

9326 / 2021 (12)

TP/102929981 / 2021

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

This Memorandum of Deposit of Title deeds executed at Chennai on this 25th day of June, 2021, by SUN-X CONCRETE INDIA PRIVATE LIMITED, a private company incorporated under the Companies Act, 1956/2013 and having its Registered office at NO 5 WEST TAMBARAM 3rd CROSS STREET Kanchipuram-600045 represented by its director Mr. K ALVIN (ANMPK1368E) residing at No. B4, Ground Floor, Srinivasa APTS, 47 Thambai, West Mambalam, Chennai-600033 (hereinafter called the "BORROWER", which term shall wherever the context mean and include his /her heirs, executors, administrators, legal representative and permitted assigns)

TO AND IN FAVOUR OF

ICICI Bank Limited a public company incorporated under the Companies Act, 1956 and a banking company within the meaning of the Banking Regulation Act, 1949, having its registered office at ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara, 390 007, corporate office at ICICI Bank Towers, Bandra Kurla Complex, Mumbai 400 051 and having among others a branch office at ICICI Bank Limited, Plot No 24, South Phase Ambattur Industrial Estate Ambattur Chennai-600058 (hereinafter called the "LENDER" which term shall wherever the context admits, mean and include its successors and assigns)

WHEREAS UPON request of the BORROWER, LENDER has sanctioned a Facility more particularly described in Clause 2 of Schedule A hereunder to the BORROWER (hereinafter referred to as "the Facility") on condition that the Facility shall be secured, inter-alia, by way of equitable mortgage by deposit of title deeds more particularly described in Schedule B hereunder ("Title Deeds") in respect of the BORROWERS immoveable property more particularly described in Schedule C hereunder ("Immoveable Property") for the due repayment, discharge and redemption by the BORROWER of the Facility together with all interest, liquidated damages, premia on prepayment, costs, charges, expenses and other monies payable to the LENDER.

NOW THIS AGREEMENT OF DEPOSIT OF TITLE DEEDS WITNESSTH that in consideration of the said Facility, the BORROWER has deposited the Title Deeds on ☒ at Chennai in respect of the Immoveable Property with the LENDER, to create mortgage by deposit of title deeds in accordance with the provisions of Section 58(f) of the Transfer of Property Act, 1882 in favour of the LENDER for due repayment and discharge of the said Facility.

The BORROWER further states that the said Title Deeds so deposited are the only documents of title relating the said Immoveable Property in the possession, power and control of the BORROWER and that the BORROWER has clear and marketable title to the said Immoveable Property.

Mr. K ALVIN further states that he/she was authorizes to create equitable mortgage by deposit of title deeds as aforesaid pursuant to the resolution passed on 25.06.2021 and he/she has furnished a certified copy of the said resolutions to the Lender and stated that the said resolutions were in full force and effect.

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Registering Officer

> Wm

Schedule A**1. Address of the place where title deeds are deposited:**

ICICI Bank branch/zonal/regional/corporate office/other address

ICICI Bank Limited
Cenotaph road,
Chennai-600058

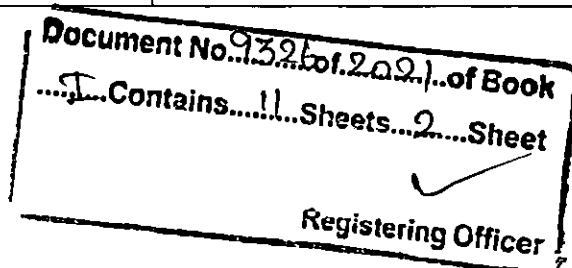
2. Name(s) of the banks/institutions and the amount of their respective facilities:

S. No.	Name(s) of the bank(s)/institutions	Amount of secured facilities (Rs. in mn.)	Ranking of charge: Exclusive/First/Second/Third/Residuary
1.	ICICI bank limited	Rs. 102.50 million	Exclusive

