B.N. ADINARAYANA B.com., LLB
Advocate & Consultant

Office : No.7/1, 1st Floor, Dioganal Road,
(Near Sajjan Rao Circle),
V.V. Puram, Bangalore - 560 004.
Mobile : 94483 08406
E-mail : adinarayanaadithya@gmail.com

To,

Date:17.02.2026

The Branch Manager,
Indian Bank,
Judicial Layout Branch,
Bangalore.

Sir/Madam,

Sub:- Certified copy of Memorandum of Deposit of Title Deeds relating to the account of Mr.Manish.R.Chimurkar

As per the instructions from the Bank, I have approached and filed the online certified copy of the Memorandum of Deposit of Title Deeds on 10.02.2026 before the Senior Sub Registrar, Yelahanka, Bangalore, and deposited necessary fee and applied certified copy of the Memorandum of Deposit of Title Deeds dated 20.02.2018 which is registered as Document No. YAN-1-08911/2017-18, BOOK No.1, Stored in CD No. YAND657, registered in the Office of the Senior Sub Registrar, Yelahanka, Bangalore. The said senior sub registrar issued the online certified copy of the Memorandum of Deposit of Title Deeds vide application No.CCA-10022026-10209212/YAN-CC-A-758813-2025-26 dated 16.02.2026 and same was downloaded.

I, am producing herewith online certified copy of Memorandum of Deposit of Title Deeds issued by the Senior Sub Registrar, Yelahanka, Bangalore for your kind information.

B.N.ADINARAYANA ADVOCATE BANGALORE

Signature of Advocate

BNG (U) YLNK / ....8911.. /2017-2018 1-8

I 8911/17-18

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

THIS MEMORANDUM made on **this** 20th **day of FEB. of the year Two Thousand Eighteen (** 20 **/02/2018)** by

Mr. Manish R .Chimurkar
Aged about 40 years,
S/O Late Ramesh
Residing at Flat No. P-101
Renaissance Exotia, Jakkur PlantationHobli
Opp. Shobha Ultima, Bangalore 560 064

Hereinafter referred to as the **"FIRST PARTY"** (Which expression shall, wherever the context so requires or admits, mean and include her heirs, legal representatives, executors, administrators and assigns) of the ONE PART.

***IN FAVOUR OF* INDIAN BANK,**

A body corporate constituted under the Banking companies (Acquisition and Transfer of undertakings) Act 1970, having its Corporate office at No.254-260, Avvai Shanmugam Salai, Royapettah, CHENNAI - 600 014 and one of its branch known as JUDICIALLAYOUT YELAHANKA Branch, situated at No.1813,8th Main Road, Judicial layout G.K.V.K.Post BANGLORE - 560 065 represented by its Branch Manager.

Hereinafter referred to as **"SECOND PARTY/BANK"** (Which expression shall wherever the context so requires or admits mean and include its successors and assigns) of the OTHER PART.

WHEREAS, the first party herein is the absolute owner of immovable property morefully described in Schedule-B hereunder.

AND WHEREAS, the **First Party** herein have applied to the Bank for an advance by way of Home Loans **Rs.88,30,000-00 (Rupees Eighty Eight Lakhs Thirty thousand only)**

WHEREAS, the Bank has agreed to advance and sanctioned the said Home Loan of **Rs.88,30,000.00 Lakhs** to the **First party** on the condition that

For INDIAN BANK / इंडियन बैंक

प्रबंधक / Manager

जुडिसियल लेआउट / Judicial layout

BNG (U) YLNK / ...891... /2017-2018 2-8

[redacted]

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Mr. Manish R. Chimurkar S/o. Late Ramesh , ಇವರು 17660.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	17660.00	DD No.575998, Dtd.20/02/2018, Drawn on Indian Bank, Bangalore.
ಒಟ್ಟು :	17660.00	

