MEMORANDUM CONFIRMING THE EXTENSION OF THE EXISTING EQUITABLE MORTGAGE

This memorandum executed at Chennai on this 10th June 2013 by **Mr.Dineshchand Surana** aged about 47 years **S/o Late Mr.Udairaj Surana Jain** and residing at New Door No.49 (Old Door No.4-34), A – Block, 6th Street, Anna Nagar East, Chennai – 600 102, (hereinafter called "The Security Owner" which term shall wherever the context mean and include his heirs, executors, Administrators, legal representatives, successors and assigns, represented by his Attorney **Mr.S.Sandeep Surana (PAN.No.AZTPS0873M)** aged about 27 years **S/o Mr.Shantilal Surana Jain, S/o Mr.Shantilal Surana Jain** and residing at residing at New Door No.23 (Old Door No.13A), Mandapam Road, Kilpauk, Chennai – 600 010 – Vide General Power of Attorney Doc.No.142/2011, Dated 14/02/2011; registered at SRO Anna Nagar (hereinafter referred to as the Executant which term shall include his heirs, executors, legal representatives and administrators or successors and assigns as the case may be) in favour of State Bank of India, constituted under the State Bank of India Act, 1955 having one of its Local Head Offices at Chennai and carrying on business in banking among other places at **Overseas Branch, No.86 Rajaji Salai, Chennai – 600 001** acting for self and as agent of other members of the State Bank of India Consortium (consisting of State Bank of India and other members) hereinafter called as "Banks" which expression shall include its administrators, successors and assigns.

The Executant had already deposited on 04/08/2010 and 31/03/2011 the document of title mentioned in the Schedule I hereunder relating to his properties described in Schedule II (hereinafter referred to as the "Schedule Property") with the Bank with intent to thereby to create Equitable Mortgage in favour of the State Bank of India Consortium, by way of security for the amount due to the Banks from the Borrower **M/s.Surana Corporation Limited** a Company incorporated under Companies Act 1956 and having its Registered Office at New Door No.29, (Old Door No.16), Whites Road, Royapettah, Chennai – 600 014, by way of loan / cash credit / overdraft and other type of facilities to an extent of **Rs.645,00,00,000/-** (Rupees Six Hundred & Forty Five Crores Only) together with interest, costs, charges thereon and also to secure all other indebtedness of the **M/s.Surana Corporation Limited,** to the Bank that may arise in the future.

(Document)
No. 3232 Year: 2013
Page: 1 Total: 9 Page:

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(Document) Year: 2013 No.3232 Total: 9 Page: 9 No: 9

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT

S. No. 938 of 2013

I hereby certify that a sum of Rs. (Rupees Twenty five thousand Only) on account of conveyance duty has been levied under section 41 of the Indian Stamp Act, 1899 on this instrument from S. Sandeep Sriram residing at Chennai DD-757819/-

Sub-Registrar and Collector u/s 41 of The Indian Stamp Act

S.R.O. Madhavaram,

Presented in the office of the Sub-Registrar of Madhavaram and Fee of Rs 5100/- Paid Between the Hours of 11-12 on the 10th day of June 2013

Date: 10-6-13

DOCUMENT No. 3232 2013 OF BOOK 1 CONTAINS 8 SHEETS 1 SHEETS

SUB-REGISTRAR

THE SEAL OF THE SUB REGISTRAR OF MADHAVARAM

LEFT THUMP



EXECUTION ADMITTED

LEFT THUMP

Madhavaram, Chennai - 60.

"Additions as per the recitals of this Document"

"Additions as per the recitals of this Document"

IDENTIFIED BY:

1) CS. Raghavan S/o Late S.V. Sangili 37 Dare Aman St T. Nagar Chennai

2) R Sunil S/o T. Perumal No 38 Tarakan Chennai-17

No. 3232 of 2013 BOOK 1 10th Day of June 2013 Sub-Registrar

Dated 10.6.2013 SUB-REGISTRAR

THE SEAL OF THE SUB REGISTRAR OF MADHAVARAM

WHEREAS the Executant had on the proper stamp duty executed memorandum relating to deposit of title deeds on 21/04/2011 and duly registered the same with the Sub-Registrar Office, Madhavaram under Document Nos.1202, and 1203/2011 for the said sum of **Rs.645,00,00,000/-** (Rupees Six Hundred & Forty Five Crores Only) which is still due and owing to the Bank.

