

2215 / I / 2020



MEMORANDUM OF DEPOSIT OF TITLE DEEDS

This Memorandum of Deposit of Title deeds executed at Kanchipuram this 25th day of FEB, 2020 by **Mr. A.SATHIYA MOORTHY (PAN: ABJPS9742D)**, aged about 79 years son of **ARUNGUNDRAM GOPALASWAMY IYER**, residing at 9/3 Anthony street East Tambaram Kanchipuram 600059 Tamil Nadu. 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 The Yellow Paisley Store a Proprietorship firm having its registered office at 505 Helicon Block E Tower Alpine Eco Apts Doddanikundi Bangalore-560037 (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 25.02.2020 at Kanchipuram 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.12mn (Rs.1,20,00,000 /- One Crore Twenty Lakhs Only)	Exclusive

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Schedule B

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

S. No	Date of Document	Name / Nature of Document	Original Certified copies registration extract certified photocopy / true / duly /
1	Sale deed dated 03/11/1983, registered as document no. 9122/1983		ORIGINAL
2	Sale deed dated 06/07/1992, registered as document no. 3684/1992		ORIGINAL
3	Extract of Town Survey Register dated 05/10/2018 in the name of Sathiyamoorthi son of A. Gopalsamy Iyer		ORIGINAL
4	Extract of Town Survey Register dated 24/10/2019 in the name of Sathiyamoorthi son of A. Gopalsamy Iyer		ORIGINAL
5	Letter dated 13/12/2019 from Sp. Tahsildar, Town Settlement, Tambaram		ORIGINAL
6	Property Tax receipt 2019-20 in the name of A. Sathiyamoorthi		PHOTOCOPY
7	Encumbrance Certificate for the period from 01/01/1987 to 18/01/2020		PHOTOCOPY
Permission(s)/NOC required to create mortgage			
Not Applicable			
Any permission/consent required to sell the property upon invocation of mortgage			
Not Applicable			
Documents required in case of any encumbrance on the Property			
8	No Due Certificate/Discharge Receipt from Axis Bank		ORIGINAL
Safeguard/Precautions measures to rectify any defects in the title			
Not Applicable			

Note: (In case separate sheets are required, the same may be used, signed and annexed)

[Handwritten Signature]

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Schedule C**(Description of Property)**

Property 2160 sqft together with building thereon in **Plot No 2, Door No 12,** Muthalamman Koil Street, Seaiyur, Chennai in Gramanatham **S. No 25/B2B,** as per town Survey record, 200 sq. meters., or 2160 sq. ft., in **T.S No 24/1B and 26,** Ward I, Block 6 **SELAIYUR VILLAGE,** Tambaram Taluk Kancheepuram District,

Bounded on the:

North by : House and site belonging to Pattammal,
 South by : House and site belonging to Vedhachala Naicker
 East by : Mutalamman Koil Street
 West by : House and site belonging to Narasimhalu Naicker,

within the Registration District of Chennai South and Sub Registration District of **SELAIYUR.** 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: -

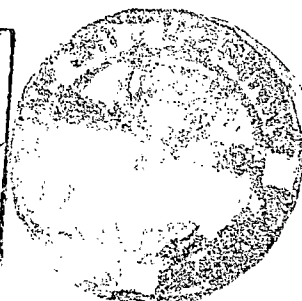

MORTGAGOR

WITNESS

1. *A Sathish Kumar*
 A.SATHISH KUMAR
 S/o, A.S. MURTHY
 Flat # 505, E-BLOCK, ALPINE COVAPTS,
 DODDANEKONDI, BANGALORE-560037
2. *Ji A. Amarnath*
s/o V. Arivayhagan,
no-17, 4th street,
Adan Nagar, Chromepet-44

Drafted by: *Arund David (E.No.829/1994)*
M/S. AAV PARTNER
 No.74 & 76, II & III Floor,
 Marshalls Road,
 Egmore, Chennai - 600 008.
 PH: 044-2841 0586, 044-2855 5553/4

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Date: 25.02.2020

To,
The Sub Registrar,
SRO Selaiyur

Sub: MODT done by Mr. A S Murthy (PAN: ABJPS9742D) age of 79 years ,Son of Mr.Arungundram Gopalswamy Iyer residing at at 9/3 Anthony street East Tambaram Kanchipuram 600059 for borrower M/s The Yellow Paisley Store (ASNPS9306E)

Dear Sir,

This is to confirm you that, we are holding the below mentioned document pertaining to the captioned client.

