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853 / I / 2020

**MEMORANDUM OF DEPOSIT OF TITLE DEEDS**

This **Memorandum of Deposit of Title deeds** executed at Chennai on this 05<sup>th</sup> day of Mar, 2020 by Mr. C. PREMANAND (AIVPP7491D), aged about 47 years son of Mr. V.N. CHITTIBABU, residing at Flat no. 444, 4th floor, NPL Anjali Apartment, Villivakkam Chennai - 600049. The expression "Mortgagor" shall, unless it be repugnant to the subject or context thereof or as the subject may permit or require, mean any or each of the aforesaid individuals and shall include his / her / their respective heirs, legal representatives, executors, administrators 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 Ltd, A78, Plot No. 3211, 3rd Avenue, Anna Nagar, Chennai-600102 (hereinafter called the "LENDER" which term shall wherever the context admits, mean and include its successors and assigns)

**WHEREAS UPON** request of Wewin Finishing Equipments Private Limited having its registered office at Shop No.3, South Block, No:79/13 Mugappair Road, Mannurpet Tiruvallur-600050 (hereinafter called the "BORROWER", which term shall wherever the context mean and include his /her heirs, executors, administrators, legal representative and permitted assigns), the LENDER has sanctioned Facility/Facilities more particularly described in Clause 2 of Schedule A hereunder to the BORROWER 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 MORTGAGORS immoveable property more particularly described in Schedule C hereunder ("Immoveable Property") for the due repayment, discharge and redemption by the BORROWER to the banks/institutions named in Clause 2 of Schedule A together with all interest, liquidated damages, premia on prepayment, costs, charges, expenses and other monies payable under the respective Loan Agreements/Sanction letters as amended from time to time (hereinafter collectively referred to as "the Facility").

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**NOW THIS AGREEMENT OF DEPOSIT OF TITLE DEEDS WITNESSTH** that in consideration of the said Facility, the MORTGAGOR has deposited the Title Deeds on 05.03.2020 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 by the BORROWER of the said Facility.

The MORTGAGOR 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 MORTGAGOR and that the BORROWER has clear and marketable title to the said Immoveable Property.

**Schedule A**

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

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

ICICI Bank Ltd,  
A78, Plot No. 3211,  
3rd Avenue, Anna Nagar,  
Chennai-600102

**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. 17.6 million (Rs.1,76,00,000 /- One Crore Seventy Six Lakhs Only)	Exclusive

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**Schedule B**

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

S. NO.	DOCUMENT NUMBER WITH DATE	ORIGINAL/ ATTESTED COPY/ PHOTO COPY/ DUPLICATE
1	Sale deed dated 31/03/2004, registered as document no.713/2004	ORIGINAL
2	Lay out approval no. 130/2002 from DTCP	PHOTOCOPY
3	Patta No. 2183, for an extent of Ares 1.50 in Survey No.260/79, a in the name of C. Premanand son of V.N. Chittibabu	ORIGINAL
4	Encumbrance Certificate for the period from 01/01/2002 to 17/06/2019	INTERNETCOPY
5	Encumbrance Certificate for the period from 01/01/2019 to 19/02/2020	INTERNETCOPY
6	No Due Certificate from Lakshmi Vilas Bank	PHOTOCOPY

S. NO.	DOCUMENT NUMBER WITH DATE	ORIGINAL/ ATTESTED COPY/ PHOTO COPY/ DUPLICATE
1	Sale deed dated 29/11/2002, registered as document no. 1867/2002	ORIGINAL
2	Lay out approval no. 130/2002 from DTCP	PHOTOCOPY
3	Patta No. 2184, for an extent of Ares 1.50 in Survey No.260/80, a in the name of C. Premanand son of V.N. Chittibabu	ORIGINAL
4	Encumbrance Certificate for the period from 01/01/2002 to 17/06/2019	INTERNETCOPY
5	Encumbrance Certificate for the period from 01/01/2019 to 19/02/2020	INTERNETCOPY
6	No Due Certificate from Lakshmi Vilas Bank	PHOTOCOPY

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**Schedule C**

**(Description of Property)**

\*Property, admeasuring 1500 sq.ft. in Plot No. 104, in 'Gomathy Amman Nagar, Annexe – 19, approved lay out bearing lay out approval no. 130/2002, Athigathur Village, Thiruvallur, in S. No. 260/9, as per Patta 2184 S. No. 260/80, in No. 072 Athigathur Village, Thiruvallur Taluk and District, bounded on the

North by 30 Feet Road

South by Plot No. 114

East by Plot No. 105

West by Plot No. 103

within the sub registration district of Manavala Nagar and registration district of Kancheepuram

\*Property, admeasuring 1500 sq.ft. in Plot No. 105, in 'Gomathy Amman Nagar, Annexe – 19, approved lay out bearing lay out approval no. 130/2002, Athigathur Village, Thiruvallur, in S. No. 260/9, as per Patta 2184 S. No. 260/80, in No. 072 Athigathur Village, Thiruvallur Taluk and District, bounded on the