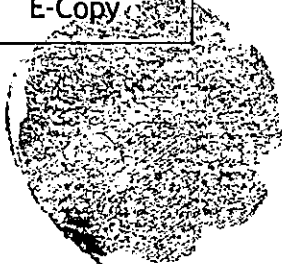
Schedule B

(List of Documents of Title, Evidences, Deeds and writings deposited)

S. No	Date & Document. No	Particulars of deeds	Nature of Doc
1	11.06.2021 8607/2021	Regd.Sale Deed in favour of Sun-X Concrete India Pvt Ltd Rep by Mr.Ayyappan Executed by Tulive Estate rep by Mr.Suresh Vaidyanathan	Original Title Deed
2	11.06.2021 8605/2021	Regd.Construction Agreement between Sun X Concrete India Pvt Ltd and Tulive Estate	Original
3		Memorandum of Association of M/s Sun-X Concrete India Pvt Ltd	Xerox
4		Articles of Association of M/s Sun-X Concrete India Pvt Ltd	Xerox
5		Certificate of Incorporation of M/s Sun-X Concrete India Pvt Ltd	Xerox
6	20.02.2013	Approved plan issued by President of Muttukadu Panchayat, in the name of M/s Sun-X Concrete India Pvt Ltd	Xerox
7	22.06.2021	EC [01.01.1987 TO 21.06.2021]	E-Copy



> *Wd*



Schedule C
(Description of the Property)

i	Survey No.	95/23, 95/24, 95/25, 95/26, 95/27part, 95/28part
ii	As per Revenue Record	95/23, 95/24, 95/25, 95/26, 95/27part, 95/28part
iii	Total Extent	66590 Sq.ft in UDS 35525.03 Sq.ft
	Flat No As per Construction Agreement	Flat No:5D, Fifth Floor
	Extent area including plinth built up area in case of house property / as per building Agreement	1055.61 Sq.Ft- Plinth Area Including common area, First Floor
iv	Location like name of the place, village, city, registration, sub- district etc.	Muttukadu Village, Chengalpattu Taluk, Chengalpattu Registered Dist, Tiruporur SRO"
v	i) <u>Boundaries for 66590 Sq.Ft of land with building</u> <u>North By</u> - 30 Ft Road, <u>South By</u> - Property Owned by T.S.Pathy and Geetha, <u>East By</u> - East Coast Road, <u>West By</u> - Land Gifted to Muttukadu Panchayat for OSR, With all easements Rights and Pathway	

together with all the buildings and structures thereon, rights, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

In witness whereof the BORROWER has set his hand and signature on the day month and year first above written in the presence of: -

WITNESS

BORROWER

1. 12 - RANJITH Kumar 8p.
Kumaresan 12a 5p. Kargiparan
AHS at Annamalai Chennai. 23.

2. C. Ramakrishna G. Pravin Krishna
1A-OTAS APARTMENTS 211 - Jonkee NB
West Nambalor, Chennai - 23

Drafted By:

L. Madasamy
Advocate

E.No.4309/2019

No.3/2, Subban Street, Pudupet.
Chennai - 600002.

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Registering Officer

இந்திய சர்க்கார்
Government of India

ஆதார்
Alvin
பிறந்த நாள் / DOB : 20/05/1972
ஆண்பால் / Male

6023 2187 8648

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Alvin

இந்திய சர்க்கார்
Unique Identification Authority of India

ஆதார்
முகவரி:
தந்தை / தாய் பெயர்:
கோலப்பன், 38, மறைமலை
அடிகளார் தெரு, ஆஞ்சநேயர்
நகர் 2வது விரிவு, ஜல்லடியன்
பேட்டை, காஞ்சிபுரம்,
மேடவாக்கம், தமிழ். நாடு. 600100

Address:
S/O: Kolappan, 38, MARAIMALAI
ADIGALAR STREET,
ANJANEYAR NAGAR 2ND EXTN,
Jalladianpet, Kancheepuram,
Medavakkam, Tamil Nadu,
600100

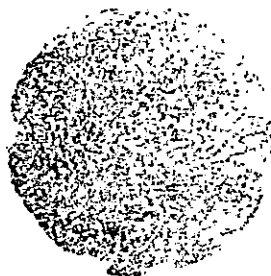
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help@uidai.gov.in