ಸ್ಥಳ : ಯಲಹಾಂಕ

ದಿನಾಂಕ : 20/02/2018

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
(ಯಲಹಾಂಕ)
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.

the First party shall deposit the original title deeds in respect of Schedule-B immovable property by way of equitable mortgage as security for repayment of loans advanced to the said **First party.**

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

01. In consideration of the grant of the advance of **Home Loan** and Home Improvement loan of f **Rs.88,30,000/-** to the said **First party**, the sanction of which the said First Party herein admits and acknowledges and the First Party has on **11.01.2018** delivered to and deposited with the Bank the documents of title pertaining to the property described and denoted as **Schedule "B" and "C"** hereto for being held by the Bank as security for the aforesaid advance and interest payable by way of equitable mortgage i.e., by deposit of original title deeds.

02. These title deeds shall be security for the repayment to the Bank of all moneys advanced by the Bank to the **First party** under the said loan as embodied in this deed a sum of **Rs.88,30,000.00** and interest thereon and penal interest leviable under the rules and according to terms and conditions that is being in vogue and applicable from time to time in respect of the loans and advances made by the Bank, and also any other sum of money which may become due on this account such as costs of investigation and examination of title deeds preparation and execution of legal papers etc.

03. That, should any monies due remain unpaid/any terms/conditions of sanction be breached by the borrowers/first party, the Bank shall have the right to recall or enforce payment of the entire sum due under this deed.

04. The First Party hereby acknowledges, declares and confirms that the title deeds deposited are the only title deeds and the First Party is the true owner. The First Party also confirm that she shall keep the Bank

For INDIAN BANK /

Print Date & Time : 20-02-2018 12:44:22 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 8911 BNG (U) YLNK / 8911 /2017-2018 4-8

ಯಲಹಾಂಕ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಗಾಂಧಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-02-2018 ರಂದು 12.37:49 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕವೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	8830.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	315.00
	ಒಟ್ಟು :	9145.00

ಶ್ರೀ Mr. Manish R. Chimurkar S/o. Late. Ramesh ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Mr. Manish R. Chimurkar S/o. Late. Ramesh			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Mr. Manish R. Chimurkar S/o. Late. Ramesh . (ಬರೆದುಕೊಡುವವರು)			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

ರಜಿಸ್ಟ್ರೇಷನ್ ಕಾಯ್ದೆ ಕಲಂ 88(i) ಪ್ರಕಾರ ಹಾಜರಾಗಲು ವಿನಾಯ್ತಿಯಿರುವ Indian Bank Rep by its Manager. Dtd.20/02/2018. Judicial Layout, Yelahanka Branch, No.1813, 8th Main, Judicial Layout, Bangalore 65 . ಇವರು ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟಿರುವುದನ್ನು ನಾನು ಒಪ್ಪಿರುತ್ತೇನೆ.

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

indemnified against all claims/demand whatsoever by any person lawfully or equitably claiming under her and by any other person whatsoever.

