6/2019

SPECIAL ADHESIVE

Memorandum of Deposit of Title Deeds

This Memorandum of Deposit of Title Deeds executed on this 31st day of December Two Thousand and Eighteen by M/S M S Ramayya Developers and Constructions., (PAN No., AATFM6217C) Represented by its Managing Partner Sri MOGGA SITA RAMAYYA aged 52 years S/o (Late) VENKATA RAMANA (Pan No. AFNPM0678J) having its office at 5-51 Sanathivanipalem, Vepagunta, Visakhapatnam 530 247, (Hereinafter referred to referred to as the Depositors/Mortgagors which expression shall whenever the context so requires or admit, mean and include his heirs, executors and assigns)

IN FAVOUR OF : CANARA BANK

a body corporate constituted under the Banking Companies (Acquisition and Transfer of Undertakings) Act 1970 having its Head Office at 112, J C Road Bagalore 560 002 and having among others a branch office at Pendurthi Visakhapatnam Branch represented by Manager Sri K. Srinivas S/o K Krishnamurthy , aged 46 years Aadhar No 3567 3876 6940. (hereafter referred as the Bank which expression shall whenever the context so requires or admits, mean and include his heirs, executors and assigns).

I. WHEREAS on the request of M/S Ramayya Constructions Pvt Ltd., Represented by Managing Director Sri Mogga Sitaramayya (hereafter referred to the borrower), the bank has sanctioned to him/it credit facilities up to a limits of Rs 24,00,00,000/- (Rs., 10,00,00,000/- to M/S M S Ramayya Shopping Mall Aunit of M/S Ramayya Constructions Pvt Ltd., and Rs. 14,00,00,000/- to M/S M S Ramayya Constructions Pvt Ltd .,) on condition that repayment of it including principal, interest, bank charges, cost of realization etc., shall be secured by a mortgage of immovable property/ies.

II. WHEREAS on the request of the borrower/s the depositor/s above named has agreed to mortgaged his/its property/ies as security accordingly.

III. Now these presents witness as follows:

That in consideration of the bank sanctioning credit facilities to the borrower/s hereinbefore referred to and on his/their request the depositor/s herein confirms having deposited with the bank at its branch at Pendurthi on 28-05-2018 and 31/12/2018 (Date of Work) the documents of title listed in **Schedule I** here to relating to the properties of the depositors listed in **Schedule II** hereto to the intent that the same shall remain and be charged by way of Mortgage by Deposit of Title Deeds, for repayment to the bank of the sum of Rs 24,00,00,000/- and any ultimate balance that may remain due and outstanding in the account of the borrower with the bank including principal, interest at the rates stipulated by the bank from time to time, bank charges in accordance with the practices and usages of the Bank and cost of realization of the security and all other expenses incidental thereto of the bank and costs of realisation of the security and all other expenses incidental thereto.

The Mortgagors already put through MODTD for Rs. 9,00,00,000/- sanctioned to M/S M S Ramayya constructions Pvt Ltd., on 28/05/2018 vide Reg deed No 2297/2018 by depositing title deeds on 28/05/2018. Whereas in MODTD full details not properly incorporated and Mortgagor agreed to put through fresh MODTD for total limits sanctioned and to be sanctioned to above mentioned Borrowers. Hence fresh MODTD obtained for Rs. 24,00,00,000/- (Total limits. Ie., Rs. 10,00,00,000/- sanctioned M/S M S Ramayayya Shopping Mall, A unit of M/S M S Ramayya Constructions Pvt Ltd and Rs. 14,00,00,000/- sanctioned to M/S Ramayya Constructions Pvt Ltd., (Including present enhanced limits)

For M/S M S Ramayya Developers and Constructions.,

Managing Partner

(DEPOSITOR)

Presentation Endorsement:

