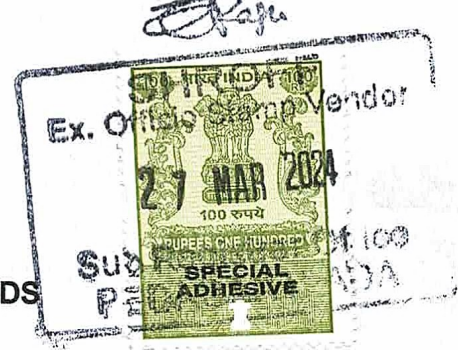


3488
2024
MEMORANDUM OF ENTRY

MEMORANDUM OF DEPOSIT OF TITLE DEEDS



X On the date as mentioned in Schedule I Part C,

1. Sudarsana Varma Pinnamaraju, S/o. Sitarama Raju, aged about 61 years, R/o. 50-117-17/2/2/, v-5, seethammadhara, sbi seethammadhara n e branch, Vishakhapatnam , Andhra Pradesh- 530013 representing AMTZ Medpolis square 4554 Pvt Ltd through vide board resolution dated 23-03-2024

2. (hereinafter referred as the "**Depositors 1**")

And

3. Sudarsana Varma Pinnamaraju, S/o. Sitarama Raju, aged about 61 years, R/o. 50-117-17/2/2/, v-5, seethammadhara, sbi seethammadhara n e branch, Vishakhapatnam , Andhra Pradesh- 530013 representing AMTZ Medpolis Square Pvt Ltd through vide board resolution dated 23-03-2024

4. (hereinafter referred as the "**Depositors 2**")

Both **Depositor 1** and **Depositor 2** hereinafter together referred as the "**Depositors**", which expression shall, unless it be repugnant to the subject or context thereof, be deemed to include its successors and permitted assigns, successors, members and all persons deriving/claiming title thereunder, as the case may be of the **FIRST PART**;

attended the office of Aditya Birla Finance Limited, a non banking finance company, incorporated and registered under the Companies Act, 1956, having Corporate Identity Number U65990GJ1991PLC064603 and having its registered office at Indian Rayon Compound, Veraval, Gujarat 362 266 and its branch office at **2nd Flr, Bhupal Tower, Raj Bhavan Road, Above Neelkanth Jewellers, Somajiguda, Hyderabad -500082** (hereinafter referred to as "**LENDER**" which expression shall include its successors and assigns) and handed over and deposited the Title Deeds (hereinafter defined), to Shri Abdulkader Ghadiali of Lender (The name and designation of the officer with whom the title deeds are deposited) the documents of title, evidences, deeds and writings, search reports, together with permissions, approvals, consents and writings more particularly described in the Schedule III hereunder written (hereinafter referred to as "**Title Documents**") in respect of the Depositor/s's immovable property as more particularly described in the **Schedule II** herein below. (hereunder written together with the buildings and structures constructed/ to be constructed thereon and all the Depositor/s's plants and machineries, attached to the earth or permanently fastened to anything attached to the earth (hereinafter referred to as "**Immovable Properties**") by way of an Equitable Mortgage by deposit of Title Deeds to secure the due repayment to Lender of the Facility(ies) (defined hereinafter) granted/ to be granted to the Borrowers as more particularly mentioned in the **Schedule I Part B¹**. (herein referred as the "**Borrower(s)**") which expression shall include its/his/her respective heirs, executors, administrators and permitted assigns, successors, members and all persons

¹ **Comment:** Please note that in the event the Mortgagor/s itself/themselves is/are the Borrower, then Facility would mean the facility availed by the Mortgagor. In event the Mortgagor or Borrower are separate entities then reference of the Borrower as mentioned below shall be included



PSV Sharma



3488/24



Sheet Endorsement

Sheet 1-18

Digitally Signed by:
Name: Kishali Taviti Naidu
Location: PEDAGANTYADA
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Date: Sat Mar 30 15:57:52 I

Book No: 1

CS No / Year: 3645 / 2024

Doct No / Year: 3488 / 2024

Sub-Registrar, PEDAGANTYADA

Presentation Endorsement

Presented in the Office of the Joint Sub-Registrar, PEDAGANTYADA along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 330000/- paid between the hours of 2PM and 3PM on the 30th day of March, 2024

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

Aadhar Details

FingerPrint

Sign

MR-1 -1

Aadhaar No: XXXXXXXX3933



Name
SUDARSANA VARMA
PINNAMARAJU [R] Amtz
Medpolis Square 4554 Pvt Ltd



Relation
SITARAMA RAJU

Address
50-117-17/2/2, v-5
visakhapatnam
seethammadhara
Visakhapatnam



Digitally Signed by:
Name: Pinnamaraju Sudarsa
Location: PEDAGANTYADA
Reason: endorsementSign
Date: Sat Mar 30 15:17:32 I



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deriving / claiming title thereunder, as the case may be), in order to secure the facilities as sanctioned by the Lender in the Facility Agreement as mentioned in the Schedule I Part C (hereinafter referred to as "**Facility**").

