SCANNED

7/2022



తెలంగాణ తెలంగాణా TELANGANA

Sl.No: 10309 Date: 30-12-2021

Sold To: KOTHAGADI REKHA W/O KOTHAGADI YADAIAH

R/o ZAHEERABAD

For Whom: SELF & OTHERS

AG 24/409

MOHD. GHOUSEUDDIN
Licenced Stamp Vendor
L.No. 17-10-006/2021
Ranjole, Zaheerabad
Cell : 9490096700

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

(May be taken for one or more property/s-Regd. Equitable/additional Equitable Mortgage)
[Stamp duty is payable as per local State Stamp Act]

Place: ZAHEERABAD
Date: 03.01.2022

This Memorandum is made and executed on this the 31st day of December, 2021 by **(1) SMT. KOTHAGADI REKHA W/O KOTHAGADI YADAIAH,** aged about 36 Years, Occupation: Home Maker, Resident of H.NO: 2-4-159, Bagareddypally, Zaheerabad Town and Mandal, Sangareddy District Telangana State - 502220, bearing **Aadhaar No: 629446611543, PAN No: BWAPK3777M, Mobile No: 98494 50527** and **(2) SRI GOLLA BHASKER S/O SRI GOLLA MALLAPPA,** aged about 45 Years, Occupation: Business, Resident of Plot No: 38, 39, Green Valley Colony, Pastapur, Zaheerabad Town and Mandal, Sangareddy District Telangana State - 502318, bearing **Aadhaar No: 2680 0741 3969, Mobile #: 98495 92452.** (Hereinafter called "THE MORTGAGOR/S" which expressions shall include his/her/their respective heirs, executors, administrators and assigns of the one part) in favour of **Canara Bank**, a body corporate constituted under the banking Companies (Acquisition and Transfer of Undertakings) Act, 1970, having its Head Office at 112 JC Road, Bengaluru and among others an office at **ZAHEERABAD** Branch (hereinafter called the Bank)

1. K. Rekha

2.

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Zaheerabad along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 5000/- paid between the hours of 12 and 01 on the 03rd day of JAN, 2022 by Sri Kothagadi Rekha

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		GOLLA BHASKER::03 [1710-1-2021-9424]	GOLLA BHASKER S/O. GOLLA MALLAPPA, 38, PASTAPUR, ZAHIRABAD, SANGAREDDY, TELANGANA, 502318,	24 FEB 2021
2	MR		KOTHAGADI REKHA: [1710-1-2021-9424]	KOTHAGADI REKHA W/O. KOTHAGADI YADAIAH, 2-4-159, HYDERABAD, ZAHIRABAD, SANGAREDDY, TELANGANA, 502220,	K. Rekha

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		YADAIAH::03/01/202 [1710-1-2021-9424]	YADAIAH, AADHAAR CARD	24 DEC 2021
2		VAMSHI::03/01/2022 [1710-1-2021-9424]	VAMSHI, AADHAAR CARD	

03rd day of January,2022

Signature of Sub-Registrar
Zaheerabad

E-KYC Details as received from UIDAI:

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX3969 Name: Golla Bhasker	C/O Golla Mallappa, Pastapur, Medak, Telangana, 502318	
2	Aadhaar No: XXXXXXXX1543 Name: Kotha Gadi Rekha	W/O Kotha Gadi Yadaiah, Zahirabad, Medak, Andhra Pradesh, 502220	

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OFFICE OF The Seal of Sub Registrar office ZAHEERABAD SUB REGISTRAR