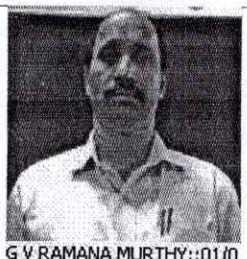
Presented in the Office of the Joint Sub-Registrar, Gopalapatnam along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10000/- paid between the hours of 1 and 2 on the 01st day of JAN, 2019 by Sri M Sita Ramayya

6/2019

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

SNo-cd	Thumb Impression	Photo	Aadhar Photo	Address	Signature/Ink Thumb Impression
1-MR		 MOGGA SITARAMAYYA::01/01 [313-1-2019-5]		M/S M S RAMAYYA DEVELOPERS & CONSTRUCTIONS REP BY MOGGA SITARAMAYYA S/O. LATE VENKATA RAMANA AADHAR- ********2474 D NO 5-51 SANATHIVANIPALEM VEPAGUNTA, VISAKHAPATNAM	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 G V RAMANA MURTHY::01/0 [313-1-2019-5]	G V RAMANA MURTHY S/O GOVINDU D NO 23-72/1 EAST POINT COLONY VSP	
2		 P SEKHAR::01/01/2019.13 [313-1-2019-5]	P SEKHAR S/O VENKATA RAMANA D NO 5-35 PURUSHOTHAPURAM VSP	P. Sekhar

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JOINT SUBREGISTRAR19 Gopalapatnam

01st day of January,2019

Signature of JOINT SUBREGISTRAR19 Gopalapatnam

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Schedule I

List of documents of title relating to the Schedule II properties

SL	Date of Document	Name of Document	Whether Original Certified/True Copy/Photostat
1.	22-11-2013	Sale Deed executed by Sri Peela Govinda SatyanarayanaInfavour ofM/s M.S. Ramayya Developers and constructions., registered as Document No.2391/2013	Original
2	22-11-2013	Sale Deed executed bySri Akula Ganapathi Veera Venkata Naga Satyanarayana (represented by his Agreement to Sell with Power of Attorney Holders1) Sri Peela Govinda Satyanarayana 2) Sri Peela Balaji under registered as document no. 2147/2013) Infavour of M/s M.S. Ramayya Developers and constructions.,(represented by its Managing Partner Sri Mogga Sita Ramayya) registered as Document No.2392/2013	Original
3.	22-11-2013	Sale Deed executed bySmt Akula Varalakhsmi (represented by his Agreement to Sell with Power of Attorney Holders 1) Sri Peela Govinda Satyanarayana2) Smt Peela Vijaya Lakshmi under registered document no. 2146/2013) Infavour ofM/s M.S. Ramayya Developers and constructions., (represented by its Managing Partner Sri Mogga Sita Ramayya) registered as Document No.2393/2013	Original
4.	08-1-20124	Sale Deed executed by Sri Akula Ganapathi Veera Venkata Naga Satyanarayana (represented by his Agreement to Sell with Power of Attorney Holders Sri Peela Govinda Satyanarayana represented by his Agreement to sell with Power of Attorney Holders Sri Peela Govinda Satyanarayana under registered document no. 2770/2013 Infavour of M/s M.S. Ramayya Developers and constructions., (represented by its Managing Partner Sri Mogga Sita Ramayya) registered as Document No.38/2014	Original
5.	28-3-2013	Sale Deed executed by Sri Akula Ganapathi Veera Venkata Naga Satyanarayana Infavour of Sri Peela Govinda Satyanarayana registered as Document No. 1069/2013	Original
6.	28-3-2013	Sale Deed executed by Smt Akula Varalakshmi Infavour of Sri Peela Govinda Satyanarayana registered as document no. 1068/2013	Original
7.	31-10-2013	Agreement to Sell with Power of Attorney executed by Smt Akulam Varlakshmi Infavour of 1) Sri Peela Govinda Satyanarayana 2) Smt Peela Vijaya Lakshmi registered as	Original

For M.S. Ramayya Developers And Constructions

Managing Partner

Endorsement:

Desc	In the Form of							
	Online	Stamp Papers	Challan u/s 41of IS Act	Cash	SD u/s 16 of IS act	Stock Holding	DD/BC/ Pay Order	Total
SD	50000	100	0	0	0	0	0	50100
TD	0	NA	0	0		NA	0	0
RF	10000	NA	0	0		NA	0	10000
UC	200	NA	0	0		NA	0	200
TOT	60200	100	0	0		0	0	**60300**

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

Rs. 50000/- 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. 240000000/- was paid by the party through ONLINE No ,2006358802

Signature of Registering Officer

Gopalapatnam

Date

01st day of January,2019

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		document no. 2146/2013	
8.	04-11-2013	Agreement to Sell with Power of Attorney executed by Sri Akula Ganapathi Veera Venkata Naga Satyanayaraya Infavour of Sri Peela Govinda Satyanarayana registered as document no. 2770/2013	Original
9.	08-5-2001	Sale Deed executed by Sri Varaha Lakshmi Narasimha Swamy Devasthanam (represented by its Executive Officer Sri Vangala Sankara Reddy) Infavour of Smt Akula Varalakshmi registered as document no.134/2002	Certified Copy
10.	31-10-2013	Agreement to Sell with Power of Attorney executed by Sri Akula Ganapathi Veera Venkata Naga Satyanarayana Infavour of 1) Sri Peela Govinda Satyanarayana 2) Sri Peela Balaji registered as document no. 2144/2013	Original
11.	08-5-2001	Sale Deed executed by 1) Sri Varaha Lakshmi Swamy Devasthanam (represented by its Executive Officer, Sri Vangala Sankara Reddy) Infavour of Sri Akula Ganapathi Veera Venkata Naga Satyanarayana registered as document no. 133/2002	Certified Copy
12.		Tax Pass Book issued by the Municipal Corporation Visakhapatnam in the name of M.S. Ramayya Developer and Constructions Mogga Sita Ramayya bearing Door No. 14-8/9, Balaji Gardens, Revenue ward 69, Visakhapatnam with Assessment No. 1086491408 half yearly Tax Rs. 643/-	Photocopy
13.		Tax Paid Receipt issued by the Municipal Corporation Visakhapatnam in the name of M.S. Ramayya Developer and Constructions Mogga Sita Ramayya bearing Door No. 14-8/9, Balaji Gardens, Revenue ward 69, Visakhapatnam paid from 01-10-2017 to 31-3-2018 for an amount of Rs. 650/-	Photocopy
14.	18-10-2011	Acknowledgment of Registration of Firm of M/s. Ramayya Developers & Constructions with Register of Firms as No.1198 of 2011 at Visakhapatnam	Photocopy
15.	27-5-2011	Partnership Deed of M/s. Ramayya Developers & Constructions	Photocopy
16	1-4-2017	Deed of Retirement and Reconstitution Deed of M/s. Ramayya Developers & Constructions	Photocopy
17.	20-9-2017	Registration Certificate of GST of M/s. Ramayya Developers & Constructions	Photocopy
18.	23-2-2018	Letter from Special Deputy Collector, Tahsildar, Visakhapatnam (Rural) To The Canara Bank, Pendurthy Branch, Visakhapatnam By enclosing Sketch	Original / Web Copy
+19		Photographs of the entire site measuring 4589.51sq.yards along with FMB	Original

For M.S. Ramayya Developers And Constructions

Managing Partner

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20	31-3-2016	Memorandum of Deposit of Title Deeds executed by M/s. M. S. Ramayya Constructions (P) Ltd Infavour of Canara Bank, Pendurthy Branch, Visakhapatnam registered as document No.894/2016	Photocopy
21.	25-1-2018	Encumbrance Certificate bearing Statement No. 36238813 for the period from 31-03-1991 to 24-01-2018 issued by Gopalapatnam S.R.O.	Original
22.	25-1-2018	Encumbrance Certificate bearing Statement No. 36238868 for the period from 31-03-1991 to 24-1-2018 issued by Gopalapatnam S.R.O.	Original
23.	25-1-2018	Encumbrance Certificate bearing Statement No. 36238917 for the period from 31-03-1991 to 24-01-2018 issued by Gopalapatnam S.R.O.	Original
24.	25-1-2018	Encumbrance Certificate bearing Statement No. 36238988 for the period from 31-03-1991 to 24-1-2018 issued by Gopalapatnam S.R.O.	Original

