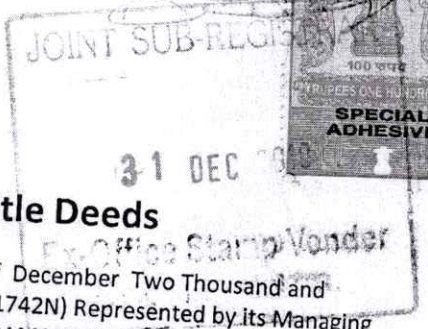
5/2019





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 Constructions Pvt Ltd (PAN No., AAECM1742N) Represented by its Managing Director Sri MOGGA SITA RAMAYYA aged 52 years S/o (Late) VENKATA RAMANA (Pan No. AFNPM0678J) having its office at SUNIRMITI, Door No. 5-42/6, Purushottapuram, Visakhapatnam-530 051, (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 M S RAMAYYA SHOPPING MALL (A Unit of M/S M S Ramayya constructions Pvt Ltd., and M/S 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 limit of Rs, 24,00,00,000/- (Rs. 10,00,00,000/- sanctioned to M/S Ramayya Shopping Mall a unit of M/S M S Ramayya Constructions Pvt Ltd., and Rs.14,00,00,000/- sanctioned 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 31/03/2018 / 28/5/2018 and 31/12/2018 (date & No(s)) 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 further sums which may be hereafter be advanced by the bank and the 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 costs of realisation of the security and all other expenses incidental thereto.

The Mortgagors already put through MODTD for Rs. 10,00,00,000/- on 31/03/2016 vide Reg No 894/2016 by depositing title deeds on 31/03/2016. and Supp, MODTD for Rs 900,00,000/- on 28/05/2018 Vide Reg No 2296/2018. Whereas in supplemental MODTD full details not properly incorporated and Mortgagor agreed to put through fresh MODTD for total liability sanctioned and to be sanctioned. (Already sanctioned Rs. 19,00,00,000/- and fresh limits sanctioned to Rs. 5,00,00,000/-) hence fresh MODTD obtained for total limits. (Including present enhanced limits)

For M/S M S Ramayya Constructions Pvt Ltd.,

Managing Director

(DEPOSITOR)

3251
4/19

5/2019

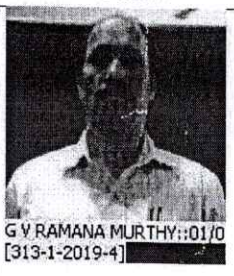
Presentation Endorsement:

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 Sitaramayya

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		 M/S M S RAMAYYA CONSTRUC [313-1-2019-4]	NO IMAGE FOUND	M/S M S RAMAYYA CONSTRUCTIONS PVT LTD REP BY MOGGA SITARAMAYYA S/O. LATE VENKATA RAMANA D NO 5-42/6 PURUSHOTTA PURAM, VISAKHAPATNAM	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 G V RAMANA MURTHY::01/0 [313-1-2019-4]	G V RAMANA MURTHY S/O GOVINDU D NO 23-72/1 EAST POINT COLONY VSP	
2		 P SEKHAR::01/01/2019.13: [313-1-2019-4]	P SEKHAR S/O VENKATA RAMANA D NO 5-35 PURUSHOTHAPURAM VSP	

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JOINT SUBREGISTRAR19
Gopalapatnam

