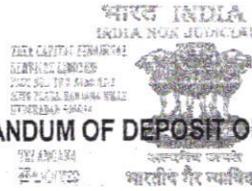


Phone No: 020-26111111
Sold To/Issued To: Tata Capital Financial
Tata Capital Financial
For Whom/ID: Pre-registered
Tata Capital Financial



JAN-30-2023 23:43:08

₹ 0001000/-
ZERO ZERO ZERO ONE ZERO ZERO ZERO

Agreement No: 38153701675114900051-00010000
3815370 02/2013

MEMORANDUM OF DEPOSIT OF TITLE DEEDS

THIS MEMORANDUM OF DEPOSIT OF TITLE DEEDS is executed at Hyderabad on this 30th day of January 2023 by:

Mr. Soham Satish Modi, having address at Plot Number 280, Road Number 25, Near Peddamma Temple, Jubilee Hills, Khairatabad, Hyderabad, Telangana, 500034 (Herein after referred to as "DEPOSITOR" of the First Part which term shall wherever the context mean and include his/their heirs, executors, administrators, legal representatives, successors, assigns etc.)

IN FAVOUR OF

TATA CAPITAL FINANCIAL SERVICES LIMITED, a company incorporated under the provisions of the Companies Act, 1956, CIN No. U67100MH2010PLC210201, having its registered office at 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013, having Branch office at Plot Number 3 to 6, Auto Plaza, Opp Times of India, Road Number 3, Banjara Hills, Hyderabad, 500034.

(Herein after referred to as the "DEPOSITEE"/"LENDER" which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successors and assigns of the Second part.)

WHEREAS the Depositor is the absolute owner, well and sufficiently seized and possessed of the property, i.e. All that Land & building located at Plot Number 280, Jubilee Hills Co-Operative House Building Society, Sy No Old 403/1, New Sy no 120, of Shaikpet village, Sy no. 102/1 of Hakimpet Village, Golconda Taluk, Hyderabad 500033 (Short Description of the Property/ies) which is more fully described in the Schedule-B herein under (Hereinafter referred to as "Said Properties")

WHEREAS the Modi Properties Private Limited, having address at 5-4-187/3&4, Soham Mansion, 2nd Floor, M.G. Road, Secunderabad, Telangana, 500003 ("Borrower");

Mr. Soham Satish Modi, having address at Plot Number 280, Road Number 25, Near Peddamma Temple, Jubilee Hills, Khairatabad, Hyderabad, Telangana, 500034 ("Co-Borrower-1");

Mrs. Tejal Soham Modi, having address at Plot Number 280, Road Number 25, Near Peddamma Temple, Jubilee Hills, Khairatabad, Hyderabad, Telangana, 500034 ("Co-Borrower-2");

The Borrower and Co-Borrower 1 to 2 hereinafter collectively referred as the "Borrowers".

The Borrowers have been sanctioned Corporate Loan Overdraft Facilities of Rs. 10,00,00,000/- (Rupees Ten Crore Only) by the Lender (Hereinafter referred to as "Facility/ies"). The said Facility is to be secured by the deposit of the title deeds relating to the Properties shown in the Schedule-B, which is belongs to the Depositor. That the Depositor has deposited the title deeds mentioned in the schedule-A with the Lender at Hyderabad (Place) as security to the Facility/ies availed by the Borrower.



NOW THIS MEMORANDUM CONFIRMING DEPOSIT OF TITLE DEED WITNESSETH AS FOLLOWS:

1. That the Depositor has on 30th January 2023 handed over all documents referred below in the Schedule-A hereunder to Mr. Vittal Saikanth authorised official of the Lender in respect of the Property/ies as mentioned in the Schedule-B hereunder.
2. The Depositor handed over the below referred Schedule A documents with an intention to create a security by way of deposit of title deeds to secure the repayment of **Rs. 10,00,00,000/-** (Rupees Ten Crores Only) together with interest, cost charges and other dues payment there on by the Borrower as per the loan agreement dated 31st October 2022 entered between the Borrower and the Lender.

A handwritten signature in black ink, consisting of a large, stylized initial 'D' followed by a series of loops and a long horizontal stroke extending to the right.

SCHEDULE-A: (LIST OF ORIGINAL DOCUMENTS)

(For Item No.1 of Schedule B)

Sl. No	Date of the Document	Name / Nature of the Document	Original/ Certified/ Photo copy
1.	06.03.1997	Regd. Sale Deed bearing Document No. 645/1997 dated 06.03.1997 executed by Sri G. Kesavapal Reddy in favour of Sri Soham Modi, Registered before the SRO, Banjara Hills.	ORIGINAL
2.	21.10.1992	Regd. Sale Deed bearing Doct.No. 3905/1992 dated 24.10.1992 executed by Smt. Shoba Nageshwar Rao rep. by her GPA Holder Sri R. Srinivasa Marthandam in favour of Sri G. Kesavapal Reddy, Registered before the SRO, Banjara Hills.	Photo Copy
3.	24.10.1992	Regd. Rectification Deed bearing Doct.No. 3965/1992 dated 24.10.1992 executed by Smt. Shoba Nageshwar Rao rep. by her GPA Holder Sri R. Srinivasa Marthandam in favour of Sri G. Kesavapal Reddy, Registered before the SRO, Banjara Hills.	Photo Copy
4.	03.01.1987	Regd. Sale Deed bearing Doct.No. 1709/1989 dated 03.01.1987 executed by The Jubilee Hills Co-op. House Building Society Limited rep. by its Treasurer Sri P.Subba Rao and Secretary Sri T.L.Prasad in favour of Smt. Shoba N.Rao, Registered before the SRO, Banjara Hills.	Photo Copy
5.	11.06.1997	Sanctioned Plan issued by the Commissioner, Municipal Corporation of Hyderabad.	Photo Copy
6.	13.04.2022	Property Tax Receipt issued by GHMC.	Photo Copy
7.	10.09.2022	Encumbrance Certificate bearing Statement No. 104403074 issued by the SRO, Banjara Hills	Online Generated



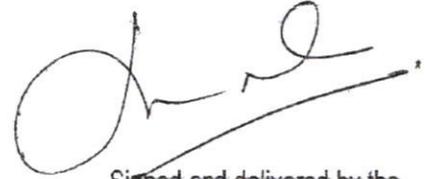
SCHEDULE-B: (DESCRIPTION OF IMMOVABLE PROPERTY)

Item No. 1

All that H.No. 8-2-293/82//280/1 on Plot No. 280 adm., 573 Sq.yards or 479.5 Sq.meters forming part of the Jubilee Hills Co-operative Housing Building Society Limited, Hyderabad in Sy.No. Old 103/1, New 120 of Shaikpet and Sy.No. 102/1 of Hakimpet Villgae of Golconda Taluq, Hyderabad District and bounded by :

North : Part of Plot No. 280.
South : Plot No. 279 A.
East : Plot No. 280 B.
West : Plot No. 279.

IN WITNESS WHEREOF the security owner/depositor has set his hands and put his signature on the day, month and year first above written.



Signed and delivered by the
Within named Depositor/s

In the presence of

Witness : 1 

Witness : 2