

Phone No: T. Jayanthi
Id To/Issued To:
Col c biju
For Whom/ID Proof:
Bank of baroda

SMT. T. JAYANTHI
H NO. 23 64/1
THIRUMALANAGAR,
AMBURPET,
HYDERABAD-500083
TELANGANA
0800172

भारत INDIA
INDIA NON JUDICIAL



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₹ 0000100/-
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Agreement
38161911703756934066-00020545
3816191 71/2022

Doc No- 8986/2023

10059

MEMORANDUM OF DEPOSIT OF TITLE DEEDS.

THIS MEMORANDUM DEPOSIT OF TITLE DEEDS is made on this 28th day of December 2023 at S.R.O, Malkajgiri, Medchal-Makajigiri District, between

1. Lt. Col. C. Biju, Son of Mr. S. C. Pillai, aged about 46 years, Occupation: Service (Pan No. AMFPB9069B, Mobile No.87259 00616) and
2. Mrs. Deepa Biju, Wife of Lt. Col. C. Biju, aged about 47 years, Occupation: Service both are residing at Flat No. B-201, Patels Golf Links, Genarals Road, Yaprall, Medchal-Malkajgiri District, Telangana-500 087 (Pan No.DYJPB9637L, Mobile No.87259 00615 (Hereinafter referred to as the "Depositor" / Party on the 1st part", which expression shall unless repugnant to the context or inconsistent with the meaning thereof mean and include their legal heirs, successors executors, administrators and assigns of the one part)

IN FAVOUR OF

Bank of Baroda, a body corporate constituted under the banking companies (Acquisition and Transfer of Undertakings) Act, 1970. And having its Head Offices, at Alkapurii, Baroda and Corporate Office at Baroda Corporate Centre, C-26, G block, Bandra Kurla Complex, Bandra (East), Mumbai and having branches amongst other places, at M.G.ROAD, SECUNDERABAD, Represented by its **Chief Manager Sri. M. VIJAYENDRAN.**

(Herein after referred to as the "**the Deposited Bank**" / "**Party on the 2nd part**"). which expression shall unless repugnant to the context or inconsistent with the meaning thereof mean and include its successors and assigns of the other part).

S. C. Pillai

Deepa

Presentation Endorsement:

Presented in the Office of the Sub Registrar, Malkajgiri along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 6760/- paid between the hours of 12 and 12 on the 28th day of DEC, 2023 by Sri C Biju

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

SI No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	MR		 DEEPA BIJU::28/12/2023.12:04 [1512-1-2023-9250]	DEEPA BIJU W/O. C BIJU R/O B-201 PATEL'S GOLF LINKS YAPRAL, M M DIST	
2	MR		 C BIJU::28/12/2023.12:03 [1512-1-2023-9250]	C BIJU S/O. S C PILLAI R/O B-201 PATEL'S GOLF LINKS YAPRAL, M M DIST	

Identified by Witness:

SI No	Thumb Impression	Photo	Name & Address	Signature
1		 N VEERANJANEVULU::28/12/2023 [1512-1-2023-9250]	N VEERANJANEVULU GUNTUR AP	
2		 D MADHAVI::28/12/2023.12 [1512-1-2023-9250]	D MADHAVI KANNUR KERALA	

28th day of December, 2023

Signature of Sub Registrar
MalkajgiriBiometrically Authenticated by
SRO A Arvind Babu
on 28-DEC-2023 12:36:04**E-KYC Details as received from UIDAI:**

SI No	Aadhaar Details	Address:	Photo
1	Aadhaar No: XXXXXXXX4119 Name: C Biju	S/O S C Pillai, Civic Centre Bhilai, Durg, Durg, Chhattisgarh, 490006	
2	Aadhaar No: XXXXXXXX7329 Name: Deepa Biju	W/O C Biju, Civic Centre Bhilai, Durg, Durg, Chhattisgarh, 490006	

Bk - 1, CS No 9250/2023 & Doct No
8986/2023.Sub/Registrar
Malkajgiri
Sheet 1 of 4

Generated on: 28/12/2023 12:59:25 PM



WHEREAS:

1. The Party on the 1st part is the title holder and possessor of the property, more particularly described in the Schedule-B hereunder written.
2. The party on the 2nd part has requested the party on the 1st part to execute these presents with a view to recording the said deposit of title deeds and the terms and conditions in respect thereof, which the party on the 1st part has agreed to do so.