01st day of January,2019

Signature of JOINT SUBREGISTRAR19
Gopalapatnam

THE SEAL OF THE SUB-REGISTRAR GOPALAPATNAM

OFFICE OF The Seal of Joint SubRegistrar Office Gopalapatnam JOINT SUBREGISTRAR

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Schedule I

List of documents of title relating to the Schedule II properties

SL No	Date of Document	Name of Document	Whether Original Certified/True Copy/Photostat
1.	17-08-2015	Sale Deed executed by Sri Akula Ganapathi Veera Venkata Naga Satyanarayana Infavour of M/s M.S. Ramayya Constructions (P) Ltd., registered as Document No.2192/2015	Original
2	20-08-2015	Sale Deed executed by Smt Akula Vani Kumar Infavour ofM/s M.S. Ramayya Constructions (P) Ltd.,(represented by its Managing Director Sri Mogga Sita Ramayya) registered as Document No.2220/2015	Original
3.	20-08-2015	Sale Deed executed by Sri Akula Ganapathi Veera Venkata Naga Satyanarayana Infavour of M/s M.S Ramayya Constructions (P) Ltd., (represented by its Managing Director Sri Mogga Sita Ramayya) registered as Document No.2221/2015	Original
4.	27-11-2013	Sale Deed executed by 1) Smt Peela Vijaya Lakshmi 2) Sri Peela Srikanth Infavour of M/s M.S. Ramayya Constructions (P) Ltd., (represented by its Managing Director Sri. Mogga Sita Ramayya) registered as Document No.2438/2013	Original
5.	27-11-2013	Sale Deed executed by Sri Peela Balaji Infavour of M/s M.S. Ramayya Constructions (P) Ltd., (represented by its Managing Director Sri Mogga Sita Ramayya) registered as Document No. 2437/2013	Original
6.	17-08-2015	Deed of Gift in Respect of Immovable Property executed by Smt Akula Varalakshmi Infavour ofSmt Akula Vanikumari registered as Document No. 2191/2015	Photocopy
7.	08-05-2001	Sale Deed executed by Sri Varaha Lakshmi Narsimha Swamy Devasthanam (represented by its Executive Officer Sri Vanagala Sankara Reddy) Infavour of Smt Akula Varalakshmi registered as Document No.134/2002	Photocopy

For M.S. Ramayya Constructions (P) Ltd.

Managing Director

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 ,2006356709

Signature of Registering Officer

Gopalapatnam

Date

01st day of January,2019

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THE SEAL OF THE SUB-REGISTRAR GOPALAPATNAM

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8.	08-05-2001	Sale Deed executed by Sri Varaha Lakshmi Narsimha 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	Photocopy
9.	28-03-2013	Sale Deed executed by Sri Akula Ganapathi Veera Venkata Naga Satyanarayana Infavour of1) Smt Peela Vijaya Lakshmi 2) Sri Peela Srikanth registered as Document No.1046/2013	Photocopy
10.	08-05-2001	Sale Deed executed by Sri Varaha Lakshmi Narsimha Swamy Devasthanam (represented by its executive Officer, Sri Vangala Sankara Reddy)Infavour of Sri Akula Ganapathi Veera Venkata Naga Satyanarayana registered as Document No.2423/2001	Photocopy
11.	28-03-2013	Sale Deed executed by Sri Akula Ganapathi Veera Venkata Naga Satyanarayana Infavour of Sri Peela Balaji registered as Document No.1048/2013	Original
12.	08-05-2001	Sale Deed executed by Sri Varaha Lakshmi Narsimha Swamy Devasthanam (represented by its Executive Officer, Sri Vangala Sankara Reddy)Infavour of Sri Akula Ganapathi Veera Venkata Naga Satyanartayana registered as Document No.2423/2001	Photocopy
13.	18-8-2004	Pattadar Pass Book issued by the Mandal Revenue Officer, Visakhapatnam (Rural) in the name of Akula Ganapathi Veera Venkata Naga Satyanarayana for the land measuring Ac. 0.37 cents in Survey No. 4/1 (P) situated at Gopalapatnam Village, Visakhapatnam, Visakhapatnam District.	Photocopy
14.	10-01-1982	Auction Terms and Conditions of Sri Varahalakshmi Narasimha Swamy Vari Devasthanam, Simhachalam	Photocopy
15.	27-01-1988	Proceedings of Endowments - Sri V.L.N.S. Devasthanam, Simhachalam, Visakhapatnam Taluk & District Sale of Lands in public auction Sale Confirmation Orders Issued by the Office of the Commissioner, Endowments – Hyderabad	Photocopy
16.	27-01-1982	Proceedings of Endowments - Sri V.L.N.S. Devasthanam, Simhachalam Visakhapatnam Taluk & District Sale of Lands in public auction Sale Confirmation Orders Issued by the Office of the Commissioner, Endowments – Hyderabad	Photocopy
17.	29-05-1986	Proceedings of Land (Ceiling and Regulation) Act, 1976 Visakhapatnam Agglomeration – Sri V.L.N.Swamy	Photocopy

For M.S. Ramayya Constructions (P) Ltd.