S. NO.	DOCUMENT NUMBER WITH DATE	ORIGINAL/ ATTESTED COPY/ PHOTO COPY/ DUPLICATE
1	Sale deed dated 03/11/1983 registered as document no 9122/1983	ORIGINAL (only 9 of 10 pages)
2	Sale deed dated 06/07/1992 registered as document no 3684/1992	ORIGINAL (only 12 of 13 pages)
3	Extract of Town Survey Register dated 05/10/2018 in the name of Sathiyamoorthi son of A.Gopalsamy Iyer	ORIGINAL
4	Extract of Town Survey Register dated 24/10/2019 in the name of Sathiyamoorthi son of A.Gopalsamy Iyer	ORIGINAL
5	Letter dated 13/12/2019 from SP.Tahsildar Town Settlement Tambaram	ORIGINAL
6	Property Tax receipt 2019-20 in the name of A.Sathyamoorthi	PHOTOCOPY
7	EC for the period from 01/01/1987 to 18/01/2020	PHOTOCOPY
8	Discharge Receipt from Axis Bank,registered as document no 2199/2020	PHOTOCOPY

Authorized Signatory
ICICI Bank Ltd.,

326673

ICICI Bank Limited
201/78,GST Road, Chrompet,
Pallavaram,
Chennai – 600 044,
Tamilnadu, India.

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Regd. Office

Regd. Office : ICICI Bank Tower, Near Chakli Circle,
Old Padra Road, Vadodara 390 007,
India.

Corp. Office : ICICI Bank Towers, Bandra-Kurla
Complex, Mumbai 400051, India.

Website www.icicibank.com
CIN : L65190GJ1994PLC021012

भारत सरकार
GOVERNMENT OF INDIA

சத்தியமூர்த்தி அருங்குன்றம்
Satyamurthy Arungundrum

பிறந்த நாள்/DOB :
20-04-1941
ஆண் / Male

5347 5409 7489


ஆதார் - சாதாரண மனிதனின் அதிகாரம்

(Handwritten signature)


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


முகவரி: S/O: அருங்குன்றம்
கோபாலசுவாமி, 9/3,
அந்தோணி தெரு, கி தாம்பரம்,
தாம்பரம், தாம்பரம் ஈஸ்ட்,
காஞ்சிபுரம், தமிழ் நாடு, 600059

Address: S/O: Arungundrum
Gopalaswamy, 9/3,
ANTHONY STREET, EAST
TAMBARAM, Tambaram,
Tambaram East,
Kancheepuram, Tamil Nadu,
600059



1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

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Registering Officer





ಭಾರತೀಯ ವೈಶಿಷ್ಟ್ಯ ಗುರುತು ಪ್ರಾಧಿಕಾರ

ಭಾರತ ಸರ್ಕಾರ

Unique Identification Authority of India
Government of India

ನೋಂದಾವಣೆ ಕ್ರಮ ಸಂಖ್ಯೆ / Enrollment No.: 1028/50104/00062

To
ಅರುಂಗುಂದರಂ ಸತೀಶ್ ಕುಮಾರ್
Arungundram Sathish Kumar
S/O: Arungundram Sathya Murthy
#E-505 Alpine Eco Apartment Marathahalli Outer Ring
Road
Near Karthik Nagar DoddaneKundi
Bangalore North
DoddaneKundi
Bangalore North Bangalore
Karnataka 560037
9538818065