(a) In consideration of the Bank making or continuing to make advance or otherwise giving credits or offering other banking facilities to **M/S SHREE BHAVANI DIARY FARM** represented by **1. SMT. KOTHAGADI REKHA W/O KOTHAGADI YADAIAH & 2. SRI GOLLA BHASKER S/O SRI GOLLA MALLAPPA** (name of the borrowers) (Hereinafter referred to as The Party), for as long as it thinks fit, at their **ZAHEERABAD** Branch /office and/or at any of their other branches upto a limit of **Rs.50,00,000/-(Rupees Fifty Lakhs only)** exclusive of interest, discount, Bank charges, legal charges etc., I/we have on the **29.12.2021** deposited with **ZAHEERABAD** branch of the Bank in the **Zaheerabad** Town/City, the title deeds described in Schedule 'A' here below in respect of the immovable properties fully described in Schedule 'B' here below with intent to create a mortgage/charge by deposit of title deeds as security for the due repayment to the Bank of all or any of the sums of money which then or hereafter were or shall at any time be P to the Bank on account of a sum obtained or to be obtained hereafter by me/us/the Party in any of my or our or the Party's account be it current, overdraft, cash credit or loan whether from me/us solely or from the Party or from either or any of us jointly with another person or persons including the amounts of any notice or bills discounted or paid on or at the request of either of us solely or jointly or any money or advances made to or from the accommodation or at the request of either of us solely or jointly or any moneys for which I or we or the Party may be liable to the Bank or in any way whatsoever together in all cases aforesaid with interest at the rate/s determined by the Bank from time to time in this behalf I/we having waived expressly the right to receive notice of variation of such rate of interest, on all total balances from the respective dates as per Rules and Regulations obtaining in the Bank from time to time in this behalf such interest be debited to the account and credited to the principal in case of non-payment on due dates and also together with any commission, discount and other charges including legal charges occasioned by me/us or the Party or incident to this or any other security held by or to the Bank for the same indebtedness or by or to the enforcement of any such security. OR (b) the borrowers/mortgagers have already availed a sum of Rs. 50,00,000/- on _____(date) and the schedule property has been mortgaged by me/us for the said sum/loan under equitable mortgage deed registered as no _____ (mention SRO document no. of earlier deed/s) on the file of _____ SRO. This deed of equitable mortgage is executed as additional mortgage for securing the enhanced/additional sum of _____ availed by the mortgager/borrower on ..... This deed of mortgage/charge is executed in addition to the existing mortgage stated above and for security of all such sum/loan becomes payable by me/us/Borrower.

1. K. Rekha

2.

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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						
	Stamp Papers	Challan u/S 41of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	24900	0	0	0	25000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	5000	0	0	0	5000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	30400	0	0	0	30500

Rs. 24900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 5000/- towards Registration Fees on the chargeable value of Rs. 5000000/- was paid by the party through E-Challan/BC/Pay Order No ,6472LE311221 dated ,31-DEC-21 of ,HDFS/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 30400/-, DATE: 31-DEC-21, BANK NAME: HDFS, BRANCH NAME: , BANK REFERENCE NO: 5678764875439,PAYMENT MODE:NB-1001138,ATRN:5678764875439,REMITTER NAME: K REKHA AND OTHERS,EXECUTANT NAME: K REKHA AND OTHERS,CLAIMANT NAME: CANARA BANK) .

Date:
03rd day of January,2022

Signature of Registering Officer
Zaheerabad

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1వ పుస్తకము 2022 సంగ్రహ 1943
సం.II. ....7.... పుటలలో ఉంచడమైనది
స్కానింగు నిమిత్తం గుర్తింపు నెంబరు
1710 -1....7.....2022వ ఇవ్వబడినది
2022సం. II...జనవరి....03....తేది

B.SAMMAIAH
Sub-Registrar
Zaheerabad

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I/We have agreed that bank shall hold and continue to hold the said title deeds as security not only for the amounts due under the initial and subsequent facility/ies granted but also for the repayment of the amounts due under the additional facility now granted /agreed to be granted to me /part as agreed and I/We hereby confirm as already agreed by me/us party that you are entitled to hold the said title deeds as security until the clearance of all the amount due under the credit facilities granted to me / borrower(s) as aforesaid. (This clause is applicable in case of subsequent/additional equitable mortgage) (Strike out if not applicable)

I/We have agreed at the time of creation of mortgage by deposit of title deeds, that the security created thereby shall be a continuing security and shall ensure notwithstanding that at any time thereon accounts are brought to credit or the facility is reduced or enhanced and further shall ensure for any other or fresh financial facilities that I/we or the Party or any of us may be granted by the Bank at any of their offices in India.

