7047/2023

TP|14864824 2|2023

SCANED

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

This Memorandum executed at Chennai on this 25th April 2023 by **Mr. N. BALAMURUGAN** (PAN: BCKPB3248N, Aadhaar Card No. 6775 6726 8039) son of Mr. Natarajan, aged about 35 years, residing at Plot No. 12B, 6th Cross Street, Rajaji Annex Avenue, Valasaravakkam, Chennai – 600 087, hereinafter referred to as the Mortgagor/Executant which expression shall unless repugnant to the context or inconsistent with the meaning thereof, mean and include its legal heirs, successors executors, administrators and assigns) of the ONE PART;

TO AND IN FAVOUR OF

BANK OF BARODA, a body Corporate constituted under the Banking companies (Acquisition and Transfer of Undertakings) Act, 1970, and having its Head Office, at Mandvi, Baroda – 390006, Corporate Office at C 26, G Block, Baroda Corporate Centre, Bandra Kurla Complex, Bandra (East) Mumbai 400051 and its **N M Road Avadi Branch, Chennai - 600 054,** (herein after called the Mortgagee/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.

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WHEREAS **Mr. N. BALAMURUGAN** has been sanctioned Housing Loan Amount **Rs. 46,00,000/- (Rupees Forty Six Lakhs Only)** at Bank of Baroda, Avadi Branch WHEREAS the depositor has agreed that the repayment of the said loan of shall be secured by deposit of the title deeds of immovable property belonging to **Mr. N. BALAMURUGAN.**

NOW IT IS HEREBY AGREED AND DECLARED BY THE BORROWER AS FOLLOWS:-

That in consideration of the sum of Rs. 46,00,000/- (Rupees Forty Six Lakhs Only) received by **Mr. N. BALAMURUGAN**, Bank of Baroda Avadi Branch and for due repayment of the said sum of Rs. 46,00,000/- (Rupees Forty Six Lakhs Only) together with interest and other monies thereon that may become due and payable by the Depositors have on **25.4.2023** Deposited the title deeds with **Bank of Baroda, Avadi Branch** more fully described in Schedule A relating to their property and fully described in Schedule B hereunder with intent to create an equitable mortgage of the said property together with all structures standing thereon to secure the total loan of Rs. 46,00,000/- (Rupees Forty Six Lakhs Only) due and owing by **Mr. N. BALAMURUGAN** including interest penalty, interest, commitment charges, cost charges and other monies that may

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become due and payable from time to time by them to the Bank. The depositors hereby covenants that the said property is not subject to any mortgage, lien, charge or any other kind of encumbrance whatsoever and those they are the absolute Depositors of the same and are well and truly seized of the property.

SCHEDULE – 'A'

(List of documents of title, evidences, deeds and writings)

1. Original Sale Deed Document No. 7046 /2023, dated 25.4.2023, in favour of Mr. N. Balamururan in the Sub Registrar office of Guduvanchery.

2. Original Construction Agreement No. 7045 /2023, dated 25.4.2023,

SCHEDULE – 'B'

(Description of the Property)

All that piece and parcel of residential apartment known as bearing Flat No. S-2 in the Second Floor having Plinth area of 949 Square Feet including all its amenities, Car Parking, together with 496 Square Feet Undivided Share of Land out of 2,988 Square Feet situated in Plot No. 185, **'M.G. Nagar-V'** approved by CSAR/DTP-M-86-130/LP-105 and ROC., No. 2290/86 CSAR-4 and Survey No. 344/4A, Patta No. 5653, as per patta new sub-division **Survey No. 344/2** of **No. 193 Adhanur** Village, Kundrathur Taluk, Kancheepuram District.
and the land bounded on the:

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NORTH BY	:	Vacant Land,
SOUTH BY	:	Plot No. 184,
EAST BY	:	30 Feet Road,
AND WEST BY	:	Vacant Land.