WHEREAS Dena Bank & United Commercial Bank are now out of State Bank of India Consortium by closure of the Credit Facilities granted to the Borrower and Bank of India & Central Bank of India are inducted in the State Bank of India Consortium for the Credit Facilities granted to the Borrower

WHEREAS at the request of the Executant, the Banks were pleased to grant to the Borrower **M/s.Surana Corporation Limited,** the various credit facilities by the State Bank of India (Lead Bank of Consortium) and other members vide Working Capital Consortium Agreement and Inter Se Agreement dated 07/03/2013. The Executant hereby confirms that consequent upon the various Credit Facilities granted by State Bank of India Consortium and other members as stated above and for the purpose of having the various credit facilities covered by the security of the said title deeds of the properties, the Equitable Mortgage by deposit of title deeds relating to the said property created, as stated above on 07/03/2013 for, stand extended to cover the various credit facilities aggregating to an extent of **Rs.1160,00,00,000/- (Rupees One Thousand One Hundred Sixty Crore only)** granted to the Borrower by the aforesaid Consortium Banks.

(Document) No. 3232 Year: 2013 Book: 1 Page: 2 No: 9 Pages: 9

The Executant declares that the documents mentioned in Schedule – I and deposited with the Bank are the only documents of title of the Executant relating to the Schedule Properties and that there are no other documents of title to the Schedule Properties. The Executant further declares that the Schedule Properties are not charged or encumbered in any way whatsoever. There are no claims from revenue / tax authorities and that there are no attachments in respect of the properties. The Executant is in actual possession of the properties mentioned in Schedule –II hereunder and is not subject to any agreement for sale or otherwise. The Executant further declares that the Equitable Mortgage by way of deposit of title deeds of the schedule property is extended in favour of the aforesaid Consortium Banks.

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85

THE SCHEDULE-I REFERRED TO HEREINABOVE

(List of the documents of title)

Item No.01

No	Date	Parties to document
1.	15/09/1999	Original Sale Deed Doc.No.6185/1999, to and in favour of Mr.Dineshchand Surana
2.	13/03/2000	Original Rectification Deed Doc.No.1504/2000
3.	08/10/2002	Original Rectification Deed Doc.No.6807/2002
4.	06/02/2005	Original Rectification Deed Doc.No.875/2005
5.	18/02/2005	Notarised Xerox Copy of Affidavit of Mr.Paul Mennie
6.	15/09/1999	Notarised Xerox Copy of certified copy of Sale Deed Doc.No.456/1909
7.	09/09/1991	Notarised Xerox Copy of General Power of Attorney Doc.No.608/1991
8.	02/04/1990	Notarised Xerox Copy of Patta No.160, in favour of Mrs.Margret Mennie
9.		Notarised Xerox Copy of Chitta No.160, Adangal extract for Fasli 1408, in favour of Mrs.Margret Mennie, Notarised Xerox Copy of 'A' register extract and FMB extract of Madhavaram Village
10.	28/01/2009	Notarised Xerox Copy of decree and judgment in S.A.No.1120/2006, on the file of the High Court of Judicature of Madras
11.	04/06/2002	Notarised Xerox Copy of proceedings of the Tahsildar, Ambattur Taluk – vide Di.Dis.5736/2002
12.	09/11/2007	Notarised Xerox Copy of proceedings of Revenue Divisional Officer, Ponneri – vide ROC No.5882/2007
13.	18/07/2008	Notarised Xerox Copy of proceedings of the District Revenue Officer, Tiruvallur – vide D.Dis.No.39088/2007
14.	18/12/2008	Notarised Xerox Copy of order in W.P.No.20461/2008, on the file of High Court of Judicature of Madras
15.		Notarised Xerox Copy of original Patta No.5707, in the name of Mr.Dineshchand Suranan & two others, issued by Zonal Deputy Tahsildar, Madhavaram