NOW IT IS HEREBY AGREED AND DECLARED BY THE PARTY ON THE 1ST PART AS FOLLOWS:-

- A. The party on the 1st part in consideration of the following credit facilities sanctioned by the party on the 2nd part to Mr. C. BIJU, S/o Mr. S C PILLAI And Mrs. DEEPA BIJU, W/o Mr. C. BIJU do hereby declares and confirms that the title deeds mentioned in **Schedule-I** hereunder written relating to the land and buildings described in **Schedule-II** hereunder written and deposited with the party on the 2nd part's Branch/Office mentioned above, has been deposited for repayment of the said debt on the said land and premises described in the Schedule-B hereunder written and shall remain deposited with party on the 2nd part as long as debt and any other amount in respect thereof remains due and payable by the party on the 1st part (Borrower) to other party on the 2nd part for her financial facilities mentioned below:

Nature of Facilities	Present Limit in Rs.
HOUSING LOAN	67,52,000/-
TOTAL	67,52,000/-

aggregating **Rs. 67,52,000/- (Rupees Sixty Seven Lakhs Fifty Two Thousand Only)** together with interest, additional interest compound interest, costs, expenses and other moneys payable under the various heads of agreement/loan agreement/letters of Sanction/Memorandum of terms and conditions as amended from time to time.

- B. The party on the 1st part further covenants that in case of default of payment of any installment of principal and/or interest on the due date, the party on the 2nd part will be entitled to call back entire outstanding principal and interest occurred including additional interest, compound interest, costs, expenses and other monies as aforesaid thereon and to enforce the security hereby created.
- C. The party on the 1st part further agrees that the said title deeds so deposited are the original and the only documents of title relating to the said immovable property/ies in his possession, power and control and that he has a clear and marketable title to the said immovable property/ies as of the date aforesaid.
- D. And the party on the 1st part hereby lastly covenants with party on the 2nd part that all costs, charges and expenses incurred by the "Deposittee Bank" for defending the title of the party on the 1st part to the property, if need arises, and for enforcement of the security hereby created by sale of the said property shall be payable and paid by the party on the 1st part and the same shall be deemed to form part of the debt secured by the said deposit of title deeds Sri. M. Vijayendran, Chief Manager of the Bank accepted the deposit of the said title deeds on 28-12-2023 when Mr. NAGARAJU THARALA, Credit Officer of the Bank was also present.

[Signature]

[Signature]

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

Description of Fee/Duty	In the Form of						
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	Total
Stamp Duty	100	0	33660	0	0	0	33760
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	6760	0	0	0	6760
User Charges	NA	0	500	0	0	0	500
Mutation Fee	NA	0	0	0	0	0	0
Total	100	0	40920	0	0	0	41020

Rs. 33660/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 6760/- towards Registration Fees on the chargeable value of Rs. 6752000/- was paid by the party through E-Challan/BC/Pay Order No ,364UAY261223 dated ,26-DEC-23 of ,YESB/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 40970/-, DATE: 26-DEC-23, BANK NAME: YESB, BRANCH NAME: BANK REFERENCE NO: 1483368070513,PAYMENT MODE:NB-1001138,ATRN:1483368070513,REMITTER NAME/ LT COL C BIJU,EXECUTANT NAME: LT COL C BIJU AND DEEPA BIJU,CLAIMANT NAME: BANK OF BARODA) .

Date:

28th day of December,2023

Signature of Registering Officer
Malkajgiri

Certificate of Registration

Registered as document no. 8986 of 2023 of Book-1 and assigned the identification number 1 - 1512 - 8986 - 2023 for Scanning on 28-DEC-23 .

Registering Officer
Malkajgiri
(Arvind Babu)

Bk - 1, CS No 9250/2023 & Doct No 8986/2023. Sheet 2 of 4 Sub Registrar Malkajgiri

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SCHEDULE-I

SL. NO	NATURE OF DOCUMENT	NO. DATE OF EXECUTION	PARTIES	ORIGINAL/XEROX/CERTIFIED COPY
1.	Agreement of Sale	09-09-2023	M/s. Mehta & Modi Realty Kowkur LLP, rep. by its Partners Sri. Anand S Mehta S/o. Suresh U Mehta (VENDOR) 1. Lt. Col. C. Biju S/o. S.C. Pillai and 2. Smt. Deepa Biju W/o. Lt. Col. C. Biju (VENDEES)	Original
2.	Encumbrance Certificate	022311837443 Dt. 22-09-2023	Issued by SRO Malkajgiri	Original
3.	Regd. Sale Deed	8985/23 dated 22-12-23 registered at SRO, Malkajgiri	M/s. Mehta & Modi Realty Kowkur LLP, Rep. by its Partners Sri. Anand S Mehta S/o. Suresh U Mehta (VENDOR) 1. Lt. Col. C. Biju S/o. S.C. Pillai and 2. Smt. Deepa Biju W/o. Lt. Col. C. Biju (VENDEES)	Original

