



TSGGDG 19685231



CV No 5474/22

4970/1/22

MEMORANDUM RELATING TO DEPOSIT OF TITLE DEEDS

This memorandum of Deposito of Title Deeds is made and executed on this the 14th Day of June 2022 at SRO Kukatpally, by

Mr. CHINNAM ANJANEYA SWAMY, S/o. CH. RAMULU, aged about 59 Years, Occupation: Business, Resident of H.No.7-2-1669 Flat No.0606, Utopia B CASA Paradiso (Lodha Apt), Sanath Nagar, Hyderabad-500018, T.S. (PAN No.ABVPC1913A) (AADHAAR No.7800 6945 4619).

Hereinafter called the Executor/Depositor, which term shall include his/her/their heirs executors, legal representatives and administrators or successors and assigns or each of the partners from time to time and their respective heirs, executors, legal representatives, administrators and assigns, as the case may be in favour of **CENTRAL BANK OF INDIA** body corporate incorporated under Banking Companies (Acquisition and transfer of undertaking) Act, 1970 having its Registered Office at Chandermuki, Nariman Point, Mumbai - 400021, inter alia one of its branches at Kalyan Nagar, Hyderabad, Telangana - 500038 (hereinafter referred to as the "Bank" and called as "CLAIMANT/ DEPOSITEE" which expression shall include its successors and assigns).

Contd..2.

ఎలక్ట్రానిక్ సేవలను అందించుటకు అధీకృత ప్రతినిధి ఇచ్చు ధృవీకరణ పత్రము
Declaration by the Authorized Agent for Delivering the Electronic Services

- (i) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి నేను పొందిన అసలైన సమాచారానికి సరియైన నకలు అయి వున్నది.

The computer output in the form of computer printouts attached herewith is the correct representation of its original as contained in the computer systems accessed by me for providing the service.

- (ii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము నియోగింపబడిన అధీకృతమైన కంప్యూటర్ సిస్టమ్స్ నుండి క్రమబద్ధమైన పద్ధతిలో సేకరింపబడినది.

The information contained in the computer printouts has been produced from the aforesaid computer systems during the period over which the computer was used regularly.

- (iii) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచారము కంప్యూటర్ సిస్టమ్స్ లో క్రమమైన పద్ధతిలో నమోదు చేయబడినది.

During the said period, information of the kind contained in the computer printout was regularly recorded by the aforesaid computer systems in the ordinary course of the activities.

- (iv) ఈ కంప్యూటర్ ముద్రణా ప్రతిలోని సమాచార సేకరణ సమయంలో కంప్యూటర్ సిస్టమ్స్ సరిగ్గా పనిచేయుచున్నవి మరియు సదరు కంప్యూటర్ సిస్టమ్స్ లో ఉన్న ఎలక్ట్రానిక్ రికార్డుల యధార్థతను ప్రభావితం చేసే ఏవిధమైన నిర్వహణ సమస్యలు లేవు.

Throughout the material part of the said period, the computer was operating properly, and there have been no such operational problems that affect the accuracy of the electronic record contained in the aforesaid computer systems.

పైన పేర్కొన్న విషయాలు నాకు తెలిసినంత వరకు మరియు నా విశ్వాసం మేరకు సరియైనవి.

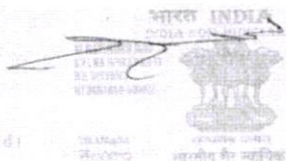
The matter stated above is correct to the best of my knowledge and belief.


సంతకము
Signature

ముద్ర
Seal

GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA
GOVERNMENT OF TELANGANA GOVERNMENT OF TELANGANA

Phone No:
Sold To/Issued To:
Ch. anjaneya swamy
For Aha/ID Proof:
Central bank of India



₹ 0000100/-

100 000 000 000 000 000

38152921055207838717 00038608

3815292 24/0006

JUN-14-2022 11:53:58

4970/2/22

MEMORAUNDUM RELATING TO DEPOSIT OF TITLE DEEDS

This memorandum of Deposito of Title Deeds is made and executed on this the 14th Day of June 2022 at SRO Kukatpally, by:-

Mr. CHINNAM ANJANEYA SWAMY, S/o. CH. RAMULU, aged about 59 Years, Occupation: Business, Resident of H.No.7-2-1669 Flat No.0606, Utopia B CASA Paradiso (Lodha Apt), Sanath Nagar, Hyderabad-500018, T.S. (PAN No.ABVPC1913A) (AADHAAR No.7800 6945 4619).