SCHEDULE-A

DESCRIPTION OF TITLE DEEDS/DOCUMENTS DEPOSITED

Sl. No	Date of Document	Name/Type of Document Registration /Ref. No. of the document with date	Whether Original/ Photostat
1	11.01.2018	Regd. Sale Deed No.BNG(U)YLNK/7624/2017-2018 executed by Mr. Ganesh Shekar and Mrs. Aneeta Shekar in favour of Mr.Manish R Chimurkar in respect of property no. Flat No.B3-903 Sy No.80 BBMP Municipal NO.574/80 situated at Allalasandra Village.	Original
2	29.08.2012	Regd. Sale Deed No. KCH-1-02692/12-12 of Sub-Registrar Gandhinagar by Sri H.R.Chandrasekhar and M/S HRC Ventures in favour of Sri Ganesh Shekar and his wife Smt. Aneeta Shekar.	Original
3	16.07.2013	Khata Certificate issued by BBMP Bangalore to Sri Ganesh Shekar and Aneetha Shekar.	Original
4	17.05.2017	Khata Certificate issued by BBMP Gangalore to Shri Ganesh Shekar and Aneetha Shekar.	Orignal
5	25.03.2017	NIL EC for the period from 01.04.2012 to 25.03.217 issued by Jurisdiction of Senior Sub-Registrar Yelahanka	Original
6	17.05.2017	NIL EC for the period from 01.01.2017 to 17.05.2017 issued by Sr. Sub-Registrar Gandhinagar.	Original
7	03.06.2009	Approved Site plan issued by BDA Bangalore to Sri.HR Chandrasekhar.	Photocopy
8		RTCs for the year 1966-67 to 1987-88, 1997-98 to 1998-99, 1999-2000 to 2001-2002 and 2006-07 issued by the Tahasildar Bangalore North (Addl.) Taluk, Yelahanka Bangalore in respect of Sy No.80	Photocopy
9		Sketch Copy issued by the Surveyor, Allalasandra Village, Yelahanka Hobili. Bangalore north Taluk.	Potocopy

ಗುರುತಿಸುವವರು

BNG (U) YLNK / ...8911.../2017-2018 6-8

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Prakash Yelahanka New Town. Bangalore 64	
2	Raju Yelahanka New Town. Bangalore 64	

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ ಕಚೇರಿ (ಯಲಹಂಕ) The Seal of the Sub-Registrar of Yelahanka Bangalore

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ YAN-1-08911-2017-18 ಆಗಿ
ಸಿ.ಡಿ ನಂಬರ YAND657 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 20-02-2018 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ (ಯಲಹಂಕ)
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

Designed and Developed by C-DAC, ACTS, Pune

10	10.02.2010	Relinquishment Dee executed by Sri H.R.Chandrasekhar in favour of BDA. Bangalore	Photocopy
11	29.08.2012	Form of Declaration in the declaring by Sri Ganesh Shekar and his wife Smt. Aneeta Shekar.	Photocopy
12	11.09.2012	Occupancy certificate issued by BDA to Sri Chandarasekhar	Photocopy
13	09.05.2007	NOC Issued by BESCOM Ltd. To Sri H.R.Chandrasekhar.	Photocopy
14	24.09.2008	NOC issued by Airports Authority of India Banaglore	Photocopy
15	03.05.20007	NOC issued by BWSSB to Sri H.R.Chandrasekhar	Photocopy
16	07.03.2008	NOC issued by Karnataka State Pllution Control Board to HR Chandrasekhar	Photocopy
17	16.09.2009	Building plan License issued by BBMP to Sri H.R.C;handrasekhar	Photocopy

SCHEDULE "A"Property]

All that piece and parcel of residentially converted land presently bearing BBMP Municipal NO.574/80 bearing Sy No.80 situated at Allasandra Village, Yelahanka Hobili, Bangalore North Taluk, Bangalore measuring all 43,560 Sq Ft. and bounded as follows:

East by; : 40 ft. road formed by Sy No. 80 leading to Karnataka Judicial Employees HSBC Ltd.
West by : Water Channel;
North by : Remaining land Sy No. 80 sold to Sri N.Ramaiah
South by : Remaining land Sy. NO.80 sold to Sri Lokesh:

An extent of 7,383.57 Sq.Ft. ;has ;been relinquished for the existing 40ft. Road, formed in Sy No.80 by Karnataka Judicial Employees HSBC Ltd.

An extent of 2,648.26 Sq.Ft. and 1,220 Sq Ft. totaling 3,868.68 Sq.Ft of land is relinquished to BDA for future road widening.

The total land relinquished for existing road and future Road to BDA is 11,252.25 Sq.ft.
The total project land is 32,307 Sq.ft.

Schedule "B" Property

An undivided 2.29% 2.29% share (equivalent to 738.36 Sq.Ft.) in the land compised in the Schedule "A" property.

