

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

Place: Rajahmundry

Date:

This memorandum is made and executed on this the 30/12/2021 day of December 2021 by Sri. BASINA SRINIVASU (Adhaar No: 7163 6176 6027 and PAN: ANQPB1907J) S/O BASINA SATYANARAYANA, aged 38 years residing at D.No.24-3-12/2, MADUSUDANA YADAV GARI HOUSE, WEAVERS COLONY, RAJAHMUNDY URBAN, EAST GODAVARI -533101.

(Hereinafter called "THE MORTGAGOR/S" which expressions shall include his/her/their respective heirs, executors, administrators and assigns of the onepart) in favor of Canara Bank, a body corporate constituted under the banking Companies (Acquisition and Transfer of Undertakings) Act, 1970, having its Head Office at 112 JC Road, Bengaluru and among others an office at, **Canara Bank Retail Asset Hub Rajahmundry, East Godavari District.** (here in after called the Bank)

1. In consideration of the Bank making or continuing to make advance or otherwise giving credits or offering other banking facilities to Sri. BASINA SRINIVASU S/O BASINA SATYANARAYANA (name of the borrowers) (Hereinafter referred to as The Party), for as long as it thinks fit, at their **Canara Bank Retail Asset Hub Rajahmundry** Branch office and/or at any of their other branches upto a limit of **Rs 14,00,000 (Rupees Fourteen Lakhs only)** exclusive of interest, discount, Bank charges, legal charges etc., I/we have on the 30th day of December 2021 deposited with **Canara Bank Retail Asset Hub** of the Bank in the **Rajahmundry Town/City**, the title deeds described in **Schedule 'A'** here below in respect of the immovable properties fully described in **Schedule 'B'** here below with intent to create a mortgage/charge by deposit of title deeds as security for the due repayment to the Bank of all or any of the sums of money which then or hereafter were or shall at any time be owing to the Bank on account of a sum obtained or to be obtained hereafter by me/us/the Party in any of my or our or the Party's account be it current, overdraft, cash credit or loan whether from me/us solely or from the Party or from either or any of us jointly with another person or persons including the amounts of any notice or bills discounted or paid on or at the request of either of us solely or jointly or any money or advances made to or from the accommodation or at the request of either of us solely or jointly or any moneys for which I or we or the Party may be liable to the Bank or in any way whatsoever together in all cases aforesaid with interest at the rate/s determined by the Bank from time to time in this behalf I/we having waived expressly the right to receive notice of variation of such rate of interest, on all total balances from the respective dates as per Rules and Regulations obtaining in the Bank from time to time in this behalf such interest be debited to the account and credited to the principal in case of non-payment on due dates and also together with any commission, discount and other charges including legal charges occasioned by me/us or the Party or incident to this or any other security held by or to the Bank for the same indebtedness or by or to the enforcement of any such security.

2. I/We have agreed at the time of creation of mortgage by deposit of title deeds, that the security created thereby shall be a continuing security and shall ensure notwithstanding that at any time thereon accounts are brought to credit or the facility is reduced or enhanced and further shall ensure for any other or fresh financial facilities that I/we or the Party or any of us may be granted by the Bank at any of their offices in India.

3. While creating the mortgage as mentioned hereinabove, I/we have agreed that the Bank is at liberty to sue me/us on any of the mortgages by filing a single suit or by filing separate suits as it deems fit and I/we have hereby waived our right under Section 67-A of the Transfer of Property Act, 1882.

4. While creating the mortgage as mentioned above I/we have confirmed that I/we have not created any tenancy on the scheduled property and further agreed that, I/we will not create any lease of the said mortgaged property during the currency of the mortgage/loan without the prior written consent of the Mortgagee, as per Section 65 A (3) of the Transfer of Property Act, 1882.

5. The Mortgagor/s undertakes/undertake that he/they shall not cut any timber grown now standing or that may be raised on the schedule property or destroy or commit damage or any act of waste and thereby diminish the value and utility of the security herein created in favour of the Mortgagee.

