SCHEDULE OF PROPERTIES HEREBY SECURED

SCHEDULE I

- and the courts at Hyderabad-shall have non-exclusive jurisdiction.
17. The DEPOSITORS and the DEPOSITEE hereby agree that this Deed shall be governed by the laws of India
 16. The DEPOSITORS further declare that on repayment of Facility in whole or in parts the DEPOSITEE shall be entitled to redeem that portion of the Properties.
 15. And it is further agreed and declared by the DEPOSITORS that during the subsistence of the security hereby created and until repayment of the secured amount and Facility, the DEPOSITORS will get insured and keep insured the said properties against all loss and damages due to fire or any other accident for the loan amount with some Insurance Company of repute and pay all premium in the insurance policy as and when it becomes due and payable in respect thereof to such company and shall hand over the policy to the DEPOSITEE duly endorsed in favour of the DEPOSITEE as sole assignee and sole beneficiary and in the event of the DEPOSITORS failing to do so or to pay the premium, the DEPOSITEE will be entitled to insure the said properties at any time and to pay the premium thereon and the amount paid by the DEPOSITEE in respect thereof will be deemed to form part of the secured amount and Facility.



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List of unsold units to be mortgaged with BHFL of Project "Greenwood Heights"

S.no	Unit No	SBA in sq.ft	Configuration	status
1	A101	1,715	3BHK	Unsold
2	A103	1,715	3BHK	Unsold
3	A104	1,715	3BHK	Unsold
4	B107	1,715	3BHK	Unsold
5	B109	1,715	3BHK	Unsold
6	B110	1,715	3BHK	Unsold
7	B113	1,220	2BHK	Unsold
8	A115	1,945	3BHK	Unsold
9	A116	1,945	3BHK	Unsold
10	A117	1,945	3BHK	Unsold
11	A301	1,715	3BHK	Unsold
12	A302	1,715	3BHK	Unsold
13	A304	1,715	3BHK	Unsold
14	A305	1,715	3BHK	Unsold
15	B310	1,715	3BHK	Unsold
16	A314	1,945	3BHK	Unsold
17	A316	1,945	3BHK	Unsold
18	A317	1,945	3BHK	Unsold
19	A402	1,715	3BHK	Unsold
20	A403	1,715	3BHK	Unsold
21	A405	1,715	3BHK	Unsold
22	A414	1,945	3BHK	Unsold
23	A415	1,945	3BHK	Unsold
24	A417	1,945	3BHK	Unsold
25	A503	1,715	3BHK	Unsold
26	A515	1,945	3BHK	Unsold
27	A516	1,945	3BHK	Unsold
28	A601	1,715	3BHK	Unsold
29	A602	1,715	3BHK	Unsold
30	A605	1,715	3BHK	Unsold
31	A617	1,945	3BHK	Unsold
32	A702	1,715	3BHK	Unsold
33	A703	1,715	3BHK	Unsold
34	A705	1,715	3BHK	Unsold
35	B706	1,715	3BHK	Unsold
36	B712	1,715	3BHK	Unsold
37	A714	1,945	3BHK	Unsold
38	A715	1,945	3BHK	Unsold
39	A717	1,945	3BHK	Unsold
Total		69,840		

For MEHTA & MODI REALTY KOWKUR LLP

 Partner



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Exclusive second charge on the below units of developer share which has been mortgaged to Greater Hyderabad Municipal Corporation (GHMC)

List of unsold units mortgaged with HMDA/GHMC of Project "Greenwood Heights"

S.no	Unit No	SBA in sq.ft	Configuration	Status
1	A201	1,715	3BHK	Unsold
2	A202	1,715	3BHK	Unsold
3	A203	1,715	3BHK	Unsold
4	A204	1,715	3BHK	Unsold
5	A205	1,715	3BHK	Unsold
6	B206	1,715	3BHK	Unsold
7	B207	1,715	3BHK	Unsold
8	B208	1,715	3BHK	Unsold
9	B209	1,715	3BHK	Unsold
10	B210	1,715	3BHK	Unsold
11	B211	1,715	3BHK	Unsold
12	B212	1,715	3BHK	Unsold
13	B213	1,220	2BHK	Unsold
14	A214	1,945	3BHK	Unsold
15	A215	1,945	3BHK	Unsold
16	A216	1,945	3BHK	Unsold
Total		27,635		

