

28  
2107

D: 30. 2048 of 2014



ఆంధ్రప్రదేశ్ ఆంధ్ర ప్రదేశ్ ANDHRA PRADESH

BF 511182

S.No. 4022 Date : 21-02-2014  
Sold to: RAMESH  
S/o.: NARSING RAO  
For Whom: M/s. B&C ESTATES

CH. SHRAVANI  
LICENSED STAMP VENDOR  
LIC.No. 15-31-029/2013,  
House On P.No.21, W.S. Colony,  
Abdullapurmet (V), Hayathnagar (M),  
R.R. Dist-501512. Ph:7842562342

#### MEMORANDUM OF DEPOSIT OF TITLE DEEDS

This memorandum of Deposit of Title deed is made and executed on this 17<sup>th</sup> day of June, 2014, at Hyderabad, Andhra Pradesh by:

M/s. B & C Estates, a registered partnership having its office at H.No.5-4-187/3 & 4, 2<sup>nd</sup> Floor, Soham Mansion, M. G. Road, Secunderabad – 500 003 represented by its Managing Partner Sri. Soham Modi, Son of Shri. Satish Modi, aged about 44 years, Occupation: Business (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors and assigns of the First Part)

(hereinafter referred to as "Depositor" which expression shall, unless it be repugnant to the subject or context thereof, mean and include its successors and assigns);

For B & C ESTATES  
  
Partner


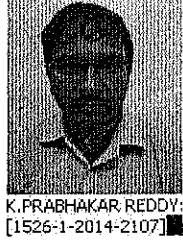


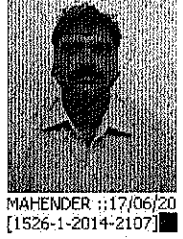

**Presentation Endorsement:**

Presented in the Office of the Joint Sub-Registrar, Kapra along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 10000/- paid between the hours of 11 and 12 on the 17th day of JUN, 2014 by Sri Soham Modi

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	ME		 ITSL AS AGENT OF LIC HOUSING [1526-1-2014-2107]	31 - INFOTECH TRUSTEESHIP SERVICES LIMITED AND 31-ITSL AS AGENT OF LIC HOUSING FINANCE LTD REP BY BOORUGU SRINIVAS S/O. LATE.B.SHANKAR RAO 4-3-227 OLD BOIGUDA, SECBAD	
2	MR		 M/S.B & C ESTATES RE [1526-1-2014-2107]	M/S.B & C ESTATES REP BY MP SOHAM MODI S/O. SATISH MODI 5-4-187/3 & 4 2 ND FLOOR, SOHAM MANSION M.G.ROAD SECBAD	

**Identified by Witness:**

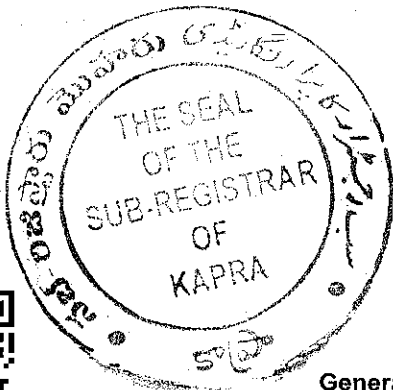
SI No	Thumb Impression	Photo	Name & Address	Signature
1		 K.PRABHAKAR REDDY: [1526-1-2014-2107]	K.PRABHAKAR REDDY 5-4-187/3/4,II FLOOR, SOHAM MANSION, M.G.ROAD, SEC-BAD.	
2		 MAHENDER ::17/06/20 [1526-1-2014-2107]	MAHENDER H.NO.28-77, YADAV BASTI, NEREDMET, HYD.	