Managing Director

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		Devasthanam, Simhachalam Village for grant of exemption under section 20(1) (a) of the Act – Exemption – Granted – Orders- Issued by the Government of Andhra Pradesh.	
18.	20-08-1986	Proceedings Sri Varahalakshmi Narasimha Swamy Temple – Simhachalam – Visakhapatnam District Registration of land in Mango Tope, Gopalapatnam, Sold in public auction regarding Order issued by the Varaha Lashmi Narasimha Swami Devasthanam, Simhachalam, Visakhapatnam, Andhra Pradesh.	Photocopy
19.	26-08-1983	Proceedings of Urban land (C & R) Act'76 – Visakhapatnam Urban Agglomeration – Sale of Land in S.No.123 124 of Vepagunta – Exemption granted in G.O.Ms.No.610, dated 29-05-1986 Request for amendment – Regarding Orders issued by the O/o the Special Officer, Urban Land Ceiling, Visakhapatnam.	Photocopy
20.	06-10-1987	Proceedings of Urban land (C & R) Act'76 – Visakhapatnam Urban Agglomeration – Sale of Land in S.No.123, 124 of Vepagunta – Exemption granted in G.O.Ms.No.610, dated 29-05-1986 Request for amendment – Regarding Orders issued by the O/o the Special Officer, Urban Land Ceiling, Visakhapatnam.	Photocopy
21.	-11-1987	Proceedings of Urban land (C & R) Act'76 – Visakhapatnam Urban Agglomeration – Sale of Land in S.No.123 124 of Vepagunta – Exemption granted in G.O.Ms.No.610, dated 29-05-1986 Report submitted to the Government of Andhra Pradesh Revenue Department.	Photocopy
22.	25-08-2015	Notifications By Government Issued by the Revenue Department Registration Act, 1908 (Central Act 16 of 1908) and Registration (Andhra Pradesh Amendment) Act, 1999 (A.P Act 4 of 1999) Land Belonging to Simhachalam Devasthanam, Visakhapatnam.	Photocopy
23	29-09-2000	Orders passed in Writ Petition No. 12462 of 2000 In the High Court of Judicature Andhra Pradesh, at Hyderabad (Special Original Jurisdiction)	Photocopy
24	10-11-2000	Letter - Urban Land (C & R) Act, 1976, Visakhapatnam Urban Agglomeration, Vepagunta and Gopalapatnam Villages S.No.123 and 124 S.No.4/1 – Held by S.V.L.N. Devastanam Disposed in Public auction Non-Registration of Sale in favour of successful bidder- WP.No.12462/2000 filed – W.P. allowed vide order dated 29-09-2000 Filing of writ Appeal – Regarding	Photocopy

For M.S. Ramayya Constructions (P) Ltd.