(Document)
No: 3232 Year: 2013
Page: Total:
No: 3 Page: 9

16.		Notarised Xerox Copy of original Chitta No.5707 and Xerox Copy of original Adangal extract for Fasli 1419 in favour of Mr.Dineshchand Surana & 2 others, issued by VAO Madhavaram
17.	13/07/2010	Original Receipt Deed Doc.No.5635/2010, executed by Bank of Baroda, Chennai – 600 017
18.	07/09/2010	Original Encumbrance Certificate No.15320/2010, for the period issued by SRO Sembium
19.	06/08/2010	Original Encumbrance Certificate No.13648/2010, for the period from 01/01/1987 to 31/07/2010, issued by SRO Sembium
20.		Notarised Xerox Copy of tax receipt No.9004306, in favour of Mr.Dineshchand Surana (Assessment No.18163), for I & II Half years 2009 -2010
21.	01/09/2004	Notarised Xerox Copy of proceedings of the Commissioner Madhavaram Municipality for building regulation and planning permit – vide B.A.No.218/2004 and BL No.389/2004
22.		Xerox Copy of Notarised approved plan showing the proposed construction of compound wall in S.No.1060/1 7 2 of Madhavaram Village
23.	21/04/2011	Original Relating to Deposit of Title Deeds Doc.No.1202/2011, executed by Mr.Dineshchand Surana S/o Late. Udairaj Surana Jain represented by his Power Agent Mr.S.Sandeep Surana S/o Mr.Shantilal Surana Jain to and in favour State Bank of India, Overseas Branch, Chennai – 600 001

(Document)
No. 3232 Year: 2013
Page: 4 Total: 9
No: Page:

Item No.02

No	Date	Parties to document
1.	15/09/1999	Original Sale Deed Doc.No.6415/1999, in favour of Mr.Dineshchand Surana
2.	13/03/2000	Original Rectification Deed Doc.No.1505/2000
3.	08/10/2002	Original Rectification Deed Doc.No.6806/2002
4.	08/02/2005	Original Rectification Deed Doc.No.876/2005
5.	18/02/2005	Notarised Xerox Copy of Affidavit of Mr.Paul Mennie

Jay 87

6.	15/09/1999	Notarised Xerox Copy of certified copy of Sale Deed Doc.No.456/1909
7.	09/09/1991	Notarised Xerox Copy of General Power of Attorney Doc.No.608/1991
8.	02/04/1990	Notarised Xerox Copy of Patta No.160, in favour of Mrs.Margret Mennie
9.		Notarised Xerox Copy of Chitta No.160, Adangal extract for Fasli 1408 in favour of Mrs.Margret Mennie, Notarised Xerox Copy of 'A' register extract and FMB extract of Madhavaram Village
10.	28/01/2009	Notarised Xerox Copy of decree and judgement in S.A.No.1120/2006, on the file of the High Court of Judicature at Madras
11	04/06/2002	Notarised Xerox Copy of proceedings of the Tahsildar, Ambattur Taluk – vide D.Dis.5736/2002
12.	09/11/2007	Notarised Xerox Copy of proceedings of Revenue Divisional Officer, Ponneri – vide ROC 5882/2007
13	18/07/2008	Notarised Xerox Copy of proceedings of the District Revenue Officer, Tiruvallur – vide D.Dis.No.39088/2007
14.	18/12/2008	Xerox Copy of order in W.P.No.20461/2008, on the file of High Court of Judicature of Madras
15.		Notarised Xerox Copy of original Patta No.5707, in the name of Mr.Dineshchand Surana & two others, issued by Zonal Deputy Tahsildar, Madhavaram
16.		X Notarised erox Copy of original Chitta No.5707 and Xerox Copy of original Adangal extract for Fasli 1419, in favour of Mr.Dineshchand Surana & 2 others, issued by VAO Madhavaram
17.	13/07/2010	Original Receipt Deed Doc.No.5636/2010, executed by Bank of Baroda, Chennai – 600 017
18.	07/09/2010	Original Encumbrance Certificate No.15319/2010, for the period from 01/01/1970 to 31/12/1986, issued by SRO Sembium

(Document)
No. 3232 Year 2013
Page: No: 5 Total: 9 Page:

Jay

19.	06/08/2010	Original Encumbrance Certificate No.13646/2010, for the period from 01/01/1987 to 31/07/2010, issued by SRO Sembium
20.		Notarised Xerox Copy of property tax receipt No.9004306, in favour of Mr.Dineshchand Surana (Assessment No.18163), for I & II Half years 2009 – 2010
21.	01/09/2004	Notarised Xerox Copy of proceedings of the Commissioner, Madhavaram Municipality, for building regulation and planning permit – vide B.A.No.218/2010 and BL No.389/2010
22.		Notarised Xerox Copy of approved plan showing the proposed construction of compound wall in S.No.1060/1 & 2 of Madhavaram Village
23.	25/10/1999	Notarised Xerox Copy of Sale Deed Doc.No.7009/1999, in favour of Mr.Bhanwarlal Sharma
24	21/04/2011	Original Relating to Deposit of Title Deeds Doc.No.1203/2011, executed by Mr.Dineshchand Surana S/o Late Udairaj Surana Jain represented by his Power Agent Mr.S.Sandeep Surana S/o Mr.Shantilal Surana Jain to and in favour State Bank of India, Overseas Branch, Chennai – 600 001