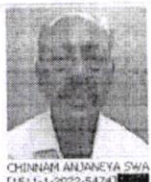
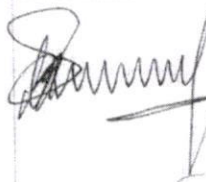
Hereinafter called the Executor/Depositor, which term shall include his/her/their heirs executors, legal representatives and administrators or successors and assigns or each of the partners from time to time and their respective heirs, executors, legal representatives, administrators and assigns, as the case may be in favour of **CENTRAL BANK OF INDIA** body corporate incorporated under Banking Companies (Acquisition and transfer of undertaking) Act, 1970 having its Registered Office at Chandermuki, Nariman Point, Mumbai - 400021, inter alia one of its branches at Kalyan Nagar, Hyderabad, Telangana -500038 (hereinafter referred to as the "Bank" and called as "CLAIMANT/ DEPOSITEE" which expression shall include its successors and assigns).

Contd..2

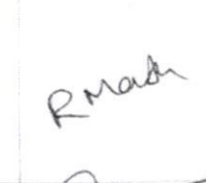
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Kukatpally 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 3 and on the 14th day of JUN, 2022 by Sri C.Anjaneya Swamy

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

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 CHINNAM ANJANEYA SWA [1511-1-2022-5474]	CHINNAM ANJANEYA SWAMY S/O. CH.RAMULU FLAT.NO.0606, UTOPIA B CASA PARADISO (LODHA APT), SANATH NAGAR, HYDERABAD	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 K KONDA REDDY::14/06 [1511-1-2022-5474]	K KONDA REDDY HYD	
2		 R MADHUBABU::14/06 [1511-1-2022-5474]	R MADHUBABU HYD	

14th day of June,2022

Signature of Sub Registrar
Kukatpally**E-KYC Details as received from UIDAI:**

Sl No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX8497 Name: Madhubabu Ravi	S/O Amaraiah Ravi, Khairatabad, Hyderabad, Telangana, 500045	
2	Aadhaar No: XXXXXXXX7158 Name: Kalutla Konda Reddy	S/O Kalutla Venkata Reddy, KUKATPALLY, Hyderabad, Andhra Pradesh, 500085	
3	Aadhaar No: XXXXXXXX4619 Name: Chinnam Anjaneyaswamy	S/O Ch Ramulu, Hyderabad, Hyderabad, Andhra Pradesh, 500045	

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4970/2022. Sub Registrar
Kukatpally Sheet 1 of 7

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The executant deposited on **14-06-2022** the documents related to the properties:-

Property No.1:-

All that part of parcel of **Open Land** admeasuring **682.48 Square yards** (Out of 44,062.45 Sq.Yards), in **Survey Nos.405 to 413**, Situated at **Kukatpally Village**, GHMC Kukatpally Circle, **Kukatpally Mandal, Medchal-Malkajgiri District, Telangana State** (Formerly Balanagar Mandal, Ranga Reddy District).

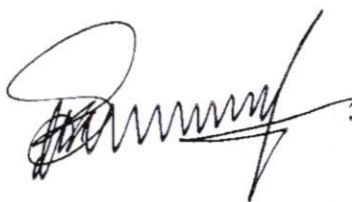
Property No.2:-

All that part of parcel of **Open Land** admeasuring **212.96 Square yards** (Out of 44,062.45 Sq.Yards), in **Survey Nos.405 to 413**, Situated at **Kukatpally Village**, GHMC Kukatpally Circle, **Kukatpally Mandal, Medchal-Malkajgiri District, Telangana State** (Formerly Balanagar Mandal, Ranga Reddy District).

Described more fully in the Schedule here to (hereunder referred to as the "Schedule of the Property") with the Claimants with an intention to create an Equitable Mortgage by the way of Deposit of Title Deeds in favour of the claimants upon the title deeds for the purpose of securing repayment to the claimants of all the amounts owing to the claimants under advances made and continued to be enjoyed and / or to be made from time to time to the Executants/ Depositors or firms managed by them granted by the claimants by way of Loan/Cash Credit/ Overdraft and any other type of facilities described more fully as details of credit facilities given as under in addition to existing limits together with interests, Costs, charges thereon and also to secure all other indebtedness of the Executant(s) to the claimant that may arise in the future

The details of the credit facilities granted now by the Bank are as detailed hereunder:

Term Loan facility under MSME of Rs.7,90,00,000/- (Rupees Seven Crores Ninety lakhs Only) sanctioned to M/s. ASSAM TEA CORPORATION for the Purpose of MSME.



Contd..3.