12/01/2014

99336933



MN993369339FT



ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

6765 0261 3360

ಆಧಾರ್ - ಶ್ರೀನಾಮಾನ್ಯನ ಅಧಿಕಾರ

A. Sathish Kumar

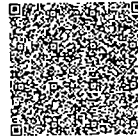


ಭಾರತ ಸರ್ಕಾರ

Government of India



ಅರುಂಗುಂದರಂ ಸತೀಶ್ ಕುಮಾರ್
Arungundram Sathish Kumar
ಜನ್ಮ ದಿನಾಂಕ / DOB : 12/12/1977
ಪುರುಷ / Male



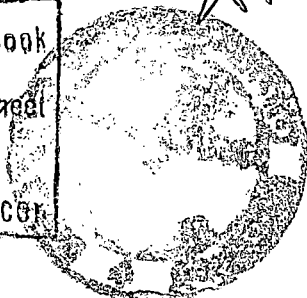
6765 0261 3360

ಆಧಾರ್ - ಶ್ರೀನಾಮಾನ್ಯನ ಅಧಿಕಾರ


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TP/87530356/2020

 भारत सरकार
GOVERNMENT OF INDIA




அமர்நாத் அ
Amamath A
பிறந்த நாள்/ DOB: 30/05/1979
ஆண் / MALE



8121 3311 1550

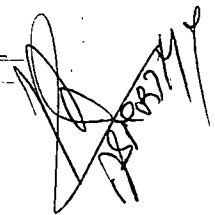


 भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
தந்தை / தாய் பெயர்:
அறிவாழகன், கதவு எண் 17,
4வது தெரு ஆதம் நகர்,
நாகல்கேணி,
குரோம்பேட்டை,
காஞ்சிபுரம்,
தமிழ் நாடு - 600044

Address:
S/O: Arivazhagan, Door No 17,
4th Street Adham Nagar,
Nagalkeni, Chromepet,
Kancheepuram,
Tamil Nadu - 600044

8121 3311 1550



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CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1704 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. எ எஸ் முர்த்தி residing at 9/3 Anthony street East Tambaram, Chennai, Tamil Nadu, India, 600059.

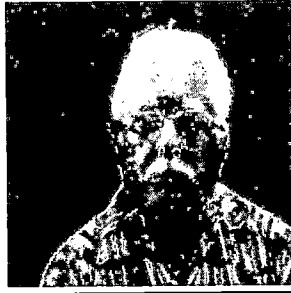
Sub Registrar: Selaiyur

Date: 25/02/2020

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

Presented in the office of the Sub Registrar of Selaiyur and fee of ₹ 6,200/- paid at 03:02 PM on the 25/02/2020
by

Left Thumb



917638800

Additions as per recitals of document

Execution admitted by

Left Thumb



917638800

Additions as per recitals of document

Identified By

1. A. Satish Kumar
9538818065

2. 9944988231

Mr. ARUNGUDRAN SATISH KUMAR Son of ARUNGUNDRAM SATYAMURTHY E
505, ALPINE ECO APARTMENTS MARATHAHALLI OUTER RING ROAD
DODDANEKUNDI, Karnataka, India, 560037.

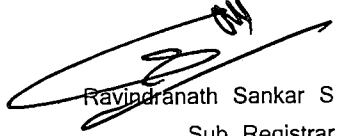
Mr. AMARNATH A Son of ARIVAZHAGAN 74 & 76, II & III FLOOR MARSHALLS
ROAD, CHENNAI, Chennai, Tamil Nadu, India, 600008.

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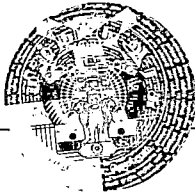
Endorsing Office

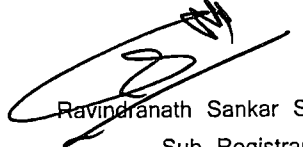
25th day of February 2020


Ravindranath Sankar S
Sub Registrar
Selaiyur

Registered as Number R/Selaiyur/Book-1/2215/2020.

Date: 25/02/2020
Selaiyur




Ravindranath Sankar S
Sub Registrar

SUB-REGISTRAR
SELAİYUR



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