17th day of June,2014

Signature of

  
T. Nagaraj  
Joint SubRegistrar  
Kapra

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attended the Office of **3i-INFOTECH TRUSTEESHIP SERVICES LIMITED (3i-ITSL)**, a Company established under the Companies Act 1956 and having its registered office at Tower no. 5, 3<sup>rd</sup> to 6<sup>th</sup> Floor, International Infotech Park, Vashi, Navi Mumbai – 400703, and interalia branch office at 6<sup>th</sup> Floor, Ackruti Centre Point, MIDC Central Road, Next to Marol Telephone Exchange, Andheri (E), Mumbai – 400093, and branch at 9<sup>th</sup> Floor, ICICI Bank Towers, Financial District, Nanakramguda, Gachibowli, Hyderabad – 500 032, hereinafter referred to as “**Deposittee**”, (which expression shall, unless it be repugnant to the subject or context thereof, include its successors and assigns) Rep. by **Sri. Boorugu Srinivas, S/o. Late B.Shankar Rao**, age 45 years, Occ: Employee, R/o.4-3-227, Old Boiguda, Secunderabad acting for **3i-ITSL** and **3i-ITSL** acting as agent of **LIC HOUSING FINANCE LIMITED**, a company registered under the companies act, 1956 and Registered Office at Bombay Life Building, 2<sup>nd</sup> Floor, 45/47, Veer Nariman Road, Mumbai – 400 001 and regional office at 304 & 305, 3<sup>rd</sup> Floor, Maitrivanam (HUDA), Ameerpet, Hyderabad hereinafter referred to as “**LICHFL**” which expression shall unless it be repugnant to the subject or context thereof, include its successors and assigns)

(Both **LICHFL** and **ITSL** are hereinafter collectively referred to as the “**Said Lenders**” which expression shall unless it be repugnant to the subject or context thereof, shall mean and include any one of them or each of them and their respective successors and assigns).

On the same day i.e.17.06.2014 **Shri Soham Modi**, Managing Partner of **M/s B & C Estates** the Depositor delivered and deposited with **Shri Boorugu Srinivas**, Manager, acting for **3i-ITSL** and **3i-ITSL** acting as agent of **LICHFL** the documents of title, evidences, deeds and writings, more particularly described in **First Schedule** hereunder written (hereinafter referred to as “**the said title deed**”) in respect of the Depositors immoveable properties viz. all that land admeasuring Ac.3-29 Gts. in Sy.Nos.183, 184, 190, 191, 2/1/1 situated at Mallapur Village, Uppal Mandal, Ranga Reddy District, Andhra Pradesh. more particularly described in the **SECOND SCHEDULE** hereunder written together with all the buildings, structures, erections, fittings and fixtures thereon and all the plant and machinery attached to the earth both present and future (hereinafter referred to as “**the said immoveable properties**”) with an intent to by way of deposit of title deeds on the said

**For B & C ESTATES**  
  
**Partner**

Description of Fee/Duty	In the Form of					Total
	Stamp Papers	Challan u/s 41 of IS Act	Cash	Stamp Duty u/s 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	49900	0		0	50000
Transfer Duty	NA	0	0		0	0
Reg. Fee	NA	10000	0		0	10000
User Charges	NA	100	0		0	100
<b>Total</b>	<b>100</b>	<b>60000</b>	<b>0</b>		<b>0</b>	<b>60100</b>

Rs. 49900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fees on the chargeable value of Rs. 50000000/- was paid by the party through Challan/BC/Pay Order No ,321401 dated ,17-JUN-14.

Date  
17th day of June, 2014

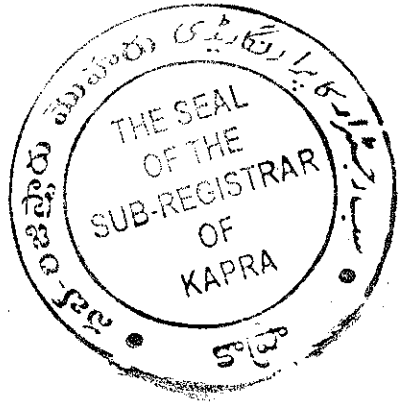
*T. Nagaraj*  
Signature of Registering Officer  
Kapra

193615 జే.ఎస్.ఆర్. కే.ఎ.సీ.