Endorsement: Stamp Duty, Transfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	Stamp Papers	In the Form of					Total
		Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	100	0	900	0	0	0	1000
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	10000	0	0	0	10000
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	11400	0	0	0	11500

Rs. 900/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 10000/- towards Registration Fee on the chargeable value of Rs. 79000000/- was paid by the party through E-Challan/BC/Pay Order No ,714NM1140622 dated ,14-JUN-22 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 11450/-, DATE: 14-JUN-22, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 1957845301426,PAYMENT MODE:NB-1001138, ATRN:1957845301426,REMITTER NAME: CHINNAM ANJANEYA SWAMY,EXECUTANT NAME: CHINNAM ANJANEYA SWAMY,CLAIMANT NAME: CENTRAL BANK OF INDIA).

Date:

14th day of June,2022

Signature of Registering Officer

Kukatpally

Certificate of Registration

Registered as document no. 4970 of 2022 of Book-1 and assigned the identification number 1 - 1511 - 4970 - 2022 for Scanning on 14-JUN-22 .

Registering Officer

Kukatpally

(Vanaja Kumaari)

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Sub Registrar
Kukatpally

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LIST OF DOCUMENTS DEPOSITED

Document No.	Date of Document	Description of Property & Extent
4711/2022	04-06-2022	part and parcel of the immovable property being land in Sy No 405 to 413 at Kukatpally Village, Medchal-Malkajgiri District Hyderabad Telangana" the land admeasuring 682.48 Sq .yards
4712/2022	04-06-2022	part and parcel of the immovable property being land in Sy No 405 to 413 at Kukatpally Village, Medchal-Malkajgiri District Hyderabad Telangana" the land admeasuring 212.96 Sq .yards,

SCHEDULE OF PROPERTY

Property No.1:-

All that part of parcel of **Open Land admeasuring 682.48 Square yards** (Out of 44,062.45 Sq.Yards), in **Survey Nos.405 to 413**, Situated at **Kukatpally Village**, GHMC Kukatpally Circle, **Kukatpally Mandal, Medchal-Malkajgiri District, Telangana State** (Formerly Balanagar Mandal, Ranga Reddy District) and bounded as follows:-

NORTH : LAND PARCEL N/2

SOUTH : LAND OWNED BY KLEITOS VENTURES PRIVATE LIMITED

EAST : NEIGHBOURS PROPERTY

WEST : APIIC ROAD

Property No.2:-

All that part of parcel of **Open Land admeasuring 212.96 Square yards** (Out of 44,062.45 Sq.Yards), in **Survey Nos.405 to 413**, Situated at **Kukatpally Village**, GHMC Kukatpally Circle, **Kukatpally Mandal, Medchal-Malkajgiri District, Telangana State** (Formerly Balanagar Mandal, Ranga Reddy District) and bounded as follows:-

NORTH : NEIGHBOURS PROPERTY

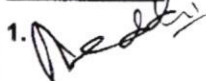
SOUTH : LAND PARCEL N/1

EAST : NEIGHBOURS PROPERTY

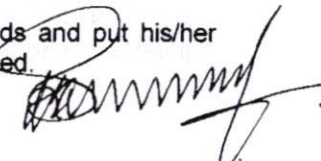
WEST : APIIC ROAD

In witness where of the DEPOSITOR has set his/her hands and put his/her signature on this the day month and year first above mentioned.

WITNESSES:

1. 

2. R Madh


DEPOSITOR

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Sub Registrar
Kukatpally



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सेन्ट्रल बैंक ऑफ इंडिया



Central Bank of India

Branch Office: KALYAN NAGAR, HYDERABAD

10th June 2022

To

Sri Chinnam Anjaneya Swamy
Lodha Apartments, Sanathnagar
Hyderabad – 500018.

Dear Sir,

Sub: Creation of Equitable mortgage by way of "Memorandum of Deposit of Title Deeds" for security registration with SRO in favour of our bank for securing credit facility of term loan of Rs.7.90 Crore sanctioned to Assam Tea Corporation, Hyderabad vide our sanction letter dated 25th May 2022 under Bank's MSME Scheme

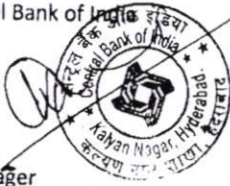
We refer to subject cited above and hereby advise you to create Equitable Mortgage by the way of Deposit of Title Deeds with SRO on properties described herein below in favour of our bank by way of "Memorandum of Deposit of Title Deeds. This is for securing credit facility of term loan of Rs.7.90 Crore sanctioned by our bank to Assam Tea Corporation, Hyderabad vide our sanction letter dated 25th May 2022 under Bank's MSME Scheme.