North by 30 Feet Road

South by Plot No. 113

East by Plot No. 106

West by Plot No. 104

within the sub registration district of Manavala Nagar and registration district of Kancheepuram

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 MORTGAGOR has set his hand and signature on the day month and year first above written in the presence of: -

**WITNESS**

1. *P. Lillu Senthil*  
*S/o. P. Kordal*  
*no-134/54, Nethay Nagar*  
*Athshak ch-81*

2. *a. Raj [C. Anuraj]*  
*S/o. S. CHANDRAN*  
*no. 24/11, Vazalabehmi Nagar,*  
*Kolabur, Ch-92.*

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**MORTGAGOR**

Drafted by: *[Signature]*

**M/s. AAV PARTNER**

No.74 & 76, II & III Floor,  
Marshalls Road,

Egmore, Chennai - 600 008.  
PH: 044-2841 0586, 044-2855 5553/4

*E.No.450/95*




आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PREMANAND  
CHITTIBABU  
22/04/1972  
Permanent Account Number  
AIVPP7491D

Signature

486  
6  
CHITRABABU



In case this card is lost / found, kindly inform / return to :  
Income Tax PAN Services Unit, UTHSL  
Flat No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें / लौटावें :  
आयकर पैन सेवा यूनिट, UTHSL  
प्लॉट नं. ३, सेक्टर ११, सी.बी.डी. बेलपुर,  
नवी मुंबई-४००६१४.

*Handwritten signature*

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UNION OF INDIA Driving Licence (Tamil Nadu)

DL No. TN01 19960000654

Date of Issue: 21-08-1996

Valid Till: 19-07-2028

Date of Birth: 20-07-1978

Blood Group: B

Name: SENTHIL KUMAR K

Son/Daughter/Wife of: KONDAL

QR Code

*R. Lilla*

TND01370288

TN01 19960000654

TRANS 01-04-1999

LMV 21-08-1996

LMV-TR 22-07-1998

MCWG 21-08-1996

Badge Date: 22-07-1998

Badge No: 83124

Address: NO 139/54 NETHAJI NAGAR, 4TH STREET TONDIARPET, CHENNAI 600081

Holder's Signature: *R. Lilla*

Signature of Issuing Authority: *[Signature]*

TN03 CHENNAI NE RTO

Form 7 Rule 16(2)

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இந்திய அரசாங்கம்

Government of India



பால்ராஜ் ச

Paulraj C

பிறந்த நாள் / DOB : 18/04/1985

ஆண்பால் / Male



5677 6403 0242

எனது ஆதார், எனது அடையாளம்

*[Signature]*



ஆதார்

முகவரி:

சந்திரன், நோ.24/11, வரலக்ஷ்மி  
நகர், கொளத்தூர், கொளத்தூர்,  
திருவள்ளூர், தமிழ் நாடு, 600099

இந்திய அடையாள அமைப்பு  
Unique Identification Authority of India

Address:

S/O, Chandran, No.24/11,  
Varalakshmi Nagar, Kolathur,  
Kolathur, Tiruvallur, Tamil Nadu,  
600099

5677 6403 0242



1947



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## CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 470 of 2020

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. பிரேம் ஆனந்த் residing at நெ 15, பூஷணம் தெரு அயனாவரம் சென்னை 23, Chennai, Tamil Nadu, India, 600023.

Sub Registrar: Manavalanagar  
Date: 10/03/2020

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

Presented in the office of the Sub Registrar of Manavalanagar and fee of ₹ 6,200/- paid at 02:12 PM on the 10/03/2020 by

Left Thumb



9444055623  
Additions as per recitals of document

Execution admitted by  
Left Thumb



9444055623  
Additions as per recitals of document

Identified By

1. e. D. Raj .

Mr. PAULRAJ C Son of CHANDRAN VILLIVAKKAM, Chennai, Tamil Nadu, India, 600049.

2. Pr. S. Kumar

Mr. SENTHIL KUMAR Son of KONDAL 74 & 76, II & III FLOOR MARSHALLS ROAD, CHENNAI, Chennai, Tamil Nadu, India, 600008.

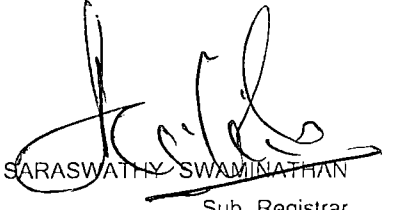
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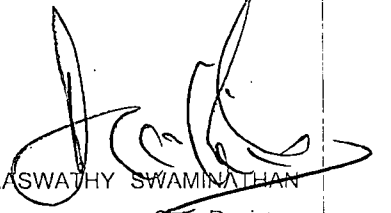
R/Manavalanagar/Book-1/853/2020

10<sup>th</sup> day of March 2020

  
SARASWATHY SWAMINATHAN  
Sub Registrar  
Manavalanagar

Registered as Number R/Manavalanagar/Book-1/853/2020.

Date: 10/03/2020  
Manavalanagar

  
SARASWATHY SWAMINATHAN  
Sub Registrar



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