For M/S M S Ramayya Developers and Constructions .,

Managing Partner

(DEPOSITOR)

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Schedule II

Description of Properties Mortgaged

I) ITEM NO.1 (DOCUMENT NO.2391/2013):-

All that piece and parcel of vacant site measuring an extent of 969.72 sq.yards or 810.811 Sq.meters situated in "Narasimha Nagar" bearing Plot No.10 Part (A), Covered by S.No.4/1 of Gopalapatnam Village within the limits of Greater Visakhapatnam Municipal Corporation, Gopalapatnam S.R.O. Limits, Visakhapatnam District and bounded by:-

East : Property belongs to M/s Chandana Brothers Shopping Mall

South : Property belongs to the Vendee who has purchased from the Akula Ganapathi Veera Venkata Naga Satyanarayana today

West :Property belongs to the Akula Ganapathi Veera Venkata Naga Satyanarayana

North :Property belongs to the Peela Balaji

II) ITEM NO.2:- (DOCUMENT NO.2392/2013):-

All that piece and parcel of vacant site measuring an extent of 436.31 sq.yards or 364.811 Sq.meters situated in "Narasimha Nagar" bearing Plot No.10 Part (A), Covered by S.No.4/1 of Gopalapatnam Village within the limits of Greater Visakhapatnam Municipal Corporation, Gopalapatnam S.R.O. Limits, Visakhapatnam District and bounded by:-

East : Property belongs to the Vendee who has purchased from the Smt Akula Varalakshmi today

South : Property belongs to Vendor

West : Property belongs to Vendor

North : Property belongs to the vendee who has purchased from the Sri Peela Govind Satyanarayana

For M.S. Ramayya Developers And Constructions

Managing Partner

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III) ITEM NO.3:- (DOCUMENT NO.2393/2013):-

All that piece and parcel of vacant site measuring an extent of 375.40 sq.yards or 313.883 Sq.meters situated in "Narasimha Nagar" bearing Plot No.10 Part (B), Covered by S.No.4/1 of Gopalapatnam Village within the limits of Greater Visakhapatnam Municipal Corporation, Gopalapatnam S.R.O. Limits, Visakhapatnam District and bounded by:-

East	:	Property belongs to M/s Chandana Brothers Shopping Mall
South	:	Property belongs to Akula Varalakshmi
West	:	Property belongs to the vendee who has purchased from the Sri Akula Ganapathi Veera Venkata Satyanarayana today
North	:	Property belongs to the vendee who has purchased from the Sri Peela Govinda Satyanarayana today.

IV) ITEM NO.4 :- (DOCUMENT NO.38/2014):-

All that piece and parcel of vacant site measuring an extent of iv) 72.58sq.yards together with Shed Bearing Door No. 14-8/9 situated in "Narasimha Nagar" bearing Plot No.10 Part (A) covered by S.No.4/1 of Gopalapatnam Village, within the limits of GVMC, Gopalapatnam SRO Limits, Visakhapatnam, Visakhapatnam District and bounded by:-

Eas:		Property belongs to Seller/Principal and Peela Govinda Satyanaryana
South	:	Property belongs to the seller/Principal
West	:	Gopalapatnam to Pendurty BRTS Road
North	:	Property belongs to the Sri Peela Balaji

IN WITNESS WHEREOF the Depositor/Mortgagor above named has executed these presents on the day mentioned above.

For M/S M S Ramayya Developers and Constructions .,

Witness

1.

2.

Managing Partner

(DEPOSITOR)

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Gopalapatnam

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CERTIFICATE OF SCANNING

The Doct. has been Scanned vide Registered Doct No. 313 6 /2019

Date 1-1-19 Joint Sub-Registrar-7

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