Details of registered properties furnished below:

- 1) Registered Sale deed no. 4712/2022(1) dated 4th June, 2022 of SRO Kukatpally (1511) for plot measuring 682.48 sq yards executed by M/s. Kleitos Ventures Private Limited (Vendor) in favour of Sri Chinnam Anjaneya Swamy (Purchaser).
- 2) Registered Sale deed no. 4711/2022(1) dated 4th June, 2022 of SRO Kukatpally (1511) for plot measuring 212.96 sq yards executed by M/s. Kleitos Ventures Private Limited (Vendor) in favour of Sri Chinnam Anjaneya Swamy (Purchaser).

Please create the charge in favour of bank and confirm the same.

For Central Bank of India



Chief Manager

Plot No -74 A, Phase -2, Central Bank Lane, Kalyan Nagar, Hyderabad – 500038 (Telangana)
Tel No : 040-23428617 Email : bmhyde2369@centralbank.co.in

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Sub Registrar
Kukatpally



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UDYAM REGISTRATION NUMBER	UDYAM-TS-02-0003748																							
NAME OF ENTERPRISE	ASSAM TEA CORPORATION																							
TYPE OF ENTERPRISE*	SMALL (Based on FY 2019-20) (SMALL During FY 2018-19)																							
MAJOR ACTIVITY	MANUFACTURING																							
SOCIAL CATEGORY OF ENTREPRENEUR	GENERAL																							
NAME OF UNIT(S)	<table border="1"> <tr> <th>S.No.</th> <th colspan="3">Name of Unit(s)</th> </tr> <tr> <td>1</td> <td colspan="3">Hyderabad Tea House</td> </tr> </table>				S.No.	Name of Unit(s)			1	Hyderabad Tea House														
S.No.	Name of Unit(s)																							
1	Hyderabad Tea House																							
OFFICIAL ADDRESS OF ENTERPRISE	<table border="1"> <tr> <td>Flat/Door/Block No.</td> <td>18/A, Type III</td> <td>Name of Premises/ Building</td> <td>1st Floor</td> </tr> <tr> <td>Village/Town</td> <td>Industrial Estate</td> <td>Block</td> <td>Gate4</td> </tr> <tr> <td>Road/Street/Lane</td> <td>Prashanth Nagar</td> <td>City</td> <td>Hyderabad</td> </tr> <tr> <td>State</td> <td>TELANGANA</td> <td>District</td> <td>HYDERABAD, Pin 500072</td> </tr> <tr> <td>Mobile</td> <td>8686875775</td> <td>Email</td> <td>swamy.chinnam@gmail.com</td> </tr> </table>				Flat/Door/Block No.	18/A, Type III	Name of Premises/ Building	1st Floor	Village/Town	Industrial Estate	Block	Gate4	Road/Street/Lane	Prashanth Nagar	City	Hyderabad	State	TELANGANA	District	HYDERABAD, Pin 500072	Mobile	8686875775	Email	swamy.chinnam@gmail.com
Flat/Door/Block No.	18/A, Type III	Name of Premises/ Building	1st Floor																					
Village/Town	Industrial Estate	Block	Gate4																					
Road/Street/Lane	Prashanth Nagar	City	Hyderabad																					
State	TELANGANA	District	HYDERABAD, Pin 500072																					
Mobile	8686875775	Email	swamy.chinnam@gmail.com																					
DATE OF INCORPORATION / REGISTRATION OF ENTERPRISE	01/04/2003																							
DATE OF COMMENCEMENT OF PRODUCTION/BUSINESS	01/04/2003																							
NATIONAL INDUSTRY CLASSIFICATION CODE(S)	<table border="1"> <tr> <th>S.No.</th> <th>NIC 2 Digit</th> <th>NIC 4 Digit</th> <th>NIC 5 Digit</th> <th>Activity</th> </tr> <tr> <td>1</td> <td>10 - Manufacture of food products</td> <td>1079 - Manufacture of other food products a.e.c.</td> <td>10791 - Processing and blending of tea including manufacture of instant tea</td> <td>Manufacturing</td> </tr> </table>				S.No.	NIC 2 Digit	NIC 4 Digit	NIC 5 Digit	Activity	1	10 - Manufacture of food products	1079 - Manufacture of other food products a.e.c.	10791 - Processing and blending of tea including manufacture of instant tea	Manufacturing										
S.No.	NIC 2 Digit	NIC 4 Digit	NIC 5 Digit	Activity																				
1	10 - Manufacture of food products	1079 - Manufacture of other food products a.e.c.	10791 - Processing and blending of tea including manufacture of instant tea	Manufacturing																				
DATE OF UDYAM REGISTRATION	09/09/2020																							

* In case of graduation (upward/reverse) of status of an enterprise, the benefit of the Government Schemes will be availed as per the provisions of Notification No. S.O. 2119(E) dated 26.06.2020 issued by the M/o MSME.