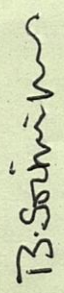
6. While creating the mortgage as mentioned hereinabove I/we have undertaken to collect back title deeds on closure of all the credit facilities failing which the Bank will be at liberty to collect service charges at the rate specified by the

T3. *Swini*

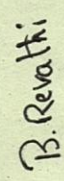
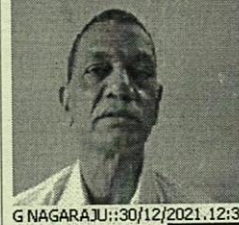
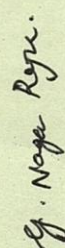
Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Pidimgoyya along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 1400/- paid between the hours of 12 and 1 on the 30th day of DEC, 2021 30th day of DEC, 2021 30th day of DEC, 2021 by Sri B Srinivasu

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

SNo-cd	Thumb Impression	Photo	Aadhar Photo	Address	Signature/Ink Thumb Impression
I-MR		 BASINA SRINIVASU::30/12/2021: [0432-1-2021-10078]		BASINA SRINIVASU S/O. S/O SATYANARAY ANA AADHAR- *****6027 MADUSUDANA YADAV GARI HOUSE,RAJAM ANDRY ARBAN, WEAVIRS COLANY,EAST GODAVARI	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 B REVATHI::30/12/2021.12:30 [0432-1-2021-10078]	B REVATHI W/O SRINIVASU RJY	
2		 G NAGARAJU::30/12/2021.12:3 [0432-1-2021-10078]	G NAGARAJU S/O RAJANM BHIMAVARAM	

30th day of December,2021

Signature of JOINT SUBREGISTRAR63
Pidimgoyya



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Bank. I/we understand that on such failure on my/our part, the said title deeds would remain with the Bank entirely at my/our risk and responsibility thereafter.

7. I/We further agree that in the event any of the items of the mortgaged properties are either not available for realization on any count including its release in favour of the owner/mortgager, such event, shall not bar the Bank to sue on remaining items of the mortgaged properties or to enforce them and shall also not be a bar to claim a personal decree against the mortgagers.

8. Notwithstanding the aforesaid, /We hereby give specific consent to the Bank for disclosing/submitting the 'financial information' as defined in Section 3(13) of the Insolvency and Bankruptcy Code, 2016 ('Code' for brief) read with relevant Regulations/Rules framed under the Code, as amended and in force from time to time and as specified there under from time to time, in respect of the securities created by me/us for securing the Credit/Financial facilities availed by the Borrower from the Bank, from time to time, to any 'Information Utility' ('IU' for brief) as defined under Section 3 (21) of the Code, in accordance with the relevant Regulations framed under the Code, and directions issued by the RBI to the Banks from time to time and hereby specifically agree to promptly authenticate the financial information submitted by the Bank, as and when requested by the concerned 'IU'.

9. The properties mentioned in Schedule here below are not subject to, but are free from prior encumbrances, charges or any claims on any account whatsoever.

10. I/ We shall not create any encumbrance or sell or otherwise any portion of the Schedule Property without taking prior written consent of the Bank during the currency of the loan.

Reference to singular includes plural and vice versa.

Schedule - A
List of documents

Sl. No	Document No & Date of Document	Name of Document	Original / Certified / True copy/ Photostat
1	30-12-2021 9453/2021	Registered Sale deed executed by Gadiraju Bala Tripura Sundari Wife of Naga Raju in favour of Basina Srinivasu son of Satyanarayana	Original
2	18-12-2014 16290 of 2014	Registered Agreement for construction of remaining works executed between M/s Sri Krishna Infra, Rajahmundry represented by its managing partner, Mulagada Srinivas Rao son of Narasimha Murthy and Gadiraju Bala Tripura Sundari Wife of Naga Raju	Original
3	18-12-2014 16289 of 2014	Registered Sale deed executed by (1) Gannina Mohana Rao son of Rama Rao (Site Owner) and GPA agent cum Developer (2) M/s Sri Krishna Infra, Rajahmundry represented by its managing partner Mulagada Srinivas Rao son of Narasimha Murthy infavour of Gadiraju Bala Tripura Sundari Wife of Naga Raju	Original
4	05-02-2014 1407 of 2014	Registered Development agreement cum Irrevocable General Power of Attorney (1) Gannina Mohana Rao son of Rama Rao (Site Owner) and (2) M/s Sri Krishna Infra, Rajahmundry represented by its managing partner, Mulagada Srinivas Rao son of Narasimha Murthy (Developer)	Photo copy
5	25-10-1976 3669 of 1976	Registered Sale deed executed by (1) Dandamudi Veerraju (2) Dandamudi Viswanadha Rao and others infavour of Gannina Mohana Rao Son of Rama Rao	Photo copy
6	01-10-2013 B L R NO 184/2013-14	Proceeding issued by Secretary, Kolamuru Gram Panchayat for construction of RCC roof residential apartment building Stilt+Ground+4 Upper floors stands in the name of Gannina Mohana Rao son of Rama Rao	Photo copy
7	18-11-2020 Receipt No 8489	Property tax issued by Panchayat Secretary, Kolamuru for Door No 115-6-209 in the name of Gadiraju Bala Tripura Sundari wife of Naga raju	Photo copy
8	14-12-2021 Statement No 63506428	Encumbrance Certificate obtained from SRO Pidimgoyyi for a period of 14 years commencing from 01-10-2007 to 13-12-2021	Original