THE SCHEDULE-II REFERRED TO HEREINABOVE

(Description of the immovable properties)

Item No.01

All that piece and parcel of Nanjai & Punjai Agricultural land measuring Acre 1.25 Cents of land situated in S.Nos.1060/1 & 2 of Madhavaram Village, Madhavaram Taluk, Tiruvallur District bounded on the:

North by	:	S.No.1057 lands
South by	:	S.No.1064 lands
East by	:	S.Nos.1060/1 & 2 – Remaining lands
West by	:	Mr.Vijayraj Surana's lands

Situated within the Registration Sub-District of Madhavaram and Registration District of Chennai North.

(Document)
No. 3232 Year: 2013
Page: Total: 9
No: 6 Page:

89

Item No.02

All that piece and parcel of Nanjai & Punjai Agricultural land measuring Acre 1.25 Cents of land situated in S.Nos.1060/1 & 2 of Madhavaram Village, Madhavaram Taluk, Tiruvallur District bounded on the:

North by	:	S.No.1057 lands
South by	:	S.No.1064 lands
East by	:	M/s Buniyan & Christians Garden's lands. (S.Nos.1065 & 1066 lands)
West by	:	Mr.Dineshchand Surana's lands. (Purchaser's land)

Situated within the Registration Sub-District of Madhavaram and Registration District of Chennai North.

In witness whereof the Executant has set his hands the day, month and year first above written.

Witnesses:

1. C.S. Raghavan
S/o late S.V.Sampath 37
Damodaran St Tiruvalla
CL-17

2. Rajnath Prasanth
S/o Tirunavukkarasu
Saraman St
Chennai-17

Executant

Draft by

L. GNANASOUNDARY
DOCUMENT WRITER
TAMILNADU STATE WIDE LICENCE
NO.A2/MS/S/96
NO 32/1, VAIGUNDAPURAM 1st STREET,
PUNGAMBAKKAM, CHENNAI - 600 034.
CELL NO. 9840042467.

(Document)
No.3232 Year: 2013
Page: No: 7 Total: 9 Page:

90

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANDEEP SURANA

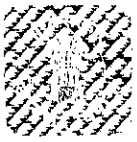
SHANTILAL SURANA

10/03/1986

Permanent Account Number

AZTPS0873M

Signature





04042012

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंज़ील, सफ़ायर चैंबर्स,
बानेर टेलिफोन एक्स्चेंज के नजदीक,
बानेर, पुना – 411 045

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel.: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

(Document)
No: 3232 Year: 2013
Page: No: 8 Total: Page: 9

DOCUMENT No 3232 2013 OF BOOK
I 8 SHEETS
2 SHEETS

SUB-REGISTRAR

THE SEAL OF THE SUB REGISTRAR OF MADHAVARAM

DOCUMENT No.5232 2013 OF BOOK 1

2 SHEETS

2 SHEETS

SUB-REGISTRAR

DOCUMENT No. 3233 2013 OF BOOK 1
CONTAINS 8 SHEETS
4 SHEETS

SUB-REGISTRAR

THE SEAL OF THE SUB REGISTRAR OF MADHAVARAM

DOCUMENT No.3232 2013 OF BOOK 1
CONTAINS 8 SHEETS
5 SHEETS

SUB-REGISTRAR

THE SEAL OF THE SUB REGISTRAR OF MADHAVARAM

DOCUMENT No 32 35 OF BOOK 1
CONTAINS 8 SHEETS
6 2 SHEETS

SUB-REGISTRAR

THE SEAL OF THE SUB REGISTRAR OF MADHAVARAM

DOCUMENT NO. 3230 2013 OF BOOK 1
CONTAINS 8 SHEETS
7 SHEETS

SUB-REGISTRAR

THE SEAL OF THE SUB REGISTRAR OF MADHAVARAM

DOCUMENT NO. 3232 2015 OF BOOK 1
CONTAINS 8 SHEETS

SUB-REGISTRAR

THE SEAL OF THE SUB REGISTRAR OF MADHAVARAM