Admeasuring

East to West on the Northern Side	-	85 Feet
East to West on the Southern Side	-	81 Feet
North to South on the Eastern Side	-	34 Feet
North to South on the Western Side	-	38 Feet

In all measuring 2,988 Square feet and the above property situated within the **Kundrathur Panchayat Union Limits** and within the Registration District of **Chennai South** and Sub-registration District of **Guduvanchery**.

IN WITNESSES WHEREOF THE EXECUTANT HAS SUBSCRIBED HIS HANDS PUT HIS SIGNATURE ON THE DATE, MONTH AND YEAR FIRST ABOVE WRITTEN, IN PRESENCE OF FOLLWING WITNESSES.

EXECUTANT

WITNESSES:-

1. J. Neelakandan (Mr. J. Neelakandan) son of Mr. Jegannathan, Flat No. A2, Block C, Gujans Atriya, Ajjanoor Road, Bommanampalayam Pirivu, Vedapatti, Coimbatore – 641 007. (Aadhaar Card No. 3709 5183 2019)

2. (Mr. S. Kajan) son of Mr. Subramaniyam, No. 13/26, Sri Annai Plat F, Mettu Colony Street, Adambakkam, Chennai 600 088 (Aadhaar Card No. 6861 6070 6791)

Drafted by :- *Perciba Jose*, B.Com. B.L.,



Advocate. Roll No. MS-2006/2016,
Almighty Associates,
No. 2, N.S.K. Street, Kamarajapuram,
Nandhivaram-Guduvanchery – 603 202.
Contact No. 9578555222

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R/Gooduvancheri/Book-1/7047/2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 5318 of 2023

I hereby certify that a sum of ₹ 23,000/- (Rupees Twenty Three 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. ந பாலமுருகன் residing at Plot No. 12B, 6th Cross street, Valasaravakkam, Chennai, Tamil Nadu, India, 600087.

Sub Registrar: Gooduvancheri
Date: 25/04/2023

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 ₹ 6,210/- paid at 01:06 PM on the 25/04/2023 by

Left Thumb  	73587 31773 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:0410955680b576b8a14ec5be236ba9e51f9ae8 **(Details from UIDAI : Balamurugan Natarajan Natarajan, 24-06-1988, xxxxxxxx8039)**	

25th day of April 2023

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Ravindranath Sankar S
Sub Registrar
Gooduvancheri

Registered as Number **R/Gooduvancheri/Book-1/7047/2023**.

Date: 25/04/2023
Gooduvancheri

Ravindranath Sankar S
Sub Registrar

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भारत सरकार
Government of India
Issue Date: 08/05/2013
நீலகண்டன் ஜகந்நாதன்
Neelakandan Jegannathan
பிறந்த தேதி / DOB: 08/03/1980
ஆண் / Male
3709 5183 2019
मेरा आधार, मेरी पहचान


भारत सरकार
GOVERNMENT OF INDIA
கஜன் க
Kajan S
பிறந்த நாள்/ DOB: 29/06/1976
ஆண் / MALE
6861 6070 6791
ஆதார் -எனது ஆதார், எனது அடையாளம்.


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
Print Date: 12/02/2022
Address: S/O A Jegannathan, Block C A2, Gujans Atriya, Ajjanoor Road, Bommanampalayam Pirivu, Vedapatti, Coimbatore, Tamil Nadu, 641007
3709 5183 2019
1947
help@uidai.gov.in
www.uidai.gov.in


AADHAAR
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
முகவரி:
தந்தை / தாய் பெயர்:
சுப்ரமணியம், 13/26 ஸ்ரீ அன்னை பிளாட் எப், மேட்டு காலனி தெரு,
ஆதம்பாக்கம், காஞ்சிபுரம்,
தமிழ் நாடு - 600088
Address:
S/O: Subramaniyam, 13/26 SRI ANNAI PLAT F, METTU COLONY STREET, Adambakkam, Kancheepuram, Tamil Nadu - 600088
6861 6070 6791
Aadhaar-Mera Aadhaar, Meri Pehachan

J. Kajan

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