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 Joint SubRegistrar  
 Kapra

పుస్తకము 2014 నం./ కా.స. 1936వ  
 నం. 2048 నెంబరుగా రిజిస్టరు చేయబడి  
 ట్రాన్సింగ్ నిమిత్తం గుర్తింపు నెంబరు 1526  
 2048/2014 నా యిచ్చబట్టెవది  
 2014 నం. 2250వ నెం. 17 వ తేది

*T. Nagaraj*  
నం. 02250/17



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immoveable properties to secure the due repayment, discharge and redemption by the Depositor of the Credit Facilities granted/agreed to be granted by the said Lenders viz;

((Rs. in Crores)

SL NO.	NAME OF THE LENDERS	NATURE OF FACILITIES	AMOUNT
01.	LIC HOUSING FINANCE LIMITED	Construction Loan	Rs.5.00

(Rupees Five Crores Only).

together with interest commission, charges and costs (as between Attorneys and client) and expenses payable to or incurred by 3i-ITSL and LICHFL.

Mr. Soham Modi, Managing Partner of M/s. B & C Estates further stated and confirmed that the said title deeds were deposited with an intent to described herein above and that the maximum amount to be secured by way of deposit of title deeds shall for the purpose of Section 79 of the Transfer of Property Act 1882 (but for no other purpose) be limited to **Rs.5.00 Crores (Rupees Five Crores Only)** and interest thereon and all other charges, costs and expenses etc. payable by the Depositor.

Shri. Soham Modi, Managing Partner of M/s. B & C Estates further stated that the said title deeds shall continue to remain deposited with 3i-ITSL and shall not redelivered or released until the whole of the moneys, indebtedness and liability of the Depositor intended to be secured by the charges on the said immoveable properties by way of deposit of the said title deeds and also all other indebtedness or liabilities of the Depositors to the said Lenders shall have been fully paid and satisfied.

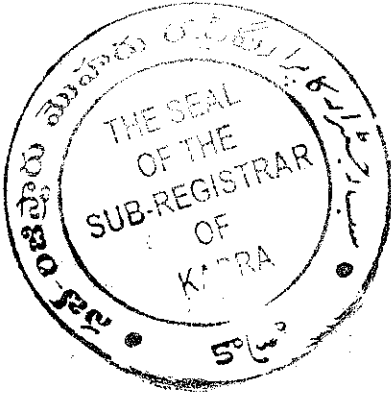
For B & C ESTATES  
  
Partner

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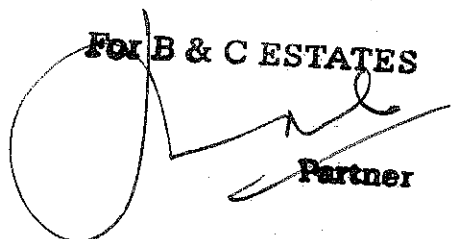
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**Shri. Soham Modi**, Managing Partner of **M/s. B & C Estates** further declared and confirmed that the said title deeds so deposited with **3i-ITSL**, are the only documents of title relating to the said immoveable properties, in their possession power and control and that their title to their said immoveable properties is clear and marketable and that the same are free from any charges or encumbrances save and except the subsisting mortgage/charges thereon in favour of the said Lenders as aforesaid.

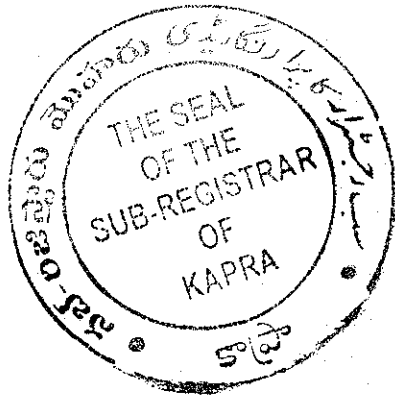
**Shri. Soham Modi**, Managing Partner of **M/s. B & C Estates** further stated that he is depositing the said title deeds and giving oral assent for constructive delivery of the said title deeds, more particularly described in the **FIRST SCHEDULE** hereunder written in respect of the said immoveable properties of the **Depositor**, more particularly described in the **SECOND SCHEDULE** hereunder written, as aforesaid in his capacity as a Managing Partner of the **Depositor** and that he is duly authorized to deposit of title deeds give oral assent and make declaration as aforesaid for creation of in favour of the said Lenders on the **Depositor** said immoveable properties, more particularly described of the Second Schedule.