Schedule "C" Property

Flat bearing NO.B3 -903 comes under BBMP vide BBMP Katha NO.692/574/80/34 in the 9th floor of the Apartment building known as "HRC ANANYA" constructed on the Schedule "A" property measuring a super built up area of 1989.09 Sq ft. containing Three Bed Rooms, together with RCC Roofing vitrified Flooring along with Two covered car parking space in the basement including proportionate share in common area such as passages, lobbies, stair cases, club house etc., together with 738.36 Sq.Ft. undivided share of the land comprised in Schedule "A" property.

WITNESSES:

1) Prakash
Yelchenahalli
Bangalore

FIRST PARTY

For INDIAN BANK / इंडियन बैंक

प्रबंधक / Manager

ज्युडिसियल लेआउट / Judicial Layout

2) Veeruppa
Nanjamma Halli
Jalahalli
Bangalore.

SECOND PARTY/BANK

इंडियन बैंक
Indian Bank
Your Tech-Friendly Bank

JUDICIAL LAYOUT YELAHANKA BRANCH,
No.1813, 8TH MAIN,JUDICIAL LAYOUT,
BANGALORE-560 065 INDIA
Ph No.: 08022958875
Email: judiciallayout@indianbank.co.in

The Sub Registrar
Sub Registrar Office
Yelahanka
BANGALORE.

8911
17-18

Dt 20.02.2018.

Dear Sir,

Sub: Registration of deposit of Title Deeds.

I am here with enclosing Memorandum of Deposit of Equitable Mortgage of title deeds in respect of property Flat bearing No.B3-903 under BBMP Katha No.692/574/80/34 in the 9th Floor of Apartment Building as "HRC Ananya" executed by Mr.Manish R Chimurkar in favour of Indian Bank, Judicial Lalyout Branch situated at No. 1813, 8th Main, Judical Layout, GKVK Post, Bangalore – 560065 as security for IB Home Loan availed by him Rs.88,30,000/- (Rupees Eighty Eight lakh Thirty thousand only)

The said deed may kindly be registered in your registry and I may be exempted for appearance for the purpose of registration under section 88(1) of the Registration Act.

Yours faithfully,

BRANCH MANAGER

ಪ್ರಮಾಣ ಪತ್ರ

ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಅಧಿನಿಯಮ 1957ರ ಕಾಲಂ 10ರ ಪ್ರಕಾರ

ನಲ್ಲಿ ವಾಸವಾಗಿರುವ ಶ್ರೀ/ಶ್ರೀಮತಿ renuka(CCA-10022026-10209212/YAN-CC-A-758813-2025-26) ಎಂಬುವವರು ಸರಿಯಾದ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾದ ರೂ.180 ಗಳನ್ನು, ರಶೀದಿ ಸಂಖ್ಯೆ ಪ್ರಕಾರ, ದಿನಾಂಕ: ರಂದು ಇ-ಪಾವತಿಯ ರೂಪದಲ್ಲಿ ಪಾವತಿ ಮಾಡಿರುತ್ತಾರೆ ಎಂದು ಈ ಮೂಲಕ ದೃಢೀಕರಿಸಲಾಗಿದೆ..

ದಿನಾಂಕ: 16-02-2026 11:14:06

ಸ್ಥಳ : Yalahanka

ನಕಲು ತಯಾರಿಸಿದವರು (Preparer)	ನಕಲು ಹೋಲಿಸಿದವರು (Verifier)
Digitally signed by B. K. Honnamma Date: 2026.02.16 11:15:30 +05:30 Reason: Certified Copy Location: Yalahanka SR	Digitally signed by B. K. Honnamma Date: 2026.02.16 11:41:26 +05:30 Reason: Certified Copy Location: Yalahanka SR

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ

(SRO)

Digitally signed by NAJEER AHAMMAD NADAF
Date: 2026.02.16 11:44:55 +05:30
Reason: Certified Copy
Location: Yalahanka SR