4. While creating the mortgage as mentioned hereinabove, I/we have agreed that the Bank is at liberty to sue me/us on any of the mortgages by filing a single suit or by filing separate suits as it deems fit and I/we have hereby waived our right under Section 67-A of the Transfer of Property Act, 1882.

5. While creating the mortgage as mentioned above I/we have confirmed that I/we have not created any tenancy on the scheduled property and further agreed that, I/we will not create any lease of the said mortgaged property during the currency of the mortgage/loan without the prior written consent of the Mortgagee, as per Section 65 A (3) of the Transfer of Property Act, 1882.

6. The Mortgagor/s undertakes/undertake that he/they shall not cut any timber grown now standing or that may be raised on the schedule property or destroy or commit damage or any act of waste and thereby diminish the value and utility of the security herein created in favour of the Mortgagee.

7. While creating the mortgage as mentioned hereinabove I/we have undertaken to collect back title deeds on closure of all the credit facilities failing which the Bank will be at liberty to collect service charges at the rate specified by the Bank. I/we understand that on such failure on my/our part, the said title deeds would remain with the Bank entirely at my/our risk and responsibility thereafter.

1. K. Rekha 2.

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/We further agree that in the event any of the items of the mortgaged properties are either not available for realization on any count including its release in favour of the owner mortgager, such event, shall not bar the Bank to sue on remaining items of the mortgaged properties or to enforce them and shall also not be a bar to claim a personal decree against the mortgagers.

Notwithstanding the aforesaid, /We hereby give specific consent to the Bank for disclosing/submitting the 'financial information' as defined in Section 3(13) of the Insolvency and Bankruptcy Code, 2016 ('Code' for brief) read with relevant Regulations/Rules framed under the Code, as amended and in force from time to time and as specified there under from time to time, in respect of the securities created by me/us for securing the Credit/Financial facilities availed by the Borrower from the Bank, from time to time, to any 'Information Utility' ('IU' for brief) as defined under Section 3 (21) of the Code, in accordance with the relevant Regulations framed under the Code, and directions issued by the RBI to the Banks from time to time and hereby specifically agree to promptly authenticate the financial information submitted by the Bank, as and when requested by the concerned 'IU'.

. The properties mentioned in Schedule here below are not subject to, but are free from prior encumbrances, charges or any claims on any account whatsoever.

. I/ We shall not create any encumbrance or sell or otherwise any portion of the Schedule property without taking prior written consent of the Bank during the currency of the loan.

2. Reference to singular includes plural and vice versa.

ITNESSES:

1. Signature:
   Name: K. yadav
   Address:

2. Signature:
   Name:
   Address:

1. K. Rekha

2.

(Signature of Mortgagor/s)

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LIST OF DOCUMENTS DEPOSITED – 1

S.No	Date of Document	Name of Document	Whether Original/Certified/True Copy/Photostat is required
01.	1989-1990	ROR	Certified Copy
02.	2004-2005	ROR	Certified Copy
03.	2010-2011	Pahani Patrak	Certified Copy
04.	2014-2015	Pahani Patrak	Certified Copy
05.	2017-2018	Pahani Patrak	Certified Copy
06.	19.04.2018	Pattedar Pass book Cum Title Deed book No. T09130150395, Khata No. 537	Xerox Copy
07.	28.12.2020	Registered Sale Deed vide Document No: 118/2020	Original
08.	28.12.2020	Pattedar Pass book Cum Title Deed book No. T09130150840, Khata No. 60258	Online Copy
09.	11.01.2021	NALA order vide Proceedings No: 2100014583	Original
10.	25.06.2021	Permission for construction of Shed issued by Panchayath Secretary	Original
11.	29.11.2021	Registered Release Deed vide Document No: 8081/2021	Original
12.	02.12.2021	Encumbrance Certificate No. 215280/14146/71579759	Original
13.	02.12.2021	Notarized Affidavit	Original

