

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

This Memorandum of Deposit of Title deeds executed on this 29th day of **June 2021**, by:- **ALLIANCE GRANIMARMO PRIVATE LIMITED**, a private limited company incorporated under the Companies Act, 1956 /2013 and having its registered office at No 282, Linghi Chetty Street, Parrys Corner, Chennai - 600 001, Tamil Nadu, represented by its **Authorised Signatory Mr. ABHIMANYU DATTA** Aadhar Number. (8327 2248 4895), aged about 54 years son of Mr. Bhola Natha Datta residing at House No.11, Gangadhar Sen Lane, PS-Baranagar, Baranagar S.O., Kolkata, West Bengal- 700 036, hereinafter called the "**BORROWER**", which term shall wherever the context mean and include their 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 Landmark, Race Course Circle, Vadodara - 390 007, Gujarat, corporate office at ICICI Bank Towers, Bandra Kurla Complex, Mumbai - 400 051 and having among others a branch office at ICICI Bank Limited, Cenotaph Road, Chennai - 600 018, hereinafter called the "**LENDER**" which term shall wherever the context admits, mean and include its successors and assigns.

WHEREAS UPON request of the BORROWER, the 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 BORROWER's immovable property more particularly described in Schedule "C" hereunder ("Immovable Property") for the due repayment, discharge and redemption by the BORROWER of the Facility

For **ALLIANCE GRANIMARMO PVT. LTD.**

[Signature]
Authorised Signatory.





1811100. 2021/21

Presentation Endorsement:



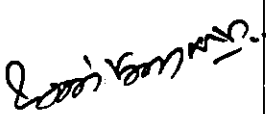


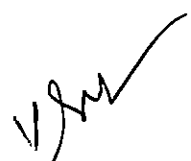
CS No. 2030/21 R- 9197, 28, 99

Presented in the Office of the Joint Sub-Registrar, Sullurpet 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 12:00 and 1:00 on the 29th day of JUN, 2021 29th day of JUN, 2021 29th day of JUN, 2021 by Sri A Datta

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

SNo-cd	Thumb Impression	Photo	Aadhar Photo	Address	Signature/Ink Thumb Impression
-MR		 ABHIMANYU DATTA [R] ALLIANCE [913-1-2021-2030]	 NO IMAGE FOUND	ABHIMANYU DATTA[R]ALLIANCE GRANIMARMO PRIVATE LIMITED REPRESENT GANGADHAR SEN LANE,BARANAGAR S.O, PS-BARANAGAR, KOLKATA	

Identified by Witness:

SI.No	Thumb Impression	Photo	Name & Address	Signature
1		 K RAVI KUMAR::29/06/2021.11:48 [913-1-2021-2030]	K RAVI KUMAR S/O KANAGA SABAI FLAT NO .20 11TH AVENUE ASHOK NAGAR CHENNAI	
2		 V SRINIVASULU::29/06/2021.11:48 [913-1-2021-2030]	V SRINIVASULU S/O LATE SUBBIAH BAPUJI COLONY SULLURUPET	

29th day of June, 2021

Signature of **JOINT SUBREGISTRAR207**
Sullurpet

Bk - 1, CS No 2030/2021 & Doct No 1888/2021.

JOINT SUBREGISTRAR207
Sullurpet



FOR ALLIANCE GRANIMARMO

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Authorized Signatory

together with all interest, liquidated damages, premia on prepayment, costs, charges, expenses and other monies payable to the LENDER.

NOW THIS MEMORANDUM OF DEPOSIT OF TITLE DEEDS WITNESSTH THAT:-

In consideration of the said Facility, the BORROWER has deposited the Title Deeds on 28th day of June 2021, at Tada, Andhra Pradesh 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 Immovable Property in the possession, power and control of the BORROWER and that the BORROWER has clear and marketable title to the said Immovable Property.

Mr. Abhimanyu Datta, further states that he was authorizes to create equitable mortgage by deposit of title deeds as aforesaid pursuant to the resolution passed on 16th June'2021 and he has furnished a certified copy of the said resolutions to the Lender and stated that the said resolutions were in full force and effect.

SCHEDULE OF THE PROPERTY

Schedule "A"

1. Address of the place where title deeds are deposited:
ICICI Bank Limited,
Plot No 24, South Phase, Ambattur Industrial Estate,
Ambattur, Chennai – 600 058.
2. Name(s) of the banks / institutions and the amount of their respective facilities:

Sl. No.	Name(s) of the bank(s) / Institutions	Amount of secured facilities (Rs. In Crores)	Ranking of charge: Exclusive/First/ Second/Third/ Residuary
1	ICICI Bank Limited	15.00	Exclusive
2	ICICI Bank Limited	2.99	Second
	Total	17.99	

(Rupees Seventeen Crores, and Ninety Nine Lacs only).

For ALLIANCE GRANIMARCO PVT. LTD.

Authorised Signatory.

