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P.14A 5.8.15 4775 07-08-15

MEMORANDUM RELATING TO DEPOSIT OF TITLE DEEDS

This memorandum executed at Chennai on this 05th day of August 2015 by **Mr.Vijayraj Surana (PAN.No.AACPS3236N)** aged about 51 years **S/o Mr.Udairaj Surana** and residing at No.2D Floor, Orchid Villa, 6th Avenue, 15 Harrington Road, Chetpet, Chennai – 600 031, (hereinafter referred to as the Executant which term shall includes its executors, legal representatives and administrators or successors and assigns or each of the partners from time to time and their representative 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 i.e. Punjab National Bank, Bank of India, Central Bank of India, IDBI Bank Ltd and Standard Chartered Bank) hereinafter called as "Banks" which expression shall include its administrators, successors and assigns.

The Executant had already deposited on 07/03/2015 the documents of title mentioned in the Schedule - I hereunder relating to its properties described in the Schedule - II (hereinafter referred to as the "Schedule Property") with State Bank of India with intent to thereby to create Equitable Mortgage in favour of the State Bank of India Consortium, (consisting of State Bank of India and other members i.e. Punjab National Bank, Bank of India, Central Bank of India, IDBI Bank Ltd and Standard Chartered Bank), 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 No.29, Whites Road, Royapettah, Chennai – 600 014, by way of loan / cash credit / overdraft and other type of facilities (under Master Restructuring Agreement (MRA) dated 20/01/2015) to an extent of **Rs.1464,51,00,000/-** (Rupees One Thousand Four Hundred Sixty Four Crores and Fifty One Lacs 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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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 Property and that there are no other documents of title to the Schedule Property. The Executant further declares that the Schedule Property 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 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.

SCHEDULE-I REFERRED TO HEREINABOVE

(List of the documents of title)

No	Date	Parties to document
1.	18/07/2002	Original Sale Deed Doc.No.5118/2002, SRO Sembium executed by Mr.Shanthilal Surana to and in favour of **Mr.Vijayraj Surana**
2.	18/07/2002	Certified Copy of Sale Deed Doc.No.5118/2002, SRO Sembium executed by Mr.Shanthilal Surana to and in favour of **Mr.Vijayraj Surana**
3.	30/04/2004	Photocopy of Order in W.P.No.12643/2004, issued by High Court of Madras
4.	01/11/2004	Photocopy of Security Mortgage in Doc.No.8677/2004, SRO Sembium by Mr.Vijayraj Surana to Sub Registrar Sembium
5.		Photocopy of Adangal in the name of Mr.Shanthilal Surana issued by Village Administrative Officer, Madhavaram Village, Ambattur Taluk
6.		Photocopy of Chitta in the name of Mr.Shanthilal Surana issued by Village Administrative Officer, Madhavaram Village, Ambattur Taluk
7.		Photocopy of Patta No.4950 in the name of Mr.Shanthilal Surana issued by Head Quarters Deputy Tahsildar, Ambattur Taluk in P.T.8A 360/1410-1411
8.		Photocopy of Patta in the name of Mr.G.R.Surana, Mr.Vijayaraj Surana and Mr.Dineshchand Surana

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9.		Original Discharge Receipt from Sub Registrar Sembium
10.		Master Plan for CMA 2026, Downloaded from tnreginet.net
11.		Encumbrance Certificate for the period from 1. 01/01/1987 to 27/02/2011, SRO Sembium 2. 28/02/2011 to 24/02/2015, SRO Madhavaram

THE SCHEDULE-II REFERRED TO HEREINABOVE

(Description of the immovable property)

All that piece and parcel of cultivable lands measuring 30 cents, situated in comprised in S.No.1062/1 in No.50, Madhavaram Village, Ambattur Taluk, Thiruvallur District and bounded on the:

North by	:	Remaining lands belonging to seller
South by	:	Remaining lands belonging to seller
East by	:	Lands belonging to Shri.Goutamraj Surana
West by	:	30 feet road

and Situated within the Sub Registration 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.

Executant

Witnesses:

1. J.V.PURUSHOTHAMAN
S/o. M. VENKATACHALAM
29, WHITES ROAD
ROYAPETTAH MS-14

2. G. MAHENDIRAN
Flat No.1 V. Gajatheeram
37, Damodharan St
T. Nagar, Chennai 17

Drafted by

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

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P144/2015/BK1

CERTICATE UNDER SECTION 42 OF STAMP ACT

S.No. 2213 of 2015

I hereby certify that a sum of Rs. 25000 (Rupees Twenty five Thousand only) on account of proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from VIJAYRAJ SURANA residing at Chennai.

Madhavaram
Date: 05/08/2015

Signature of SUB REGISTRAR / & Collector
Under Section 41 of the Indian Stamp Act.

Presented in the Office of SUB REGISTRAR of Madhavaram and fee of Rs. 5150 paid between hours of 3 and 4 on 05/08/2015 by

1 Left Thumb





Additions As per the recitals of the document

9940522222

Execution Admitted by

1 Left Thumb





Additions As per the recitals of the document

Identified by

1 Name PURUSHOTHAMAN V S/o VENKATACHALAM M 29-WHITES ROAD ROYAPETTAH MS-14

2 Name MAHENDRAN G S/o GANGADARAN V 87 Dharmadhara Pr J-Nagar ch-17

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5th day of August 2015

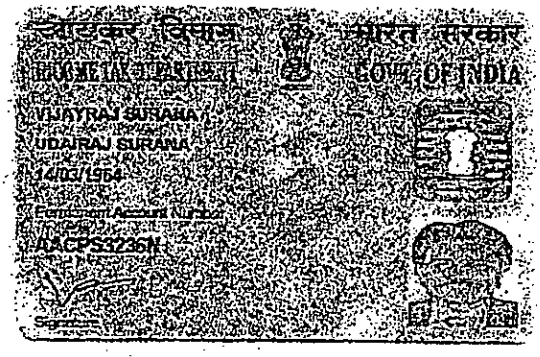
SUB REGISTRAR Madhavaram

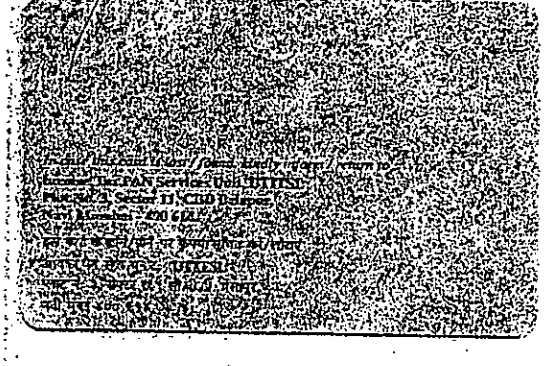
Registered As No. 4775 of 2015
of Book I
7th Day of August 2015
Sub-Registrar

THE SEAL OF THE SUB REGISTRAR MADHAVARAM

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