DESCRIPTION OF PROPERTY / PROPERTIES - 1

Item No	Survey No	Extent of Area's (in acres / hectares)	Location	Boundaries
01.	Non-Agricultural **Sy.No. 263/ఈ**	Admeasuring **Ac. 00-29 guntas** OR **3509 Sq. Yards**	Situated at **Malkapurjadi Village**, Mogudampally Mandal, Sangareddy District, TS	**North:** Land of Rachamma. **South:** Land of Raju. **East:** Krishna Reddy. **West:** Road

LIST OF DOCUMENTS DEPOSITED – 2

S.No	Date of Document	Name of Document	Whether Original/Certified/True Copy/Photostat is required
01.	23.06.1981	Registered Sale Deed vide Document No:1037/1981 in Urdu with its True translation in English	Certified Copy
02.	24.11.1981	Orders of Transfer of Immovable Property, vide Proceeding No: A3/1785/81	Original
03.	30.03.1992	Receipt for Property Tax No. 51294/573	Original
04.	28.06.1991	Receipt for Property Tax No. 48086/481	Original
05.	14.03.1998	Amendment Order No. A3/586/98	Original
06.	20.06.2000	Receipt for Property Tax No. 543/054297	Original

K Reddy

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07.	19.05.2007	Registered Deed of Gift Settlement vide Document No: 3087/2007	Original
08.	31.08.2007	Amendment Order No. A3/1035/2007	True Copy
09.	31.08.2007	Receipt for Property Tax No. 46/4578	True Copy
10.	02.12.2021	Receipt for Tax No. 11141115340021221250097, Assessment No: 1114001138	Original
11.	06.12.2021	Encumbrance Certificate No: 282574/14315/72603192	Original
12.	06.12.2021	Search Fee Receipt No. 14318	Original
13.	06.12.2021	Notarized Affidavit	Original

DESCRIPTION OF PROPERTY / PROPERTIES - 2

Item No	Extent of Area's (in acres / hectares)	Location	Boundaries
01.	Constructed Area admeasuring 486.4 Sq.Fts (Ground Floor) and 486.4 Sq.Fts (First Floor), Rood R.C.C., Total area 633.6 Sq. Fts OR **70.4 Sq.Yards** OR 59.1 Sq.Mtrs	All that Independent House bearing **H.No: 2-1-112 (New), 2-1-76 (Old)** situated at **Subhash Gunj Street**, Zaheerabad Town and Mandal, Sangareddy District, Telangana State	**North:** Remaining Part of the H.No: 2-1-112 (New) and 2-1-76 (Old) **South:** Open Area Government Hospital **East:** Passage 4 Feet 06 Inches **West:** Remaining Part of the Building

31.12.2021

In witnesses whereof the First Party have signed on this **MEMORANDUM OF DEPOSIT OF TITLE DEEDS** with their free will and consent without any coercion after understanding the same on the day, month and year first above mentioned.

WITNESSES:

1. K. Rekha

3. Signature: K. Yadav
Name:
Address:

2.
(Signature of Mortgagor/s)

4. Signature
Name:
Address:

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GOVERNMENT OF INDIA
Kotha Gadi Rekha
Female
Year of Birth 1985
6294 4661 1543
- సామాన్యుని హక్కు

UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address: W/O Kotha Gadi Yadaiah h no 2-4-159 bagareddypalli zaheerabad Zaheerabad Bagareddypally Medak Andhra Pradesh 502220

2680 0741 3969

GOVERNMENT OF INDIA
Kotha Gadi Yadaiah
Male
Year of Birth 1977
5573 4901 5540
- సామాన్యుని హక్కు

UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Address: S/O Kotha Gadi Pochaiah h no 2-4-159 bagareddypalli zaheerabad Zaheerabad Bagareddypally Medak Andhra Pradesh 502220

2680 0741 3969

Government of India
5407 0689 4793
VID : 9110 1531 8121 3103

Unique Identification Authority of India
Address:
5407 0689 4793
VID : 9110 1531 8121 3103

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