Managing Director

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		Issued by the O/o the Special Officer, ULC, Visakhapatnam.	
25	31-05-2001	Proceedings of Urban Land (C & R) Act, 1976, Visakhapatnam Urban Agglomeration, Vepagunta and Gopalapatnam Villages S.No.123 and 124 S.No.4/1 – Held by S.V.L.N. Devastanam Disposed in Public auction Non-Registration of Sale in favour of successful bidder- WP.No.12462/2000 - certain instructions– Regarding Issued by the Government of Andhra Pradesh Revenue (UL.I) Department.	Photocopy
26	1-4-1981	Proceedings issued by the Joint Commissioner, Endowment	Photocopy
27	10-01-1982	Auction Proceedings issued by the Office Superintendent, Simhachalam Devasthanam	Photocopy
28	28-01-1982	Proceedings of Simhachalam Devasthanam, Simhachalam Visakhapatnam Taluk and district Sale of lands in S.Nos. 124 and 123 of Vepagunta and 4/1 of Gopalapatnam confirmation of Sales Orders of the Commissioner for payment of balance amount	Photocopy
29	18-2-1982	Certificate Issued by the Sri Varaha Lakshmi Narasimha Swamy Vari Devasthanam, Simhachalm Infavour of Sri S.V.S. Ramakrishna Rao and Others of Mandapaka, West Godavari District	Photocopy
30.	28-11-1977	Order U/S 3(3) of the Andhra Inams (Abolition and Conversion Ryotwari Act 1956) Issued by the Court of the Special Deputy Tashildar (Inams) Visakhapatnam.	Photocopy
31.	22-03-2001	Affidavit executed by SVS Rama Krishna Rao	Photocopy
32.		Tax Pass Book Issued by the Greater Visakhapatnam Municipal Corporation, Visakhapatnam in the name of M/s M.S. Ramayya Construction (P) Ltd., in the name of M/s. M. S. Ramayya Constructions (P) Ltd., rep., by its Managing Director Sri M. S. Ramayya with Vacant land Tax Assessment No.10328/3 for Rs.50945/- for the period 2015-16	Photocopy
33.	13-01-2016	Tax Receipt issued by the Greater Visakhapatnam Municipal Corporation, Visakhapatnam in the name of M/s M.S.	Original

For M.S. Ramayya Constructions (P) Ltd.

Managing Director

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		Ramayya Constructions (P) Ltd for Rs.50945/- for the period of 2015-2016	
34.		Tax Pass Book issued by the Greater Visakhapatnam Municipal Corporation, Visakhapatnam in the name of M/s M.S. Ramayya Construction (P) Ltd., for the bearing Door No.9-15/1 Gopalapatnam Ward No.68 Assessment No.100005/61833 with Half Yearly Tax for Rs.472/- for 2015-3 & 4	Photocopy
35.	13-01-2016	Tax Receipt issued by the Greater Visakhapatnam Municipal Corporation in the name of M/s M.S. Ramayya Constructions (P) Ltd for the bearing Door No.9-15/1 Gopalapatnam Ward No.68 Assessment No.100005/61833 with Half Yearly Tax for Rs.472/- for 2015-3 & 4	Original
36.	19-01-2016	Encumbrance Certificate bearing Statement No. 16260307 for the period from 31-03-1991 to 18-01-2016 issued by Gopalapatnam S.R.O.	Original
37.	19-01-2016	Encumbrance Certificate bearing Statement No. 16260343 for the period from 31-03-1991 to 18-01-2016 issued by Gopalapatnam S.R.O.	Original
38.	19-01-2016	Encumbrance Certificate bearing Statement No. 16260258 for the period from 31-03-1991 to 18-01-2016 issued by Gopalapatnam S.R.O.	Original
39.	19-01-2016	Encumbrance Certificate bearing Statement No. 16259952 for the period from 31-03-1991 to 18-01-2016 issued by Gopalapatnam S.R.O.	Original
40.	19-01-2016	Encumbrance Certificate bearing Statement No. 16260034 for the period from 31-03-1991 to 18-01-2016 issued by Gopalapatnam S.R.O.	Original

For M/S M S Ramayya Constructions Pvt Ltd.,

Managing Director

(DEPOSITOR)

Bk - 1, CS No 4/2019 & Doct No 5/2019 /

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Gopalapatnam

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Schedule II

Description of Properties Mortgaged

ITEM NO.1 (DOCUMENT NO.2192/2015):-

All that piece and parcel of vacant site measuring an extent of 509.45 sq.yards or 425.966 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 Smt A Vani Kumari obtaining from Smt A. Varalakshmi
South	:	Property belongs to Vendor i.e. A.G.V.V.N. Satyanarayana
West	:	Property belongs to Vendor i.e. A.G.V.V.N. Satyanarayana
North	:	Property belongs to M/s M.S. Ramayya Developers and Constructions

Measurments :

East Wing : 36'-1" or 10.99 mts.