The deposit of the said title deeds and the declarations as aforesaid were given and made by the said **Shri. Soham Modi**, Managing Partner of **M/s. B & C Estates** to Mr. Boorugu Srinivas, Manager of **3i-ITSL** in the presence of **Shri. N. Mallikarjuna Rao**, Regional Manager of **LICHFL**.

**For B & C ESTATES**  
  
**Partner**



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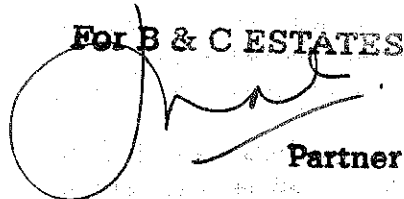


**THE FIRST SCHEDULE ABOVE REFERRED TO**

(List of documents of title, evidences, deeds and writings)

1	Sale Deed No.16096/2006	Registered Sale Deed executed by M.Suneetha rep by her General Power of Attorney Holder M. Venkat Ramana Rao in favour of M/s. B & C Estates rep by its Partner Sudhir Mehta	Original
2	G.P.A. vide file No.1997/E/2006	Validation G.P.A. executed by V. Narasimha Rao in favour of M. Venkata Ramana Rao	Original
3	Sale Deed No.17638/2006	Registered Sale Deed executed by (1) M.Suneetha rep by her General Power of Attorney Holder M. Venkat Ramana Rao & (2) M. Venkata Ramana Rao in favour of M/s. B & C Estates rep by its Partner Sudhir Mehta	Original
4	Ratification Deed No. 7550/2007	Registered Ratification Deed executed by M.Suneetha in favour of M/s. B & C Estates rep. by its Partner Sudhir Mehta	Original
5	Sale Deed No.18995/2006	Registered Sale Deed executed by (1) M. Venkata Narsimha Rao rep by his General Power of Attorney Holder M. Venkata Ramana and (2) M. Venkata Ramana Rao in favour of M/s. B & C Estates rep. by its Partner Sudhir Mehta	Original
6	Ratification Deed No. 6819/2007	Registered Ratification Deed executed by M. Venkata Narasimha Rao in favour of M/s. B & C Estates rep. by its Partner Sudhir Mehta	Original
7	Ratification Deed No.7551/2007	Registered Ratification Deed executed by M.Suneetha in favour of M/s. B & C Estates rep. by its Partner Sudhir Mehta	Original

**For B & C ESTATES**



**Partner**



**THE SECOND SCHEDULE ABOVE REFERRED TO**

All that the land admeasuring Ac.3-29 Gts in Sy.Nos.183, 184, 190, 191, 2/1/1 situated at Mallapur Village, Uppal Mandal, Ranga Reddy District.

**SCHEDULE OF PROPERTY – I (SALE DEED No.16096/2006)**

All that land admeasuring Ac. 1-16 Gts, in Sy.No.190, situated at Mallapur Village, Uppal Mandal, Ranga Reddy District and bounded by: (6776 sqnds)

North : Sy.No.184 (Part) & Sy.No.2/1/1  
South : Sy.No.189  
East : Sy.No.191  
West : Balance portion of Sy.No.190 & Sy.No.184

**SCHEDULE OF PROPERTY – II (SALE DEED No.17608/2006)**

All that land admeasuring Ac. 0-07 Gts, in Sy.No.191, land admeasuring Ac. 1-02 Gts, in Sy.no.2/1/1, total admeasuring Ac. 1-09 Gts, situated at Mallapur Village, Uppal Mandal, Ranga Reddy District and bounded by: (5929 sqnds)



North : Sy.No.2/1/2 (Road)  
South : Balance Part of Sy.No.191 & Sy.No.190  
East : Balance Portion of Sy.No.191 & Sy.No.1/1  
West : Sy.No.190, Sy.No.184 & Sy.No.183

