SCANED 12117/2023 TP/153643843/2023 P272/2023

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

This Memorandum executed on this 03th day of July 2023, by Mr.S.KAJAN, (Aadhar No.6861 6070 6791 & Pan No. EMPPK7312J) son of Mr.Subramaniyam aged about 46 years, residing at No.13/26, Sri Annai Flat F, Mettu Colony Street, Adambakkam, Chennai-600 088, (hereinafter referred to as the Mortgagor/Executant whish expression shall unless repugnant to the contex or inconsistent with the meaning thereof mean and include its legal heirs, successors executors, administrators and assigns) **ONE PART,**

IN FAVOUR OF

BANK OF BARODA a Body Corporate, constituted under Banking Companies (Acquisition and Transfer for undertakings) Act V of 1970, having head office at Mandvi, Baroda – 390 006, Corporate office at C26,G Block, Corporate Centre, Bandra Kurla Complex, Bandra (East) Mumbai-400 051, 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,**

WHEREAS **Mr.S.KAJAN**, has been sancitioned Housing Loan Amount **Rs.30,00,000/- (Rupees Thirty 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.S.KAJAN**, NOW IT IS HEREBY AGREED AND DECLARED BY THE BORROWER AS FOLLOWS;

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That in consideration of the sum **Rs.30,00,000/-(Rupees Thirty Lakhs only)** received by **Mr.S.KAJAN**, Bank of Baroda Avadi Branch and for due repayment of the said sum of **Rs.30,00,000/- (Rupees Thirty Lakhs only)** together with interest and other monies thereon that may become due and payable by the Depositors have on 03.07.2023 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.30,00,000/- (Rupees Thirty Lakhs only)** due and owing by **Mr.S.KAJAN**, including interest penalty, interest, commitment charges, cost charges and other monies that may 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 line 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, evidence, deeds and writing)

1) Original of Construuction Agreement deed dated 03.07.2023 registered as document No. 11506 of 2023, in favour of Mr.**S.KAJAN**, in the sub Registrar Guduvanchery,

2) Original sale deed dated 03.07.2023 registered as document No. 12116 of 2023, in favour of **Mr.S.KAJAN**, in the sub Registrar Guduvanchery

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SCHEDULE-B

(Description of the Property)

All that piece and parcel of residential apartment Known as bearing **Flat No.G2, in the Ground Floor,** having **Plinth area of 686 square feet,** (including Common area) **together with 323 Square feet Undivided Share of Land out of 2100 square feet, bearing Plot No.3, " Annai Velankanni Nagar"** (approvel vide No.LP/DTCP No.351/2002) Comprised in Old Survey No.370/3, Patta No.3088, as per Patta New Survey No.370/3B1 & 370/97, Situated at No.112, **Aathanur Village,** Sriperambathur Taluk, now Kundrathur Taluk, Kancheepuram District, with in the registration District of South Chennai and Sub Registration District of Guduvanchery,

BOUNDED ON THE:

NORTH BY	:	Vacant Land,
SOUTH BY	:	30 feed Road,
EAST BY	:	23 feet Road,
WEST BY	:	Plot No.2,

MEASURING ON THE:

NORTH BY	:	35 Feet,
SOUTH BY	:	35 Feet,
EAST BY	:	60 Feet,
WEST BY	:	60 Feet,

Within the Registration District of South Chennai and Sub-Registration District of Guduvanchery.

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IN WITNESS WHEREOF THE PARTY OF THE FIRST PART HAS SET HIS HAND AND SIGNATURE ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

EXECUTANT

Witnesses.

1. V.Ramesh son of Velayutham
No.21, Kanni Amman Kovil Street, Urapakkam,
Vandalur Taluk, Chengalpattu District,

2. N.Balamurugan son of Natarajan
Plot No.No.12-B, 6th Cross street, Rajai annex avenue,
Valasarawakkam, Chennai-600 087,

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Registering Officer

Drafted by:-

Mr.B.VIVEKCHANDER,BA.,LLB.,
Advocate (Enroll No.1980/2020)
No.10, Muthumariamman Koil Street,
Nandhivaram, Guduvancheri - 603 202.



சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான

சான்று / உறுதிமொழி (Declaration)

பதிவுத் துறைத்தலைவர் 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 சான்றிளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்டபூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

இவ்

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Registering Officer

भारत सरकार
GOVERNMENT OF INDIA



கஜன் S
Kajan S
பிறந்த தாள்/ DOB: 29/06/1976
ஆண் / MALE

6861 6070 6791

ஆதார் -எனது ஆதார், எனது அடையாளம்.

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

AADHAAR

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

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Registering Officer

6861 6070 6791

Aadhaar-Mera Aadhaar, Meri Pehachan

P/ Gooduvancheri/ 272 / 2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 8660 of 2023

I hereby certify that a sum of ₹ 15,000/- (Rupees Fifteen 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. கஜன் residing at NO 13/26, SRI ANNAI PLAT F, MEETU COLONY STREET, ADAMBAKKAM, CHENNAI - 600 088... Chennai, Tamil Nadu, India, 600088.

Sub Registrar Gooduvancheri
Date: 03/07/2023

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 04:45 PM on the 03/07/2023 by

Left Thumb





Additions as per recitals of document

Execution admitted by

Left Thumb





9940625552

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:99692237d3f10e7ae2409e871c2c23e65edd88 **(Details from UIDAI : Kajan S S/O: Subramaniyam, 29-06-1976, xxxxxxxx6791)**



3rd day of July 2023

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Registering Officer

Ravindranath Sankar S
Sub Registrar
Gooduvancheri

Registered as Number R/Gooduvancheri/Book-1/12117/2023.

Date: 10/07/2023
Gooduvancheri

VAITHILINGAM V
Sub Registrar

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இந்திய அரசாங்கம்
Government of India



ரமேஷ் வேலாயுதம்
Ramesh Velayutham
தந்தை : வேலாயுதம்
Father : VELAYUTHAM
பிறந்தவருடம் / Year of Birth : 1979
ஆண்பால் / Male

8787 0828 4333

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

ஆதார்

முகவரி:
எண் 21, கன்னி அம்மன்
கோயில் தெரு, செங்கல்பட்டு,
ஊரப்பாக்கம், காஞ்சிபுரம்,
ஊரப்பாக்கம், தமிழ் நாடு, 603210

Address:
NO 21, KANNI AMMAN KOVIL
STREET, CHENGALPATTU,
Urapakkam, Kancheepuram,
Urapakkam, Tamil Nadu, 603210

8787 0828 4333

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

J. Ramesh.

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பாலமுருகன் நடராஜன்
Balamurugan Natarajan
பிறந்த நாள்/DOB: 24/06/1988
ஆண்/ MALE
Mobile No: 9551554324

6775 6726 8039
VID : 9115 7383 4878 4156

எனது ஆதார், எனது அடையாளம்

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முகவரி:
நடராஜன், மனை எண் 12பி 6வது கிராஸ்
ஸ்ட்ரீட், ராஜாஜி அனீஸ் அவன்யூக்கே,
வளசரவாக்கம், வளசரவாக்கம், திருவள்ளூர்,
தமிழ் நாடு - 600087

Address :
Natarajan, Plot No 12B 6th cross street, Rajaji
annex avenue, Valasaravakkam,
Valasaravakkam, Tiruvallur,
Tamil Nadu - 600087

