

MEMORANDUM OF DEPOSIT OF TITLE DEEDS(May be taken for one or more property/s-Regd. Equitable/additional Equitable Mortgage)[Stamp duty is payable as per local State Stamp Act]Place : BhimavaramDate : 30./12/2020

This Memorandum of Deposit of Title Deeds executed on this 30th day DECEMBER Month of Two Thousand and Twenty (2020) By:

SMT. GANDHAM SRINIVASULU S/o Venkata Ratnam aged 47 years Aadhaar No.(2336 1511 4109) residing at H.No.3-178, Taderu Village Bhimavaram Mandalam, West Godavari (Hereinafter called "THE MORTGAGOR/S" administrators and assigns of the one part) in favour 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, CHATAPARRU Branch rep., by its Branch Manager Priti Parijata Khatua (Aadhaar No.2475 3373 7428) (hereinafter 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 SMT. GANDHAM KARTHIK S/o SRINIVASULU (name of the borrower) (Hereinafter referred to as The Party), for as long as it thinks fit, at their CHATAPARRU Branch office and/or at any of their other branches upto a limit of Rs 28,00,000/- (Rupees Twenty Eight lakhs Only) exclusive of interest, discount, Bank legal charges charges, of DECEMBER 2020 (.) 30./12/2020 deposited with /we have the Seventeen day on etc., CHATAPARRU Branch of the Bank in the CHATAPARRU 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

Gandham Srinivasulu

7216
6744
10647

Presentation Endorsement:

Presented in the Office of the Joint Sub-Registrar, Bhimavaram along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 2800/- paid between the hours of 1 and 2 on the 30th day of DEC, 2020 by Sri G Srinivasulu *Gandham Srinivasulu*

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				GANDHAM SRINIVASULU S/O. VENKATA RATNAM AADHAR- *****4109 TADERU, TADERU	<i>Gandham Srinivasulu</i>

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1			M S CH NAGARAJU S/O PEDDIRAJU, TADERU	<i>M.S. Ch Nagaraju</i>
2			CH V SUBRAMANYAM S/O GOPALA KRISHNA, TADERU	<i>Bhau Chaganti</i>

30th day of December, 2020

[Signature]
Signature of JOINT SUBREGISTRAR86
Bhimavaram

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Bhimavaram



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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 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 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 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 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 Bank. I/we understand that on such failure on my/our part, the said title deeds would remain with the Bank 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 mortgagor, 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 against the mortgagors.

8. Notwithstanding the aforesaid, I/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.

Gandham girinvaru

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	0	0	14000	0	0	0	0	14000
TD	0	NA	0	0		NA	0	0
RF	0	NA	2800	0		NA	0	2800
UC	0	NA	100	0		NA	0	100
TOT	0	0	16900	0		0	0	16900

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

Rs. 14000/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 2800/- towards Registration Fees on the chargeable value of Rs. 2800000/- was paid by the party through Challan/BC/Pay Order No ,41302919012020 dated ,30-DEC-20.

Date

30th day of December,2020

Signature of Registering Officer

Bhimavaram

JOINT SUBREGISTRAR
BhimavaramBk - 1, CS No 6744/2020 & Doct No
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పుస్తకం 2020 సం॥ 1942 చా.శ.పు
.....6357..... నెంబరుగా రిజిస్టరు
చేయబడి స్టాంపింగ్ నిమిత్తం గుర్తింపు నెంబరు
515.....6357.....20.....30.....చివ్వబడెనది
2020 సం॥.....30.....తేదీ
1942 చా.శ......మానం 16.....తేదీ

రిజిస్టరింగు అధికారి.



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Schedule - A List of documents

LIST OF DOCUMENTS OF TITLE RELATING TO THE SCHEDULE PROPERTY

1. Original of sale Deed SRO Narsapur dated 31-12-2014 bearing the document No.5051/2014, jointly executed by Sri Pothuraju Narasimha Rao and Sri Perikala Yesu in favour of Sri Gandham Srinivasulu.
2. Registrion Extration dated 12-03-2014 bearing the documents No.1464/2014, Registered Sale Deed executed by Sri Bandi Sakthiswara Samba Murthy in favour of Sri Pothuraju Narasimha Rao and Sri Perikala Yesu.
3. Copy Dated 07-12-2019 bearing the documents No.3075/2019, Registered Sale Deed executed by Sri Gandham Srinivasulu in favour of Sri Tirumala Kameswara Rao.
4. Registrion Extration dated 30-12-2000 bearing the document No.5878/2000, Registed Settlement Deed executed Sri Bani Venkahna Alias Venkateswara Rao in favour of Bandi Saktheswara Sambamurthy.
5. Certificate issued by Original dated 29-09-2020 Roc.No.5/Taderu/gp/2020 Oanchayat Secretary Taderu grama Panchayat in favour of Sri Gandham Srinivasulu.
6. Original 07-10-2020 58075889 Encumbrance Certificate issued by the Sub-Registrar, Bhimavaram covering the period from 1-1-1983 to 6-10-2020.

SCHEDULE

DESCRIPTION OF PROPERTIES MORTGAGED

An extent of 193.6 sq.yds or 161.88 sq.mts site out of 242.00 sq.yds in R.S.No.100, Near D.No.2-17, Plot no.39, be Located at Taderu Village and Taderu Gram Panchayat, Bhimavaram Mandal and within the limits of SRO, Bhimavaram, West Godavari District, Andhra Pradesh, with in the following boundaries :

East : Land of Devasthanam.

South : Plot No.40

West : 24 ft. Width Joint Passage.

North : Thirumala Kameswara Rao.

With in the all easement rights.

IN WITNESS WHEREOF Borrower/s above named has/have executed these presents on the day mentioned above.

Gandham Srinivasulu

Witness

1. *H. J. E. J. S. R.*
2. *Bhanchagarti*

Prepared By : *Gandham Srinivasulu*



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