**SCHEDULE OF PROPERTY – III (SALE DEED No.18995/2006)**

All that land admeasuring Ac. 0-30 Gts, in Sy.No.183, land admeasuring Ac 0-14 Gts, in Sy.no.184, total admeasuring Ac 1-04 Gts, situated at Mallapur Village, Uppal Mandal, Ranga Reddy District and bounded by: (5320 sqnds)

North : Sy.No.2/2  
South : Sy.No.190  
East : Sy.No.2/1/1 & Sy.No.190  
West : Balance portion of Sy. No.183 & Sy.No.184

**WITNESSES:**

1. 
2. 

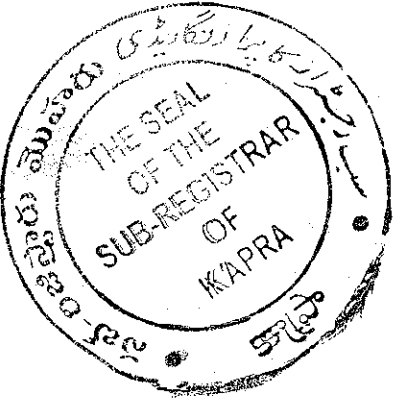
For M/s. B & C Estates

**For B & C ESTATES**

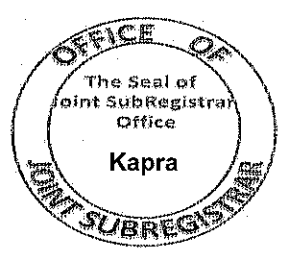
Managing Partner

Partner

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**आयकर विभाग**  
 INCOME TAX DEPARTMENT  
**भारत सरकार**  
 GOVT. OF INDIA  
**B & C ESTATES**  
 21/08/2006  
 Permanent Account Number  
**AAHFB7046A**

**For B & C ESTATES**  
  
**Partner**

**आयकर विभाग** / PERMANENT ACCOUNT NUMBER  
**ABMPM6725H**  
**नाम (NAME)**  
 SOHAM SATISH MODI  
**पिता का नाम (FATHER'S NAME)**  
 SATISH MANILAL MODI  
**जन्म तिथि (DATE OF BIRTH)**  
 18-10-1969  
**हस्ताक्षर (SIGNATURE)**  
  
 Chief Commissioner of Income-tax, Andhra Pradesh

**आयकर विभाग**  
 INCOME TAX DEPARTMENT  
**भारत सरकार**  
 GOVT. OF INDIA  
**PRABHAKAR REDDY K**  
**PADMA REDDY KANDI**  
**15/01/1974**  
 Permanent Account Number  
**AWSP8104E**  
**Signature**  
  


*Prabhaakar Reddy K*

**आयकर विभाग**  
 INCOME TAX DEPARTMENT  
**भारत सरकार**  
 GOVT. OF INDIA  
**M MAHENDAR**  
**MALLESH MANDA**  
**20/07/1978**  
 Permanent Account Number  
**AQAPM0412C**  
**Signature**  
  


*M Mahendar*

WITNESSES

WITNESSES

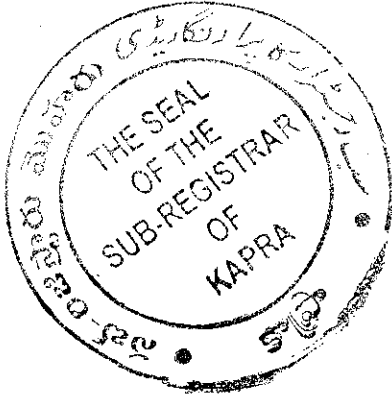


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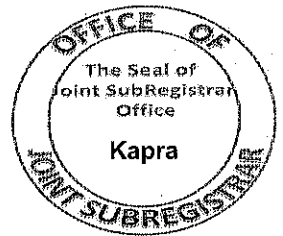
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 **Infotech** *Trusteeship Services*  
*Innovation • Insight • Integrity*

Name : Boorugu Srinivas  
Emp. No. : 10016




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Issuing Authority

*B. Srinivas*



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