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Certified Copy of R/Gooduvancheri/BOOK 1/16179/2021

This certified copy is being issued through online and it is here by certified that the requisite Stamp Duty of ₹ 20/- (Rupees. Twenty Only) has been paid through e-payment on 19-Aug-2023 for application number CCA/Online/74933381/2023.

--------Certified Copy of R/Gooduvancheri/BOOK 1/16179/2021--------

16179/2021

MORTGAGE DEED

THIS DEED OF MORTGAGE IS EXECUTED AT CHENNAI ON THIS 02ND DAY OF DECEMBER, 2021, BY:

For CASAGRAND BUILDER PVT. LTD.
Authorised Signatory

M/s. CASAGRAND BUILDER PRIVATE LIMITED (formerly known as M/s. Casa Grande Private Limited) [PAN: AACCC2758A], a company incorporated under the provision of the Companies Act, 1956, having its Registered Office at NPL Devi, 5th Floor, New No.111, Old No.59, L.B. Road, Thiruvanmiyur, Chennai – 600041, represented by its Authorized Signatory **Mr. P.RAMJI** (ID Aadhaar No 8695 5502 2100) S/o Mr. Palaniappan, aged about 39 years, residing at No.31/42, Good Shed Road, 3rd Street, Adambakam, Chennai - 600 088, vide Board Resolution dated 30-11-2021

hereinafter called the "**MORTGAGOR**" which term shall wherever the context so permits mean and include *its successor-in-office,* executors, administrators, legal representatives, and assigns of the ONE PART:

TO AND INFAVOUR OF

Mrs. KHUSHBU.M. JAIN, W/o. Mr. Ganesh, aged about 36 years, residing at No.51, Hunters road, Choolai, Chennai - 600 112.
ID: Aadhaar Card No.398593751262

hereinafter called the "**MORTGAGEE**" which term shall wherever the context so permits mean and include her heirs, executors, administrators, legal representatives, and assigns of the OTHER PART WITNESSETH :

For CASAGRAND BUILDER PVT. LTD.
Authorised Signatory

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Registering office

WHEREAS the **MORTGAGOR** is the absolute owner of larger extent of 4 Acre 82 Cents, comprised in the below mentioned survey numbers situated at Sonallur Village, previously Chengalpet Taluk presently Vandalur Taluk, previously Kancheepuram District presently Chengalpet District and they having purchased the same by three Sale Deeds as details hereunder.

Sl. No.	Survey No.	Extent in Cents	Date	Document Number	Purchased from
1	103/3A	72	22.03.2012	3699/2012	Mr. P. Veerabathra Naicker and 3 others
2	105/1	127			
3	105/2	61			
4	105/3A	27			
5	102/1B	30	22.03.2012	3700/2012	Mrs. Parvathi ammal and 3 others
6	86/2A	28	28.03.2012	4075/2012	Mr. K Parthiban
7	86/2B	28			
8	86/3	56			
9	87/2	53			

Eversince the date of purchase the MORTGAGOR herein is in the absolute possession, enjoyment and occupation of the said property and also obtained Patta in their name.

WHEREAS the MORTGAGOR is in need of funds and have therefore approached the MORTGAGEE herein for a loan for **Rs.10,00,00,000/- (Rupees Ten Crores Only)** and the MORTGAGEE has agreed to lend the same on the security of the property referred to above and more particularly described in the Schedule hereunder.

For CASAGRAND BUILDER PVT. LTD.

Authorised Signatory

Document No. 16179 of 2024 of book 1
contains 13 Sheets 2 Sheet
Registering office

NOW THIS DEED OF SIMPLE MORTGAGE WITNESSETH:

That in pursuance of the said agreement and in consideration of the sum of **Rs.10,00,00,000/- (Rupees Ten Crores Only)** paid by the MORTGAGEE to the MORTGAGOR through RTGS from Axis Bank Purasawakam Branch and on the receipt of which sum the MORTGAGOR do hereby admit and acknowledge, the MORTGAGOR do hereby Mortgage with the MORTGAGEE the Schedule mentioned property promising to repay the said sum of **Rs.10,00,00,000/- (Rupees Ten Crores Only)** together with interest at 18% p.a. within **TEN MONTHS** from the date of Mortgage. The MORTGAGOR agrees to pay the due installment by 02nd of every english calendar month.