SCHEDULE -II

Schedule of Property –A

All that portion forming a deluxe flat bearing no.702 on the seventh floor in block no. 'A' admeasuring 1715 sft. of super built-up area (i.e., 1321 sft. of built-up area, 394 sft. of common area & 1247 sft. of carpet area) together with proportionate undivided share of land to the extent of 72.72 Sq. yds. and a reserved parking space for single car in the basement admeasuring about 105 sft. in the residential complex named as "Greenwood Heights", forming part of Sy. No. 196, Kowkur Village, Alwal Mandal, Medchal-Malkajgiri District (formerly known as Malkajgiri Mandal, Ranga Reddy District) and bounded as under:

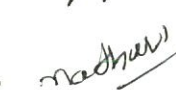
North : Open to Sky
South : Open to Sky
East : Open to Sky & Staircase
West : Open to Sky & 6'-6" wide corridor

LAND BOUNDARIES

North : Neighbours Land in Sy. No. 196,
South : Approved: Layout and common passage
East : Neighbours Land in Sy. No. 196,
West : Neighbours Land in Sy. No. 196

(More particularly described in Sale Deed Doct No. 8985/23 dt. 22-12-2023 of SRO, Malkajgiri)

Witnesses:

1. 
2. 

EXECUTANT

Bk - 1, CS No 9250/2023 & Doct No
8986/2023. Sheet 3 of 4 Sub Registrar
Malkajgiri



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भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार
Address: S/O: S C Pillai, 4 /37, RISALI, SPAT NAGAR, Civic Centre Bhilai, Durg, Chhattisgarh - 490006

पता: आरमज: एस सी पिल्लय, 4 /37, रिस. इस्पट नगर, सिविक सेंटर भिलाई, दुर्ग, छत्तीसगढ़ - 490006

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947, Bengaluru-560 001

7080 4994 4119

भारत सरकार
GOVERNMENT OF INDIA

सी बिजू
C Biju
जन्म तिथि/DOB: 01/04/1977
पुरुष/ MALE

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मेरा आधार. मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

अध्यांनिनी: सी बिजू, 4 /37, रिसली, इस्पट नगर, सिविक सेंटर भिलाई, दुर्ग, छत्तीसगढ़ - 490006

पता: W/O: C Biju, 4 /37, RISALI, ISPAT NAGAR, Civic Centre Bhilai, Durg, Chhattisgarh - 490006

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4472 0386 7329

NERA AADHAAR, MERI PEHACHAN

भारत सरकार
GOVERNMENT OF INDIA

दीपा बिजू
Deepa Biju
जन्म तिथि/ DOB: 10/02/1976
महिला / FEMALE

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मेरा आधार, मेरी पहचान

భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ
Unique Identification Authority of India

చిరునామా: S/O: నాలి అంజయ్య, ఇంటి నంబర్ 3-39, బొగ్గం, బొగ్గం, కొండయపాలెం, గుంటూరు, ఆంధ్ర ప్రదేశ్, 522658

Address: S/O: Nali Anjaiah, H No 3-39, Boggaram, Boggaram, Kondayapalem, Guntur, Andhra Pradesh, 522658

Print Date: 31/01/2023

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1800 300 1947

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5874 2893 5788

భారత ప్రభుత్వం
Government of India

నాలి వీరాంజనేయలు
Nali Veeranjaneyulu
పుట్టిన తేదీ / DOB: 24/06/1992
పురుషుడు / Male

Issue Date: 21/03/2013

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1800 300 1947

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5874 2893 5788

నా ఆధార్, నా గుర్తింపు

ഭാരതീയ സവിശേഷ തിരിച്ചറിയൽ അതോറിറ്റി
Unique Identification Authority of India

മേൽവിലാസം: W/O: സി ഗോപാലകൃഷ്ണൻ, കൊസ്തൂബം, പ്രിയദർശിനി യു പി വിദ്യാലയത്തിന് നേരിൽ, വെങ്കറ, മാടായി, കണ്ണൂർ, കേരളം, 670305

Address: W/O: C Gopalakrishnan, Kausthubam, Near Priyadarsini U P School, Vengara, Madayi, Kannur, Vengara-kannur, Kerala, 670305

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ഭാരത സർക്കാർ
Government of India

ഡി മാധവി
D Madhavi
ജനന വർഷം/Year of Birth: 1957
സ്ത്രീ / Female

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ആധാർ - സാധാരണക്കാരന്റെ അവകാശം

Bk - 1, CS No 9250/2023 & Doct No
8986/2023. Sheet 4 of 4 Sub Registrar
Malkajgiri



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