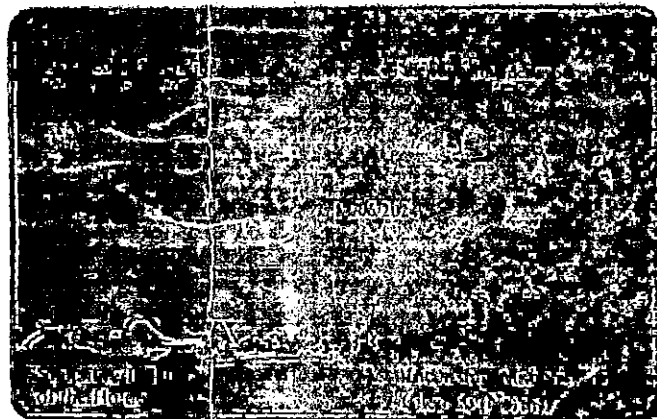
www.uidai.gov.in

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Registering Officer





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Registering Officer



भारत सरकार

GOVERNMENT OF INDIA

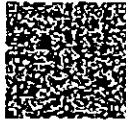


க ராமகிருஷ்ணன்

G Ramakrishnan

பிறந்த நாள்/ DOB: 23/05/1978

ஆண் / MALE



9549 1672 3821

எனது ஆதார், எனது அடையாளம்.

G. Ramakrishnan



भारतीय विश्वविद्यालय प्राधिकरण
MINISTRY OF ELECTRONIC GOVERNANCE, GOVERNMENT OF INDIA

முகவரி:

S/O க கணபதி
கப்ரமணியம், பி4,
கிரௌண்ட் மாடி,
ஸ்ரீனிவாச அடுக்ககம், 47
தம்பையா ரோடு, மேற்கு
மாம்பலம், சென்னை,
தமிழ் நாடு - 600033

Address:

S/O S Ganapathy Subramaniam,
84, GROUND FLOOR,
SRINIVASA APTS, 47
THAMBAIAH ROAD, WEST
MAMBALAM, Chennai,
Tamil Nadu - 600033

9549 1672 3821

MEERA AADHAAR, MERI PEHACHAN

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Registering Officer



BANK LETTER FOR EXECUTION OF REGISTRATION

Date:25.06.2021

To,

Sub Registrar Officer
Thiruporur- SRO

Sub: Request for registration of Memorandum of Deposit of Title Deeds.

Sir / Madam,

We have taken the custody of security documents of property belonging to Sun-X Concrete India Private Limited

Sr. No.	Name(s) of the bank(s)/institutions	Amount of secured facilities (Rs. in mn.)	Ranking of charge: Exclusive/First/ Second/Third/ Residuary
1.	ICICI bank limited	Rs.102.5Mn	Exclusive

Hence we request you to register the Memorandum of Deposit of title deed based on the Photo copy of the original title deed.

(Description of the Property)

i	Survey No.	95/23, 95/24, 95/25, 95/26, 95/27part, 95/28part
ii	As per Revenue Record	95/23, 95/24, 95/25, 95/26, 95/27part, 95/28part
iii	Total Extent	66590 Sq.ft in UDS 35525-03 Sq.ft

Document No. 932 of 2021 of Book
...I...Contains...11...Sheets...7...Sheet**ICICI Bank Limited**
New No.8, B.S.No.423/0, IT
Highway Road,(OMR)
Thiruporur, Chennai -603110**Registering Officer**Website www.icicibank.com
CIN :L65190GJ1994PLC021012Regd. Office : ICICI Bank Tower, Near Chakli Circle,
Old Padra Road, Vadodara 390 007,
India.
Corp. Office : ICICI Bank Towers, Bandra-Kurla
Complex, Mumbai 400 051, India.

