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ANNEXURE VI - B

MEMORANDUM OF ENTRY -- FIRST TIME MORTGAGE BY DEPOSIT OF
TITLE DEEDS WITH ICICI BANK

On the 19th day of June, 2021, Ms. Sujatha V PAN No. (AOZPS2414R), Mr. Aravindhnan V PAN No. (ADWPA8765H) & Mr. Jagan V PAN No. (AEUPJ7885E) saw Mr. Sandip Das of ICICI Bank Limited ("ICICI Bank"), at the office specified in the First Schedule hereunder written and delivered and deposited with Mr. Sandip Das of ICICI Bank, the documents of title, evidences, deeds and writings as more particularly described in the Second Schedule hereunder written (the "said title deeds") in respect of the immoveable properties, more particularly described in the Third Schedule hereunder written, of the person(s) (the "Mortgagor") named in the First Schedule hereunder written.

2. Whilst making the deposit Ms. Sujatha V & Others stated that they were doing so with intent to create a security by way of mortgage by deposit of title deeds, on the immoveable properties more particularly described in the Third Schedule hereunder written together with all buildings and structures thereon in respect of which permission for creation of mortgage is not required, being built-up lands under Urban Land (Ceiling & Regulation) Act, 1976 (the "said Act") and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future (the "said immoveable properties"), to secure the due repayment, discharge and redemption by the person(s) named in the First Schedule hereunder written (the "Borrower") to the banks / institutions named in the First Schedule hereunder written of the various financial assistances detailed in such Schedule, together with all interest, liquidated damages, front end fees / commitment charge, premia on prepayment or on redemption, costs, charges, expenses and other monies including any increase as a result of devaluation / revaluation/fluctuation in the rates of exchange of foreign currencies involved, payable under respective Credit Facility Application Form / Loan Agreements / Trustee Agreement / Subscription Agreement/Letters of Sanction, as amended from time to time.

3. Ms. Sujatha V & Others further stated that the said title deeds so deposited were the only documents of title relating to the said immoveable properties in the possession, power and control of the Mortgagor and that the Mortgagor had a clear and marketable title to the said immoveable properties.

4. The aforesaid deposit of title deeds was made by Ms. Sujatha V, Mr. Aravindhnan V & Mr. Jagan V in the presence of Mr. Sandip Das of ICICI Bank.



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THE FIRST SCHEDULE ABOVE REFERRED TO
(DETAILS OF OFFICE, ETC.)

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

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

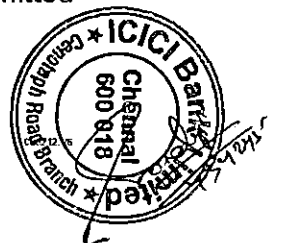
ICICI Bank Ltd
Anna Nagar
Chennai 600040.

2. **Name(s) of the banks / institutions for whom ICICI Bank is holding title deeds and the amounts their respective facilities:**

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. 90.00 million	Exclusive
2.	ICICI Bank Limited (ECLGS)	Rs. 13.50 million	Second
Total		Rs. 103.50 million	

3. **Insert details of the Mortgagor:**

We, Ms. Sujatha V PAN No. (AOZPS2414R), aged about 45 years' Daughter of Mr. R Sambasivam, residing at: F-1104 The Metro zone No 44, Anna Nagar Pillayar Koil Street, Chennai-600040, Mr. Aravindhan V PAN No. (ADWPA8765H) aged about 43 years, Son of Mr. Srinivasan Venkatesan residing at F-1004 The Metrozone No 44, Anna Nagar Pillayar Koil Street, Chennai-600040 & Mr. Jagan V PAN No. (AEUPJ7885E) aged about 41 years, Son of Mr. Srinivasan Venkatesan residing at F-704 The Metrozone No 44, Anna Nagar Pillayar Koil Street, Chennai-600040. The expression "Mortgagor" shall, unless it be repugnant to the subject or context thereof or as the context may permit or require, include any or each of them and survivor(s) of them or the partner(s) from time to time and their respective heirs, legal representatives, executors, administrators and permitted assigns.



4. Insert details of the Borrower:

S V A Rikkon Lubes Pvt Ltd having its registered office at Plot No. C-7, Sipcot Industrial Complex, Kanchipuram, Vandavasi Road, Mathur Road, Vembakkam Taluk Tiruvannamalai-631701

THE SECOND SCHEDULE ABOVE REFERRED TO
(LIST OF DOCUMENTS OF TITLE, EVIDENCES, DEEDS AND WRITINGS)

S. No.	Document Number	Execution Date	Original/ Copy/ Duplicate	Attested Photocopy/
1.	Settlement Deed No.759/1949	22.04.1949	PHOTO COPY	
2.	General Power Deed No.472/1990	30.04.1990	PHOTO COPY	
3.	Sale Deed No. No.2682/2005	16.03.2005	ORIGINAL	
4.	Chitta	-	PHOTO COPY	
5.	Approved Building Plan in P.P. No.1033/05	21.06.2005	CERTIFIED COPY	
6.	Sale Deed No.2320/2021	19.04.2021	ORIGINAL	
7.	E C Online No.50541526/2021	15.06.2021	ONLINE COPY	



THE THIRD SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE MORTGAGOR'S IMMOVEABLE PROPERTIES)

Schedule

All that piece and parcel of land and building comprised in Survey No. 203/2, bearing Plot No. 11, measuring an extent of 2980 sq.ft. together with 550 sq.ft. acc Sheet covered shed, electricity installations etc situated at No.69 (Old No.86), Athipet Village, "Sri Ganesh Street", Ambattur Taluk, Tiruvallur District within the SRO, Ambattur and Regn. District of North Chennai bounded on the

North by : Survey No. 226
South by : Survey No. 203/2
East by : Survey No.201
West by : 24 Feet passage

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.

Name of ICICI Bank official and Signature

Dated this 19 .06.2021.