The MORTGAGOR do hereby further covenant with the MORTGAGEE that in case he fails to pay interest, due and payable every month as stipulated herein, he shall be liable to pay interest on all such arrears of interest at the aforesaid rate of 18% per annum, provided however that the said clause shall not in any way be deemed to authorize the MORTGAGOR to allow any interest to fail in arrears nor can it in any way interfere with, prejudice, limit or otherwise after the Power of sale or any other powers or remedies for securing and enforcing the right of payment of the mortgage debt herein contained.

The MORTGAGOR do hereby further covenant with the MORTGAGEE that as security for the due payment of the said sum of **Rs.10,00,00,000/- (Rupees Ten Crores Only)** with interest at the aforesaid rate, the MORTGAGOR doth hereby grants, convey and assigns unto the MORTGAGEE by way of simple mortgage of land hereto detailed in the Schedule hereunder as Simple Mortgage. **The MORTGAGOR has not handed over the possession of the schedule property to the MORTGAGEE herein.**

For CASAGRAND BUILDER PVT. LTD.

Authorised Signatory

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I contains 13 Sheets 3 Sheet
Registering office:

The MORTGAGOR do hereby covenant that they have got good right and full power to create this simple mortgage that besides the MORTGAGOR no one else has any right, title or interest in the said properties and that the said properties is not subject to any charge, lien or mortgage whatsoever.

The MORTGAGOR further agree to maintain the mortgaged properties by paying all rates, taxes and other outgoings due and payable thereon in due and properties time and in default of doing so, it shall be open but not incumbent on the MORTGAGEE to pay the same and add it into principal sum secured hereunder and claim interest at the aforesaid rates.

IT IS HEREBY FURTHER DECLARED AND AGREED THAT upon default being made in the payment of the Principal sum secured hereunder and interest due there under after demand in writing signed by the MORTGAGEE of in his behalf has been sent to the MORTGAGOR and such default continues for a period of three months or if the arrears of interest it shall be lawful for the MORTGAGEE at any time hereafter, to sell or cause to be sole the mortgaged property either in Public Auction or treaty, with or without any stipulation or condition as to title or otherwise with power to execute and register any such deed or deeds and things as may be thought fit and proper or necessary and shall also be entitled to appoint in writing signed by their or on their behalf any person as Receiver and in case the MORTGAGOR do not agree to the appointment of such Receiver and the same shall be appointed through Court and it is hereby expressly agreed and declared that the provisions of sections 69 and 69-A of the Transfer of Property Act, shall be read as part parcel hereof.

The MORTGAOR do hereby specifically agreed that they shall at all times hereafter, at the request of the MORTGAGEE doth executed and register all such acts, deeds and things whatsoever for further and more perfectly assuring the said properties unto the MORTGAGEE as shall or may be reasonably required.

For CASAGRAND BUILDER PVT. LTD.

Authorised Signatory

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Registering Officer

It is hereby agreed that the MORTGAGEE may also incline to exercise the Powers of Sale vested upon and adopt the necessary proceedings for the recovery of the amount due hereunder.

In case a sale is held after due notice to the MORTGAGOR by exercise of the Power under section 69 and 69A of the Transfer of Property act and property is sold, the MORTGAGOR shall concur with the MORTGAGEE in executing a conveyance to the Purchaser and in default of their doing so the MORTGAGEE shall be entitled to execute a conveyance to the Purchaser conveying with both the rights of the MORTGAGOR and the MORTGAGEE. No such sale shall be impeached by the MORTGAGOR.

In case a sale is held and the said proceeds are found insufficient for the payment of interest and the Principal, the deficiency shall be made good by the MORTGAGOR personally from their other properties.

In case a sale is held and there are surplus proceeds after appropriation towards cost, interest and Principal such surplus shall be paid to the MORTGAGOR this amount shall not bear interest in the hands of the MORTGAGEE and the MORTGAGEE is not a Trustee for the same and this shall be deemed to be a contract to the contrary.

The MORTGAGOR do hereby covenant that they have got a good and indefeasible title to the Mortgaged properties and that they have not done anything in derogation of same.