SCHEDULE II

DETAILS OF TITLE DEEDS

Project – Greenwood Heights

S.NO	Date of Document	Nature of Document	Original
1	09.07.2019	Registered Joint Development Agreement cum GPA bearing no. 5379 of 2019 in favour of M/s.Meha & Modi Realty Kukur LLP	Original
2	25.09.2019	Registered rectification deed no.7083 of 2019 in favour of M/s.Meha & Modi Realty Kukur LLP	Original

IN WITNESS WHEREOF THE DEPOSITOR/S HAVE SET THEIR HAND THIS DAY, MONTH AND YEAR MENTIONED ABOVE.

Meha & Modi Realty Kukur LLP.

Represented by its authorized signatory KOKUR LLP

Partner

Mr. ANAND S. MEHTA

(DEPOSITOR)

WITNESSES : 1.

(Signature)

2.

(Signature)



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4427/2020. Sheet 6 of 7 Sub Registrar
Malkajgiri

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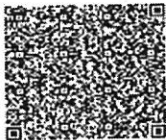


VENDOR CUM DEVELOPER:

భారత ప్రభుత్వం
Unique Identification Authority of India

నమోదు సంఖ్య / Enrollment No.: 1020/10855/00759

To
అనంద్ సురేష్ మెహ్తా
Anand Suresh Mehla
S/O: Suresh Mehla
21-BAPU BAGH COLONY P G ROAD
SECUNDERABAD
Secunderabad
Secunderabad
Telangana 500003
9885000518
307656913
MA0765691337FT



మీ ఆధార్ సంఖ్య / Your Aadhaar No. :
8656 7880 6452
ఆధార్ - సామాన్య నివాసి



అనంద్ సురేష్ మెహ్తా
Anand Suresh Mehla
పుట్టిన తేదీ / DOB : 13/06/1977
పురుషుడు / Male



భారత ప్రభుత్వం
Government of India

8656 7880 6452

ఆధార్ - సామాన్య నివాసి



భారత ప్రభుత్వం
Government of India

కండి ప్రభాకర్ రెడ్డి
Kandi Prabhakar Reddy



పుట్టిన సంవత్సరం/Year of Birth: 1974
పురుషుడు / Male

3287 0053 9204

ఆధార్ - సామాన్య నివాసి



10/07/2013

To
Kandi Prabhakar Reddy
కండి ప్రభాకర్ రెడ్డి
JAISWAL COLONY
2-3-64/10/24 1FLOOR KAMMALA NILAYAM
Amberpet
Amberpet, Hyderabad
Andhra Pradesh - 500013

Handwritten signature

నమోదు సంఖ్య / Enrollment No. : 1027/28203/00049

FOR MEHTA & MODI REALTY KOWKUR LLP
Partner
Handwritten signature



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आदर्श निवास प्रमाण पत्र
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आदर्श निवास प्रमाण पत्र, 502255
3-25/A, Chegunta Mandal,
S/o Kavram Chandra Reddy, H No
Pradesh, 502255

1800 300 1947
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001

आदर्श - आभ आदर्श का अधिकार
5655 0690 2584

आदर्श अधिकार
GOVERNMENT OF INDIA

आदर्श अधिकार
DOB: 18-05-1986
Gender: Male
Kavram Santhosh Reddy

4427/2020.
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आदर्श - Saamanyuni Hakku
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आदर्श अधिकार, 500080
Kavradguda, Hyderabad
near m c h community hall
1-3-176/D/2, Unnikrishna
S/o Chandragiri Ramesh Rao
Address:

आदर्श अधिकार, 500080
Kavradguda, Hyderabad
near m c h community hall
1-3-176/D/2, Unnikrishna
S/o Chandragiri Ramesh Rao
Address:

आदर्श - सामान्य हक
4127 1589 3238

आदर्श अधिकार
GOVERNMENT OF INDIA

आदर्श अधिकार
DOB: 18-05-1986
Gender: Male
Kavram Santhosh Reddy

4427/2020.
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