SCANED

8372/2024

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

[IN RESPECT OF ADVANCES SECURED BY MORTGAGE OF TITLE DEEDS]

THIS MEMORANDUM OF DEPOSIT OF TITLE DEEDS EXECUTED **ON 31st DAY OF MAY 2024 AT GUDUVANCHERI BY**

Ms.ANGAYARKANNI .M (PAN:BRHPA6033Q, AADHAR CARD NO:5860 2264 5157), D/o.Mr.Mohan, aged about 44 years and residing at No.C-18, 2nd Floorm 3/148, Solai Apartment, Manapakkam, Mount Poonamallee High Road, Nandambakkam, Chennai – 600 089 (hereinafter called "**MORTGAGORS**")

BANK OF BARODA a body corporate constituted under the Banking companies (Acquisition and transfer of undertaking) Act 1970 and having its Head office at Baroda House, Mandvi, Baroda 390 006, Corporate office at C-26, G Block, Baroda Corporate Centre, BandraKurla Complex, Bandra East, Mumbai 400 051, And its Avadi Branch, No.158, Avadi Poonamallee Main Road, Avadi, Chennai-600 054(Hereinafter referred to as **"The MORTGAGEE/THE BANK"** which expression shall unless repugnant to the context or inconsistent with the meaning thereof, mean and include its successors, administrators, associates, subsidiaries and assigns) OF THE OTHER PART

"The Mortgagors/The Executants" have availed the credit facilities sanctioned to **Mrs.ANGAYARKANI .M** from Bank of Baroda, And its Avadi Branch, No.158, Avadi Poonamallee Main Road, Avadi, Chennai-600 054 "The Mortgagee /The Bank", described hereunder, with an intent to secure the said credit facilities "Mortgagors/ The Executants" has created Mortgage by deposit of "The Title Deeds "over /relating to the property described in second schedule.

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"The Mortgagee /The Bank" has requested the "Mortgagors/The Executants" to Execute these presents with a view to recording the said deposit of title deeds and the terms and conditions in respect thereof, with the "Mortgagors/The Executants" has agreed to do.

NOW IT IS HEREBY AGREED AND DECLARED BY THE MORTGAGOR/THE EXECUTANT AS FOLLOWS:

In consideration of the following Credit facilities sanctioned by the "The Mortgagee /The Bank" to **Ms.ANGAYARKANNI .M** The Mortgagors / The Executants hereby declares and confirms that the title deeds mentioned in the first schedule hereunder written (Hereinafter referred to as "The Title Deeds") relating to the Properties and deposited with "The Mortgagee /The Bank" have been deposited on 28.05.2024 with an intent to create security on the Property for repayment of the said credit facilities sanctioned to **Ms.ANGAYARKANNI .M** and shall remain deposited with the "The Mortgagee /The Bank" as long as the Mortgaged Debt and any other amount in respect thereof remains due and payable by "The Borrower" and "The Mortgagor/ The Executant" to the "The Mortgagee /The Bank" for the credit facilities mentioned below:

Baroda Home Loan:	**Rs.50,93,000/- (Rupees Fifty Lakhs and Ninety Three Thousand Only)**

together with interest, additional interest, compound interest, cost, charges, expenses, and other monies payable under the various agreements / loan agreement/ letters of sanction/ Memorandum of terms and Conditions.

"The Mortgagors/The Executants" further agree that the title deeds so deposited are the original and the only document of title relating to the property in his possession, power and control, and that he has a clear and marketable title to the property as of the date aforesaid.

M. Angayarkanni

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AND

"The Mortgagors /The Executants" doth hereby lastly covenant with "The Mortgagee /The Bank" that all the cost, charges, expenses incurred by "The Mortgagee/The Bank" for defending the title of the "The Mortgagors/The Executants" to the property if need arise, and for enforcement of security hereby created by sale of the said Property , shall be payable and paid by "The Mortgagor/The Executant" and the same shall be deemed to form part of the Mortgaged debt secured by the Mortgage by Deposit of title Deeds.