	Flat No As per Construction Agreement	Flat No-5D, Fifth Floor
	Extent area including plinth built up area in case of house property / as per building Agreement	1055.61 Sq.Ft- Plinth Area Including common area, First Floor
iv	Location like name of the place, village, city, registration, sub- district etc.	Muttukadu Village, Chengalpattu Taluk, Chengalpattu Registered Dist, "Tiruporur SRO"
v	i) Boundaries for 66590 Sq.Ft of land with building <u>North By</u> - 30 Ft Road, <u>South By</u> - Property Owned by T.S.Pathy and Geetha, <u>East By</u> - East Coast Road, <u>West By</u> - Land Gifted to Muttukadu Panchayat for OSR, With all easements Rights and Pathway	

List of Documents held with us

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Registering Officer

ICICI Bank Limited
New No.8, R.S No 123/8, IT
Highway Road,(OMR)
Thiruporur, Chennai -603110

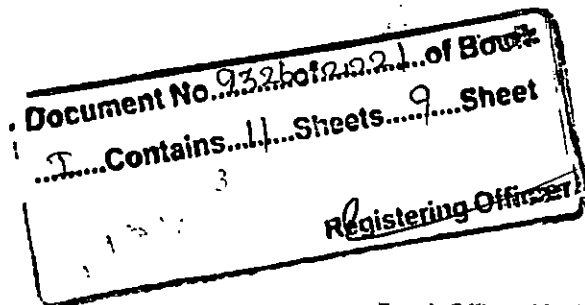
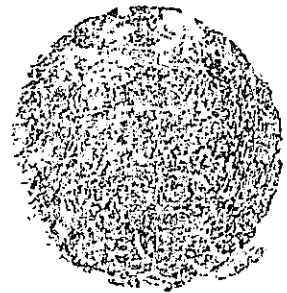
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7	22.06.2021	EC [01.01.1987 TO 21.06.2021]	E-Copy

Yours Faithfully

Authorized Signatory


 418692


ICICI Bank Limited
 New No.8, R.S No 123/8, IT
 Highway Road,(OMR)
 Thirupurur, Chennai -603110

Website www.icicibank.com
 CIN :L65190GJ1994PLC021012

Regd. Office : ICICI Bank Tower, Near Chakkil Circle,
 Old Padra Road, Vadodara 390 007,
 India.
 Corp. Office : ICICI Bank Towers, Bandra-Kurla
 Complex, Mumbai 400 051, India.

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 6899 of 2021

I hereby certify that a sum of ₹ 30,000/- (Rupees Thirty Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ஆல்வின் residing at 300/1- 247 avvai shanmugam road gopalapuram chennai- 600086, Chennai, Tamil Nadu, India, 600086.

Sub Registrar: Thiruporur

Date: 25/06/2021

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

SUB REGISTRAR
THIRUPORUR

Presented in the office of the Sub Registrar of Thiruporur and fee of ₹ 6,200/- paid at 05:10 PM on the 25/06/2021 by

Left Thumb



[Signature]
 909449995

Additions as per recitals of document

Execution admitted by
Left Thumb

[Signature]
 909449995

Additions as per recitals of document

Identified By

1. *[Signature]*

Mr. RANJITHKUMAR Son of KUMARESAN 59, Ekanjipuram, 4th Street,, Chennai, Tamil Nadu, India, 600023.

2. *[Signature]*

Mr. MADHAVAN CHELLAIYA Son of CHELLAIYA No.15, Raghavendrapuram, Srirangam, Thiruchirappalli, Tamil Nadu, India, 620000.

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 1/27
 Registering Officer



25th day of June 2021

MURALI ANNAPPAN
Sub Registrar

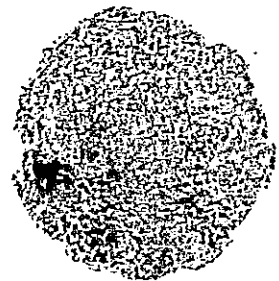
SUB REGISTRAR
THIRUPORUR

Registered as Number R/Thiruporur/Book-1/9326/2021.

Date: 25/06/2021
Thiruporur

MURALI ANNAPPAN
Sub Registrar

SUB REGISTRAR
THIRUPORUR



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Registering Officer