- 1) Accordingly Shri Abdulkader Ghadiali of Lender accepted the deposit of the Title Deeds.
- 2) Shri. Sudarsana Varma Pinnamaraju of the Depositor/s stated, while depositing the Title Deeds, that the Title Deeds are being deposited by the Depositor/s with Shri. Abdulkader Ghadiali of Lender with an intent to create an equitable mortgage by deposit of Title Deeds over the Depositor/s's Immovable Properties more particularly described hereinabove and in the Schedule II in favour of Lender to secure the due repayment, discharge and redemption by the Depositor/s of the Facility granted/agreed to be granted/ continued to be granted by Lender to the Borrower(s) together with interest, additional interests, default interests, principal amounts, costs, charges, commissions and expenses and all the monies whatsoever stipulated hereunder or under any of the Facility/ Transaction documents that may become payable by the Borrower(s) ("**Mortgage Debt**"). Depositor/s has further stated that the Depositor/s shall not create any further charge on the Immovable Properties and that the Immovable Properties shall be a continuing security until the balance under the Mortgage Debt has been paid/ repaid to the satisfaction of Lender.
- 3) Shri Sudarsana Varma Pinnamaraju of the Depositor/s declared and confirmed to Shri Abdulkader Ghadiali of Lender that the Title Deeds are the only documents of title in respect of the Immovable Properties in possession, custody, power and control of the Depositor/s and that the Depositor/s is/are in possession of the Immovable Properties and has a clear title to the Immovable Properties and that no other permissions, approvals, consents are required and, the Depositor/s has/have not created any mortgage or charge or lien or other encumbrances whatsoever and that the Depositor/s's title to the Immovable Property/ies is marketable and free from encumbrances, charge, suit or proceedings, claim and demand of any nature whatsoever. That except as stated aforesaid, there is no mortgage, charge, lien or any other encumbrance or attachment on the Immovable Property or any part thereof by any Government, Governmental Authority, Local Authority or by Income Tax Department or by any person, firm, company, body corporate, society or entity whatsoever and that no notice has been issued and/or served on the Depositor/s under the Rules 2, 16 or 51 or any other Rules of the Second Schedule to the Income Tax Act, 1961, or under any other law.
- 4) Shri Sudarsana Varma Pinnamaraju of the Depositor/s stated that the Depositor/s has not entered into any agreement for sale, transfer or alienation in relation to the Immovable Properties or any part or parts thereof and that no mortgage, charge or lien or other encumbrance whatsoever will be created by the Depositor/s or attachment allowed to be levied on the Immovable Properties except with the express prior permission in writing of Lender.
- 5) Shri. Sudarsana Varma Pinnamaraju of the Depositor/s further declared and confirmed that he is duly authorised to deposit the Title Deeds for and on behalf of and by the Depositor/s in respect of the Immovable Properties as aforesaid pursuant to the resolutions passed by the directors on the board of the Depositor at their meeting held as mentioned in the **Schedule I Part C** power of attorney /or authority letter issued by the other partners /or pursuant to the provisions of the trust deed / bye laws of the



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Sheet Endorsement

Sheet 2-18

Book No: 1

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Doct No / Year: 3488 / 2024

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Location: PEDAGANTYADA
Reason: endorsementSign
Date: Sat Mar 30 15:57:52 I

Sub-Registrar, PEDAGANTYADA

Identified by Witness

Aadhar Details

FingerPrint

Sign

WT - 1

Aadhaar No: XXXXXXXX0477



Name
Akkinapalli Dharma Teja



Address
18-77-13 LIG-461 Gajuwaka APHB Colony
Visakhapatnam



Digitally Signed by:
Name: Akkinapalli Dharma 1
Location: PEDAGANTYADA
Reason: endorsementSign
Date: Sat Mar 30 15:19:31 I

WT - 2

Aadhaar No: XXXXXXXX7795



Name
Chinthalapudi Chandra Sekhar



Address
51-9-19 Nakkavanipalem sivalayam veedhi
Visakhapatnam



Digitally Signed by:
Name: Chinthalapudi Chandra
Location: PEDAGANTYADA
Reason: endorsementSign
Date: Sat Mar 30 15:49:28 I

Date:

30/03/2024 15:01:55

Sub-Registrar, PEDAGANTYADA

Name: Kirti Naidu
Location: PEDAGANTYADA
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Date: Sat Mar 30 15:57:52 I



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society and the Depositor/s furnished the certified true copy of the said resolution/power of attorney/letter of authority to Shri. Abdulkader Ghadiali of Lender and further stated that the said the resolution/power of attorney/letter of authority is in full force and effect, valid and binding on the Depositor/s(as applicable).