LIST OF DOCUMENTS
TO BE DEPOSITED FOR CREATIONOF EQUITABLE MORTGAGE BY THE MORTGAGORS

1) Original Sale Agreement dated 16.02.2022, between Mr. Velan and in favour of Mr. Felix Sudhir Antony.

2) Original Construction Agreement dated 16.02.2022, between M/s. A V Promoters and Construction and in favour of Mr. Felix Sudhir Antony

3) Original Sale Deed dated 24.03.22 aRegistered as Doc. No.5115/2022, in the office of Sub Registrar Guduvanchery in favour of Mr. Felix Sudhir Antony

4) Original Construction Agreement Deed dated 21.08.2023 Registered as Doc. No.14465/2023, in the office of Sub Registrar Guduvanchery in favour of Mr. Felix Sudhir Antony.

5) Original Sale Deed dated 21.08.2023 a Registered as Doc.No.14466/2024, in the office of Sub Registrar Guduvanchery in favour of Felix Sudhir Antony.

6) Original Sale Deed dated 31.05.2024 a Registered as Doc.No.8371...../2024, in the office of Sub Registrar Guduvanchery in favour of Ms.Angayarkani.

SCHEDULE OF THE PROPERTY
Description of the immovable properties

SCHEDULE-A

All that piece and parcel of landed property the bearing **Plot No.56** in the Layout named known as **"BALAJI AVENUE"** Approval No:C.S.A.R/D.T.P.M-87-494/L.P./341, Comprised in Old Survey No.378/1A, Old Patta No.5380, New Patta No.9279 as per Patta New Survey No.378/7 and morefully described in schedule mentioned property, situated at **NANDHIVARAM VILLAGE**, Chengalpattu Taluk, Kancheepuram District at present Vandalur Taluk, Chengalpattu District.

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Building approved Plot No.56A; Ka.Vu.No.22/2017-2018, Ka.Vu.No.235/2017, on 19.05.2017 executive officer, Nandhivaram - Guduvancherry Town Panchayat.

Building approved Plot No.56B; Ka.Vu.No.13/2017-2018, Ka.Vu.No.231/2017 on 31.05.2017 executive officer, Nandhivaram - Guduvancherry Town Panchayat.

BOUNDED ON THE :-

North by	-	23 Feet Road,
South by	-	Plot Nos.57 & 58;
East by	-	Vacant Land,
West by	-	40 Feet Road;

MEASURING ON THE :-

North by	-	65 Feet
South by	-	73½ Feet
East by	-	60 Feet
West by	-	60 Feet

In all admeasuring 4155 Sq.ft.,
Lies within the Sub-Registration District of Tambaram and in the Registration District of Guduvancherry.

SCHEDULE – B

(Property hereby conveyed)

403.50 sq.ft., undivided share of vacant land out of the total extent of 4155 Sq.ft., in the Plot No.56 situated at **Flat No.F1,** in the **First FLOOR,** having Built-up Area 1004Sq.ft., with common area, (including One covered Car Parking, together with common Area (E.B.Connection No: 09-583-003-1796)

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And lies within the Registration District of Tambaram and Sub Registration District of Guduvancherry.

IN WITNESS WHEREOF THE EXECUTANTS HAS SIGNED THIS DEED OF MEMORANDUM ON THIS 31st DAY OF MAY 2024.

EXECUTANTS

WITNESSES:

1. *Mr.K.Arunkumar, S/o.Karuppaiah, No.23, Manickavasagar Street, Arul Nagar, Nandhivaram Guduvancherry – 603 202.*

2. *Mr.Kishore Kumar Perumal, S/o.Perumal, No.267, GST Road, Chrompet, Chennai – 600 044.*



Drafted by.....
P.THOMAS
Document Writter
D.W.L.No.6/CGL/99
No.45, South Mada Street,
Thirupporur-603 110.