South Wing : 125'-4" or 38.20 mts

West Wing : 36'-6" or 11.12 mts.

North Wing : 127'-7" or 38.88 mts.

II) ITEM NO.2:- (DOCUMENT NO.2220/2015):-

All that piece and parcel of vacant site measuring an extent of 439.50 sq.yards or 367.479 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	:	Remaining Part of Vendor i.e Akula Vani Kumari
West	:	Property belongs to M/s M.S. Ramayya Constructions (P) Ltd

For M.S. Ramayya Constructions (P) Ltd.

Managing Director

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Gopalapatnam

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North : Property belongs to M/s M.S. Ramayya Developers and Constructions

Measurments :

East Wing : 35'-4" or 10.76 mts.

South Wing : 110'-6" or 33.68 mts

West Wing : 36'-1" or 10.99 mts.

North Wing : 111'-1" or 33.85 mts.

III) ITEM NO.3:- (DOCUMENT NO.2221/2015):-

All that piece and parcel of vacant site measuring an extent of 40.55 sq.yards or 33.905 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 Vendee i.e. M/s M.S. Ramayya Constructions (P) Ltd.,

South : Property belongs to Vendor i.e. A.G.V.V.N. Satyanarayana

West : Visakhapatnam to Pendurthi BRTS Road

North : Property belongs to M/s M.S. Ramayya Developers and Constructions.

Measurments :

East Wing : 36'-6" or 11.12 mts.

South Wing : 10'-0" or 3.04 mts

West Wing : 36'-6" or 11.12 mts.

North Wing : 10'-0" or 3.04 mts.

For M.S. Ramayya Constructions (P) Ltd.

Managing Director

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Gopalapatnam

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IV) ITEM NO.4 :- (DOCUMENT NO.2438/2013):-

All that piece and parcel of vacant site measuring an extent of 861.66 sq.yards or 720.459 Sq.meters situated in Balaji Garden's bearing Plot No.9A Part (B), Covered by S.No.123P & 124P of Vepagunta 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 Peela Balaji today
West	:	Visakhapatnam to Araku Road
North	:	Property belongs to Dharani Apartments and A Nagesh and Others.

Measurments :

East Wing : 30'-0" or 9.76 mts.

South Wing : 257'-0" or 78.33 mts

West Wing : 30'-0" or 9.14 mts.

North Wing : 260'-0" or 79.24 mts.

V) ITEM NO.5:- (DOCUMENT NO.2437/2013):-

All that piece and parcel of vacant site measuring an extent of 884.34 sq.yards or 739.42 Sq.meters situated in Balaji Garden's bearing Plot No.9 A Part (B), Covered by S.No.123P & 124P of Vepagunta 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 Vendee
West	:	Visakhapatnam Aruku Road

For M.S. Ramayya Constructions (P) Ltd.

Managing Director

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Gopalapatnam

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North : Property belongs to the Vendee who has purchased from

The Peela Vijaya Lakshmi Peela Srikanth today.

Measurments :

East Wing : 30'-0" or 9.14 mts.

South Wing : 254'-0" or 77.62 mts

West Wing : 32'-3" or 9.82 mts.

North Wing : 257'-0" or 78.33 mts.

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

DEPOSITOR/MORTGAGOR

Witness

For M/S M S Ramayya Constructions Pvt Ltd.,

1.

2.

(Managing Director)

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Gopalapatnam

THE SEAL OF THE SUB-REGISTRAR GOPALAPATNAM

CERTIFICATE OF SCANNING
The Doct. has been Scanned vide
Registered Doct No. 313 5 /2019
Date 1-1-19 Joint Sub-Registrar-7

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