Disclaimer: This is computer generated statement, no signature required. Printed from <https://udyamregistration.gov.in> & Date of printing: 16/06/2022

For any assistance, you may contact:

1. District Industries Centre: HYDERABAD (TELANGANA)
2. MSME-DI: HYDERABAD (TELANGANA)

Visit : www.msme.gov.in ; www.dcmsme.gov.in ; www.champions.gov.in

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MSME

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 /PERMANENT ACCOUNT NUMBER
 ABVPC1913A
 नाम / NAME
 ANJANEYASWAMY CHINNAM
 रीत का नाम / RACHANA NAME
 RAMULU CHINNAM
 जन्म तिथि / DATE OF BIRTH
 01-05-1963
 हस्ताक्षर / SIGNATURE

 मुख्य आयकर अधिकारी, अंकिश पटेल
 Chief Commissioner of Income-tax, Anikish Patel

భారత ప్రభుత్వం
GOVERNMENT OF INDIA

Chinnam Aruneshwamy

08/08/1963

7800 6945 4619

అధికారి - సామాన్యని హక్కు

భారత ప్రభుత్వం
GOVERNMENT OF INDIA
మొట్ట కొండారెడ్డి
Kalutla Konda Reddy
పుట్టిన తేదీ మరియు Year of Birth: 1958
పురుషుడు / Male
6507 9851 7158
అధికారి - సామాన్య వి హక్కు

भारत गणराज्य
Government of India

महेश कुमार शर्मा
Mahesh Kumar Sharma

जन्मदिनांक: 08/08/1983
पुनर्वसन: Male

6698 9874 8497

अधार - सामान्य निवासी

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4970/2022. Sheet 6 of 7
Sub Registrar
Kukatpally



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Online Challan Proforma [SRO copy]

Registration & Stamps Department
Telangana

Challan No: 714NM1140622

Bank Code : SBIN

Payment :
NB

Remitter Details
 Name CHINNAM ANJANEYA SWAMY
 PAN Card No ABVPC1913A
 Aadhar Card No
 Mobile Number *****273
 Address HYDERABAD

Executant Details
 Name CHINNAM ANJANEYA SWAMY
 Address HYDERABAD

Claimant Details
 Name CENTRAL BANK OF INDIA
 Address HYDERABAD

Document Nature
 Nature of Document Deposit of Title Deeds
 Property Situated in(District) MEDCHAL-MALKAJGIRI
 SRO Name KUKATPALLY

Amount Details
 Stamp Duty 900
 Transfer Duty 0
 Registration Fee 10000
 User Charges 500
 Mutation Charges 0
 Haritha Nidhi 50
 TOTAL 11450
 Total in Words Eleven Thousand Four Hundred Fifty Rupees Only
 Date(DD-MM-YYYY) 14-06-2022
 Transaction Id 1957845301426

Stamp & Signature

Online Challan Proforma[Citizen copy]

Registration & Stamps Department
Telangana

Challan No: 714NM1140622

Bank Code : SBIN

Payment :
NB

Remitter Details
 Name CHINNAM ANJANEYA SWAMY
 PAN Card No ABVPC1913A
 Aadhar Card No
 Mobile Number *****273
 Address HYDERABAD

Executant Details
 Name CHINNAM ANJANEYA SWAMY
 Address HYDERABAD

Claimant Details
 Name CENTRAL BANK OF INDIA
 Address HYDERABAD

Document Nature
 Nature of Document Deposit of Title Deeds
 Property Situated in(District) MEDCHAL-MALKAJGIRI
 SRO Name KUKATPALLY

Amount Details
 Stamp Duty 900
 Transfer Duty 0
 Registration Fee 10000
 User Charges 500
 Mutation Charges 0
 Haritha Nidhi 50
 TOTAL 11450
 Total in Words Eleven Thousand Four Hundred Fifty Rupees Only
 Date(DD-MM-YYYY) 14-06-2022
 Transaction Id 1957845301426

Stamp & Signature

Bk - 1, CS No 5474/2022 & Doct No
4970/2022.

Sheet 7 of 7

Sub Registrar
Kukatpally



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