- 6) Shri Sudarsana Varma Pinnamaraju of the Depositor/s stated that deposit of the Title Deeds was made with the intent to create the equitable mortgage by way of deposit of title deeds over Immovable Properties as mentioned hereinabove in favour of Lender to secure the liability that may arise out of the Mortgage Debt. Depositor/s has/have further stated that as long as any amount is outstanding under the Mortgage Debt, the Depositor/s shall not create any further charge on the Immovable Properties without prior written permission of Lender.
- 7) Shri Sudarsana Varma Pinnamaraju i of the Depositor/s further declared that he/her is not aware of any act, deed, matter or circumstance, which prevents the Depositor/s from charging or creating mortgage by way of deposit of title deeds over the Immovable Properties in favour of Lender.
- 8) Shri Sudarsana Varma Pinnamaraju of the Depositor/s, at the time of the deposit of Title Deeds, further declared and represented to Lender, inter alia, that the Immovable Properties would remain as security till the Mortgage Debt is repaid to Lender in full by the Borrower(s) to the complete satisfaction of the Lender. The Depositor/s also declared that the Depositor/s is/are aware that Lender shall be entitled to recover the debt of ABFL as per the terms of facility agreement / initiating relevant provisions of law or any part thereof at its sole discretion in the event the Borrower(s) fails to pay/repay the Mortgage Debt.

Represented By General power of Attorney Holder

Signature

Sudarsana Varma Pinnamaraju
AMTZ Medpolis Square 4554 Pvt Ltd

PS Varma

Signature

Sudarsana Varma Pinnamaraju
AMTZ Medpolis Square Pvt Ltd



PS Varma



Sheet Endorsement

Book No: 1

CS No / Year: 3645 / 2024

Doct No / Year: 3488 / 2024

Digitally Signed by: **Sheet 3-18**
Name: K. K. Naidu
Location: PEDAGANTYADA
Reason: endorsementSign
Date: Sat Mar 30 15:57:52 I:

Sub-Registrar, PEDAGANTYADA

Cash Receipt Details In the Form of

Desc	Online	Stamp Papers	Challanu/s 41 of IS Act	Cash	Stock Holding	Total
SD	50000	100	0	0	0	50100
TD		0				0
RF	10000	0	0	0	0	10000
UC	500	0	0	0	0	500
TOT	60500	100	0	0	0	60600

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

Rs. 50000/- 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. 3300000000/- was paid by the party through ONLINE No ,
71606793752023, 71606830532023, 71606735682023 dated ,30-MAR-24,30-MAR-24,30-MAR-24

Date:

30th day of March, 2024

Digitally Signed by:
Name: K. K. Naidu
Location: PEDAGANTYADA
Reason: endorsementSign
Date: Sat Mar 30 15:57:52 I:

Sub-Registrar, PEDAGANTYADA

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Name: K. K. Naidu
Location: PEDAGANTYADA
Reason: endorsementSign
Date: Sat Mar 30 15:57:52 I:

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**SCHEDULE I PART A
DETAILS OF THE DEPOSITORS**

1. Sudarsana Varma Pinnamaraju, S/o. Sitarama Raju, aged about 61 years, R/o. 50-117-17/2/2/, v-5, seethammadhara, sbi seethammadhara n e branch, Vishakhapatnam , Andhra Pradesh- 530013 representing AMTZ Medpolis Square 4554 Pvt Ltd, having its registered office at 5-4-187/3 & 4, Soham Mansion, 2nd Floor, MG Road, Secunderabad, Hyderabad, Telangana, India, 500003 through vide board resolution dated 23-03-2024.

(hereinafter referred to as the "Depositor 1")

2. Sudarsana Varma Pinnamaraju, S/o. Sitarama Raju, aged about 61 years, R/o. 50-117-17/2/2/, v-5, seethammadhara, sbi seethammadhara n e branch, Vishakhapatnam , Andhra Pradesh- 530013 representing AMTZ Medpolis square Pvt Ltd having its registered office at 5-4-187/3 and 4, Soham Mansion, M G Road, Secunderabad, Hyderabad, Telangana, India, 500003, through vide board resolution dated 23-03-2024.

(hereinafter referred to as the "Depositor 2")

PSV





Sheet Endorsement

Sheet 4-18

Book No: 1

CS No / Year: 3645 / 2024

Doct No / Year: 3488 / 2024

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Name: Kintali Taviti Naidu
Location: PEDAGANTYADA
Reason: endorsement
Date: Sat Mar 30 15:57:52

Sub-Registrar, PEDAGANTYADA

Certification of Registration

Registered as document no. 3488 of 2024 of Book-1 and assigned the
identification number 1 - 317 - 3488 - 2024 for Scanning on 30-MAR-24.