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சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration)

பதிவுத்துறைத்தலைவர் சுற்றறிக்கை எண்.35083/சி1/2021
நாள்.07.02.2022

சென்னை உயர்நீதிமன்ற மதுரை அமர்வு நீதிப்பேராணை எண்.W.P.No.22163/2018 உள்ளிட்ட வழக்குகள் மீதான தீர்ப்பாணை நாள்.27.01.2022

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்டபூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

ஆவணத்தை எழுதிப்பெறுபவர்களின் கையொப்பம்

ஆவணத்தைஎழுதிக்கொடுப்பவர்களின் கையொப்பம்

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R/Gooduvancheri/Book-1/8372/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 6305 of 2024

I hereby certify that a sum of ₹ 25,465/- (Rupees Twenty Five Thousand Four Hundred and Sixty Five only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Ms. அங்கயர்கண்ணி மோ residing at at No.C-18, 2nd Floorm 3/148, Solai Apartment, Manapakkam, Mount Poonamallee High Road, Nandambakkam, Chennai - 600 089, Chennai, Tamil Nadu, India, 600089.

Sub Registrar: Gooduvancheri
Date: 31/05/2024

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

Presented in the office of the Sub Registrar of Gooduvancheri and fee of ₹ 8,310/- paid at 03:49 PM on the 31/05/2024 by

Left Thumb





9940468378

Additions as per recitals of document

Execution admitted by
Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:603301ccd75fd79a5245d1addce5733655b098 (**Details from UIDAI : Angayarkanni . M Mohan, 1980, xxxxxxxx5157**)



31st day of May 2024

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VAITHILINGAM V
Sub Registrar
Gooduvancheri

Registered as Number **R/Gooduvancheri/Book-1/8372/2024**.

Date: 31/05/2024
Gooduvancheri

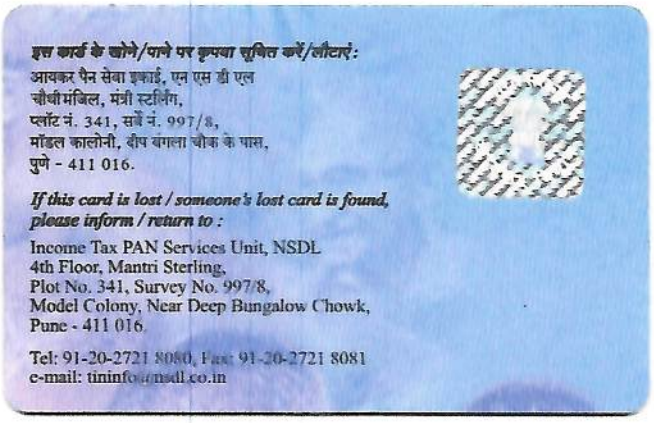
VAITHILINGAM V
Sub Registrar

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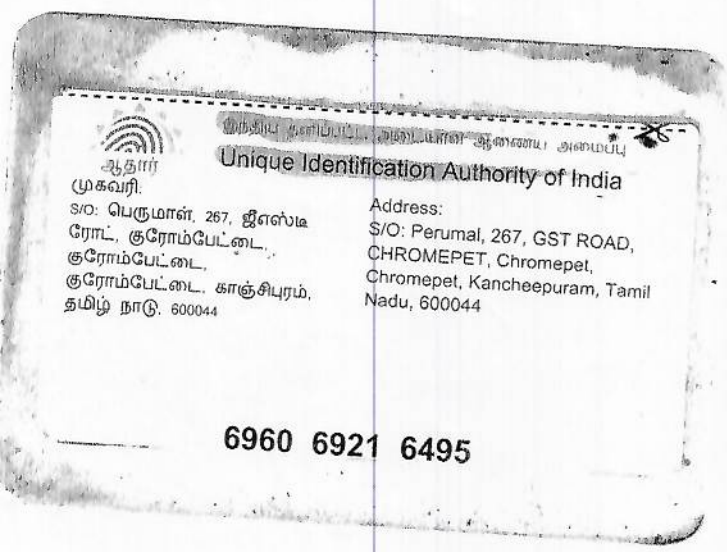






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