Endorsement:

Desc	In the Form of							
	Online	Stamp Papers	Challan u/s 41 of IS Act	Cash	SD u/s 16 of IS act	Stock Holding	DD/BC/ Pay Order	Total
SD	0	100	49900	0	0	0	0	50000
TD	0	NA	0	0		NA	0	0
RF	0	NA	10000	0		NA	0	10000
UC	0	NA	100	0		NA	0	100
TOT	0	100	60000	0		0	0	60100

NOTE: TD: Transfer Duty, SD: Stamp Duty, RF: Registration Fee, UC: User Charges, TOT: Total, Desc: Description

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. 179900000/- was paid by the party through Challan/BC/Pay Order No ,51091411712021,51091314132021,51090845182021 dated ,29-JUN-21,29-JUN-21,29-JUN-21.

Date

29th day of June, 2021

Signature of Registering Officer

Sullurpet

Certificate of Registration

Registered as document no. 1888 of 2021 of Book-1 and assigned the identification number 1 - 913 - 1888 - 2021 for Scanning on 29-JUN-21 .

Registering Officer

Sullurpet

(A Navakumar)

Bk - 1, CS No 2030/2021 & Doct No 1888/2021. Sheet 2 of 4
JOINT SUBREGISTRAR 207
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THE DOCUMENT HAS BEEN SCANNED
WITH THE IDENTIFICATION NUMBER
913-1-1888-2021
A. B. S. S. S.
JOINT SUB-REGISTRAR-207
SULLURPET.



TO ALLIANCE GRAMINARNO

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Authorised Signatory



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

Sl. No.	Date & Document No.	Document description	Original / Copy / Certified
1	07.03.2006	Allotment order No-ZO/ APIIC /NLR/TADA/06/18959 issued by Andhra Pradesh Industrial Infrastructure Corporation Ltd	True copy
2	03.01.2008 107/2008	Regd. Sale Deed in favour of M/s Alliance Minerals Private Limited Executed by The Andhra Pradesh Industrial Infrastructure Corporation	Original Title Deed
3	28.03.2017 746/2017	Regd. Rectification Deed in favour of M/s Alliance Minerals Private Limited executed by Andhra Pradesh Industrial Infrastructure Corporation Limited	Original Title Deed
4	15.07.1998	Certificate of incorporation of M/s Alliance Minerals Private Limited	Xerox
5	19.11.2014	Name change Certificate of Incorporation of Alliance Minerals Private Limited to Alliance Granimarmo Private Limited	Xerox
6	01.10.2019	Memorandum of Association Articles of Association of Alliance Granimarmo Private Limited	Xerox
7	08.06.2007	Approved Plan issued by Executive Officer, Nellore, in the Name of M/s Alliance Minerals Private Limited	Original
8	01.02.2021	Property Tax Receipt issued by Commissioner of Nellore in the name of Alliance Minerals Pvt. Ltd for Door No. 3A, 3B, 156 to 177	Original
9	27.01.2021	EC No 59643060 from 01.01.1987 to 26.01.2021	Original
10	27.01.2021	EC No 59643078 from 01.01.1987 to 26.01.2021	Original
11	10.06.2021 1668/2021 1669/2021	Regd. Receipt-Deed in Favour of M/s Alliance Granimarmo Pvt Ltd, Executed by Union Bank of India formerly Corporation Bank	Original
12	10.06.2021 1667/2021	Regd. Receipt-Deed in Favour of M/s Alliance Granimarmo Private Limited Executed by Canara Bank Formerly Syndicate Bank	Original
13	11.10.2006 2406/2006	Regd. Sale - Agreement in Favour of M/s Alliance Minerals Private Limited Executed by The Andhra Pradesh Industrial Infrastructure Corporation	Duplicate Copy

For ALLIANCE GRANIMARMO PVT. LTD.**Authorised Signatory.**

Bk - 1, CS No 2030/2021 & Doct No
1888/2021.

Sheet 3 of 4

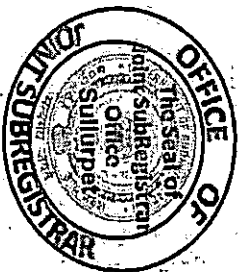
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[Signature]



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Schedule C
(Description of the Property)

i.	Survey Number	225 part, 226/1, 230/10, 233 part
ii.	Total extent	Ac. 17.08 cents or 69,150 Sq. meters
iii.	Plot No.	3A, 3B, 156, 157, 159 to 171
iv.	Door No.	3A, 3B, 156 to 177
v.	Location like name of the place, village, city, registration, sub- district etc.	Karuru Village, Tada Mandal, Nellore District, Sullurupeta SRO
vi.	Boundaries for Ac. 17.08 cents of land:	<u>North By</u> - Plot Nos-1 & 2 Proposed Road <u>South By</u> - APIIC Boundary <u>East By</u> - Proposed 15.20 M Road <u>West By</u> - Plot Nos. 4A, 4B, 155, 158 & 15.02 M wide road proposed

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 signed on this Deed with free will and consent after understanding the contents.


WITNESSES:

1. 
2. 

BORROWER

For ALLIANCE GRANIMARCO PVT. LTD.

Authorised Signatory.

Prepared By


Bk - 1, CS No 2030/2021 & Doct No
1888/2021.

Sheet 4 of 4

JOINT SUBREGISTRAR207

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