Digitally Signed by:
Name: Kintali Taviti Naidu
Location: PEDAGANTYADA
Reason: endorsement
Date: Sat Mar 30 15:57:52

Kintali Taviti Naidu



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**SCHEDULE I PART B
DETAILS OF THE BORROWER**

AMTZ MEDPOLIS SQUARE 4554 PRIVATE LIMITED a Company incorporated under the Companies Act 1956, having Corporate Identity Number U45309TG2022PTC166054 and having its registered office at 5-4-187/3&4, SOHAM MANSION, 2ND FLOOR, M.G. ROAD, SECUNDERABAD – 500003 Telangana

PS Valmiki





Sheet Endorsement

Sheet 5-18

Book No: 1

CS No / Year: 3645 / 2024

Doct No / Year: 3488 / 2024

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Date: Sat Mar 30 15:57:52 IST

Sub-Registrar, PEDAGANTYADA



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SCHEDULE I PART C
General Terms

Sr. No.	Particulars	Description
01	Date of Facility Agreement	20-03-2024
02	Facility Amount	INR 33,00,00,000/- (Rupees thirty-three Crore only)
03	Date of Board Resolution/ Letter of Authority / Power of Attorney	23-03-2024
04	Place of Execution	Pedagantyada, Visakhapatnam
05	Date of Execution	28-03-2024

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Sheet Endorsement

Sheet 6-18

Book No: 1

CS No / Year: 3645 / 2024

Doct No / Year: 3488 / 2024

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Date: Sat Mar 30 15:57:52 IST

Sub-Registrar, PEDAGANTYADA



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SCHEDULE I
Description of the Immovable Properties

SCHEDULE OF PROPERTY

Lease hold rights on all that the piece and parcel of the land measuring 4860 Sq.meters or 5813 Sq.yards (1530 Sqmtrs in Plot No. D1-55 part and 3330 Sq.mtrs in Plot No. D1-56 part) in Andhra Pradesh Medtech Zone Limited at Visakhapatnam, Property Tax Assessment No. 1086509931, Old Revenue Ward No. 54, New Revenue Ward No. 54, New Revenue Ward No. 77, Zone VI of GVMC and comprised in Sy.No. 480/2, Nadupuru, Pedagantyada Mandal, Visakhapatnam District

North : Part of Plot D1-55.

South : Part of Plot D1-56.

East : 24 mtr wide road – Uranus.

West : Barbed wire fencing.

together with easements attached thereto and together with all other buildings and structures standing and to be constructed thereon and all fittings, fixtures, plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

KS Valmiki





Sheet Endorsement

Sheet 7-18

Book No: 1

CS No / Year: 3645 / 2024

Doct No / Year: 3488 / 2024

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Name: K. K. Ali Taviti Naidu
Location: PEDAGANTYADA
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Date: Sat Mar 30 15:57:52 IST

Sub-Registrar, PEDAGANTYADA

SCHEDULE I
Description of the Immovable Properties
The property is situated in the village of Pedagantyada, Taluk of Pedagantyada, District of Pedagantyada, State of Karnataka. The property is bounded by the following:

North: Part of Plot D1-55

South: Part of Plot D1-56

East: 24 mt wide road - Uthara

West: 24 mt wide road

together with essential attached thereto and together with all other buildings and structures standing and to be constructed thereon and all rights, easements, rights and machinery attached to the land or permanently retained in connection with the land or any part thereof.



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SCHEDULE-III

List of Title Documents

SL No	Type of Document	Document Date & No	Name of the Vendor/ Seller/ Transferor/etc.	Name of the Vendee/ Purchaser/ Transferee etc.	Original/ Photocopy/ Certified
1	Lease Deed	6351/2022 Dt. 19.08.2022	M/s. Andhra Pradesh Medtech Zone Limited	M/s. AMTZ Medpolis Square Pvt. Ltd., M/s. AMTZ Medpolis Square 4554 Pvt.Ltd.,	ORIGINAL
2	Building Permit Order	18.08.2023	GVMC	M/s. AMTZ Medpolis Square Pvt. Ltd., M/s. AMTZ Medpolis Square 4554 Pvt.Ltd.,	ORIGINAL
3	Sanctioned Plan	25.04.2023	GVMC	M/s. AMTZ Medpolis Square Pvt. Ltd., M/s. AMTZ Medpolis Square 4554 Pvt.Ltd.,	ORIGINAL

PS Valmiki



W-1 - A. Davis Ego

W-2 ch. Chandra Sekhar,