T.S. Srinu

Endorsement:

Desc	In the Form of							
	Online	Stamp Papers	Challan u/s 41 of IS Act	Cash	SD u/s 16 of IS act	Stock Holding	DD/BC/ Pay Order	Total
SD	7000	0	0	0	0	0	0	7000
TD	0	NA	0	0		NA	0	0
RF	1400	NA	0	0		NA	0	1400
UC	100	NA	0	0		NA	0	100
TOT	8500	0	0	0		0	0	8500

NOTE: TD: Transfer Duty, SD: Stamp Duty, RF: Registration Fee, UC: User Charges, TOT: Total, Desc: Description

Rs. 7000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 1400/- towards Registration Fees on the chargeable value of Rs. 1400000/- was paid by the party through ONLINE No ,51342743062021,51342691252021,51342704662021 Dated ,30-DEC-21,30-DEC-21,30-DEC-21

Date

30th day of December,2021

Signature of Registering Officer
Pidimgoyya

REGISTERED AS NO. 9454 OF 2021
BOOK 3015 DAY OF DECEMBER 21
09th day of正月 1913

SIGNATURE OF REGISTERING OFFICER
Mohammed Arif
JOINT SUB-REGISTRAR-63
PIDIMGYYI

CERTIFICATE OF SCANNING
THE DOCUMENT HAS BEEN SCANNED WITH
THE IDENTIFICATION NUMBER 432
BOOK 1-9454/2021

SIGNATURE OF REGISTERING OFFICER

Bk - 1, CS No 10078/2021 & Doct No

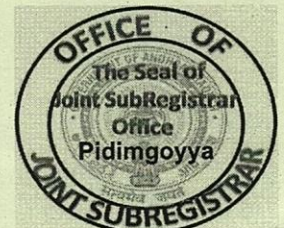
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Schedule - B
Description of Property

A Schedule of the Property

All the piece and parcel of site admeasuring an extent of 630.21 Square yards after leaving an extent of 46.44 square yards i.e., an extent of 15.69 square yards on southern side and an extent of 30.75 square yards of site on western side out of a total extent of 676.65 square yards which is present measurement after issuing approved plan vide B P No 229/2013/R out of an extent of Ac 0.14 ½ cent land on southern side in western side item in southern side out of an extent of Ac 11.98 cents of land in RS No 449 which was situated at Kolamuru village and gram Panchayat, Rajamahendravaram Rural Mandal within the jurisdiction of sub registrar, Pidimgoyyi bounded as follows

East	: Land belongs to Dandamudi Veejaru	67.5 feet
South	: Road	90.22 feet
West	: 32 link wide passage way (road)	67.5 feet
North	: Land belongs to Gannina Ramesh Choudary	90.22 feet

Within the above boundaries an extent of 630.21 square yards of site in which an undivided and unspecified un proportionate joint share to an extent of 31.50 square yards including all its constructions common rights and all the rights of easement.

B Schedule of the Property

An apartment was constructed in the total extent of site in the name of BHARATHI RESIDENCY as stilt+ Ground+ 4 upper floors in which Flat No T-1 south west corner in Third Floor which is having a plinth area of 1089 square feet (including plinth, balconies, car parking and common areas) flat bounded as follows:

East: Main entrance, Common Corridor, Lift and stair case
South: Open to Sky (On Road Side)
West: Open to Sky (On Road Side)
North: Duct between flat No T1 and T2

In witness where of I/we have signed this Deed on the day, month and year first above written. Any reference to singular includes plural if executed by more than one person or a body and male gender includes female gender.

B. Srinivas
(Signature of Mortgagor/s)

Witnesses:

1. Signature *B. Revathi*
Name:
Address:

2. Signature *G. Naga Raju*
Name:
Address:

Prepared by: *L.V. Raju*
Rajamahendravaram

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