## MEMORANDUM CONFIRMING THE EXTENSION OF THE EXISTING EQUITABLE MORTGAGE

This memorandum executed at Chennai on this 10th June 2013 by **Mr.G.R.Surana** aged about 60 years **S/o Late Mr.Udairaj Surana Jain** and residing at New Door No.45 (Old Door No.2), Vimala Street, Ayyavoo Colony, Aminjikarai, Chennai – 600 029, (hereinafter called "The Security Owner" which term shall wherever the context mean and include his heirs, executors, Administrators, legal representatives, sucessors 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.157/2011, Dated 21/02/2011; registered at SRO Kodambakkam (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.

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10/6/13
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CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT

S. No. 939 of 2013

I hereby by certify that a sum of Rs. (Rupees Twenty five thousand) 25000/- Only on account of deficit stamp duty has been levied under section 41 of the Indian Stamp Act in respect of this instrument from Thiru S. Sandeep Sukumaran at Chennai DD- 757320/-

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

S.R.O. Madhavaram.
Date: 10.6.13

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 7 June 2013

DOCUMENT No. 3233 201 3 OF BOOK 1
CONTAINS 26 SHEETS
SHEETS

SUB-REGISTRAR

THE SEAL OF THE SUB REGISTRAR OF MADHAVARAM

LEFT THUMP





EXECUTION ADMITTED BY

LEFT THUMP

Madhavaram, Chennai - 60



"Additions as per the recitals of this Document"

"Additions as per the recitals of this Document"

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IDENTIFIED BY:

1) (S. Raghavan) S/o Late A.V. Sanjaiah
37 Dandapani St T. Nagar (E-1)

2) Ruth Cabeniho S/o T. Paeiver 32 Taramani Chennai-113

3233 of 2013
10th Day of June 2013
Sub-Registrar

10/6/2013 SUB-REGISTRAR

**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 No. 1204/2011 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 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.

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 their 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 property. The Executant is in actual possession of the property 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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## THE SCHEDULE-I REFERRED TO HEREINABOVE

**(List of the documents of title)**

| No | Date | Parties to document |
|---|---|---|
| 1. | 15/09/1999 | Original Sale Deed Doc.No.6184/1999, in favour of Mr.G.R.Surana |
| 2. | 13/03/2000 | Original Rectification Deed Doc.No.1501/2000 |
| 3. | 08/10/2002 | Original Ratification Deed Doc.No.6805/2002 |
| 4. | 08/02/2005 | Original Ratification Deed Doc.No.872/2005 |
| 5. | 18/02/2005 | Original Affidavit of Mr.Paul Mennie |
| 6. | 15/09/1999 | Original 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 SA No.1120/2009 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 D.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.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. | | Original Patta No.5707 in the names of Mr.Gouthamraj Surana & two others, issued by Zonal Deputy Tahsildar Madhavaram. |

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| | | |
|---|---|---|
| 16. | | Original Chitta No.5707 and original Adangal extract for Fasli 1419 in favour of Gouthamraj Surana & 2 others issued by VAO Madhavaram |
| 17. | 13/07/2010 | Original Receipt Deed Doc.No.5639/2010, executed by Bank of Baroda, Chennai – 600 017. |
| 18. | 07/09/2010 | Original Encumbrance Certificate No.15318/2010, for the period from 01/01/1970 to 31/12/1986, issued by SRO Sembium |
| 19. | 09/08/2010 | Original Encumbrance Certificate No.13649/2010, for the period from 01/01/1987 to 31/07/2010, issued by SRO Sembium |
| 20. | 08/09/2009 | Notarised Xerox Copy of property tax receipt No.9004307 in favour of Mr.Gouthamraj Surana (assessment No.18160) for I & II Half Years 2009 – 2010 |
| 21. | 08/09/2009 | Notarised Xerox Copy of property tax receipt No.9004308, in favour of Mr.Gouthamraj Surana (assessment No.18161) for I & II Half Years 2009 – 10 |
| 22.. | 01/09/2004 | Notarised Xerox Copy of vide B.A.No.221/2004 & BL No.388/2004 proceedings of the Commissioner, Madhavaram Municipality, for building Regulation & Planning Permit |
| 23. | | Notarised Xerox Copy of approved plan showing the proposed contruction of steel cutting shed, weigh bridge & storage room in S.No.1060/1 & 2 of Madhavaram Village. |
| 24. | 21/04/2011 | Original Relating to Deposit of Title Deeds Doc.No.1204/2011, executed by Mr.G.R.Surana 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 |

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## THE SCHEDULE-II REFERRED TO HEREINABOVE

**(Description of the immovable properties)**

All that piece and parcel of Nanjai & Punjai Agricultural land measuring Acre 1.00 Cents of land situated in Survey.Nos.1060/1 & 2 of Madhavaram Village, Madhavaram Taluk, Tiruvallur and bounded on the:

| | | |
|---|---|---|
| **North by** | : | S.No.1057 lands |
| **South by** | : | S.No.1064 lands |
| **East by** | : | Mr.Vijayraj Surana's lands |
| **West by** | : | Mr. Gouthamraj Surana's lands |

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. Sapat 37
Damodaran St T. Naga
C.S.N)

2. Rajath (Advocate)
S/o T. Panchavan
38 Tondiarpet
(Chennai-81)

**Executant**

Draft by

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

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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 मंजील, सफायर चैंबर्स,
बानेर टेलिफोन एक्स्चेंज के नजदीक,
बानेर, पुना – 411045

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Income Tax PAN Services Unit, NSDL
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Near Baner Telephone Exchange,
Baner, Pune - 411045

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e-mail: tininfo@nsdl.co.in

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THE SEAL OF THE SUB REGISTRAR OF MADHAVARAM

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SUB-REGISTRAR

THE SEAL OF THE SUB REGISTRAR OF MADHAVARAM

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SUB-REGISTRAR

THE SEAL OF THE SUB REGISTRAR OF MADHAVARAM

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SUB-REGISTRAR

THE SEAL OF THE SUB REGISTRAR OF MADHAVARAM

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SUB-REGISTRAR

THE SEAL OF THE SUB REGISTRAR OF MADHAVARAM

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