The MORTGAGOR do hereby covenant that there is no other Mortgage charge or other encumbrances over the Schedule properties. The MORTGAGOR do hereby also assure that they should not allow the security to be impaired within the meaning of the Transfer of Property Act.

For CASAGRAND BUILDER PVT. LTD.

Authorised Signatory

For CASAGRAND BUILDER PVT. LTD.

Authorised Signatory

Document No. 16179 of 2021 of book I
I contains 13 Sheets 5 Sheet

Registering officer

The MORTGAGOR assure that they have paid all the taxes and outgoing in relation to the Schedule properties hereby mortgaged and further agrees that she should properly and regularly and continuously and keep the property in good conditions in favour of the MORTGAGEE sufficiently secured and without getting the same unimpaired.

The MORTGAGOR do hereby also covenant that they and all their other properties would be liable for a breach of any of the covenants contained herein. Any Notice sent or left at the address of the MORTGAGOR given in this deed of mortgage shall be deemed to be a good service of any notice.

The MORTGAGOR have handed over the Original title deed and other records relating to the Schedule properties which shall be returned to the MORTGAGOR as and when the MORTGAGOR discharges the mortgage.

Both parties agree that incase of any dispute arose between the Parties then the dispute shall be referred to an Arbitrator appointed by the MORTGAGEE to solve the disputes. The Place of Arbitration shall be Chennai and the Language be English and the remuneration and expenses for the Arbitration shall be shared equally by both the MORTGAGOR and MORTGAGEE and the Arbitration shall take place as per the Arbitration and Conciliation Act 1996. The Court of Jurisdiction shall be Madras High Court.

SCHEDULE

All that Piece and Parcel of Land total measuring an extent of **Acre 4.82 Cents,** comprised in various survey numbers as follows, Patta Nos.475 & 477, situate at Sonallur Village, previously Chengalpet Taluk presently Vandalur Taluk, previously Kancheepuram District presently Chengalpet District.

For CASAGRAND BUILDER PVT. LTD.

Authorised Signatory

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Registering officer

Sl. No.	Survey No.	Extent in Cents
1	103/3A	72
2	105/1	127
3	105/2	61
4	105/3A	27
5	102/1B	30
6	86/2A	28
7	86/2B	28
8	86/3	56
9	87/2	53
TOTAL		Acre 4.82 Cents

Within the Registration District of Chennai South and Sub-Registration District of Guduvanchery.

IN WITNESS WHEREOF THE MORTGAGOR HAVE SET THEIR HAND AND SIGNATURE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

WITNESSES:

1) .

T.Bhuvaneshwaran ,S/o. P.Thangaraj,
No.44/59,Kanniyappa Nagar,
Kaladipet, Thiruvottiyur, Chennai – 600 019
ID: Aadhaar Card No. 813765179627.

For CASAGRAND BUILDER PVT. LTD.

Authorised Signatory

MORTGAGOR

2). .

VINOTH S/O. G. Sathyanandam
No. B/17, 379 Cross Street,
Sastri Nagar, Adyar, Chennai - 600020
ID: Driving Licence No: TN07 20160002951

For CASAGRAND BUILDER PVT. LTD.

Authorised Signatory

DRAFTED BY:

P.PRADEEP, B.A.,B.L., (MS.2178/05)
ADVOCATE,
36/1, Muthial Chetty Street,
Purasawakam, Chennai - 600 007.
Phone: 98404 88616.



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Registering office

R/Gooduvancheri/Book-1/16179/2021

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 12132 of 2021

I hereby certify that a sum of ₹ 40,000/- (Rupees Fourty Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ராம்ஜி residing at நெ 31/42 குட் ஷெட் ரோடு 3வது தெரு ஆதம்பாக்கம் சென்னை, Chennai, Tamil Nadu, India, 600088.

Sub Registrar: Gooduvancheri
Date: 02/12/2021

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Gooduvancheri and fee of ₹ 10,600/- paid at 12:07 PM on the 02/12/2021 by

Left Thumb





Additions as per recitals of document

Execution admitted by
Left Thumb





98409 62038

Additions as per recitals of document

Identified By

1. T-BL
807298395

2. 994004034

Mr. T BHUVANESHWARAN Son of THANGARAJ No.44/59,Kanniyappa Nagar, Kaladipet, Thiruvottiyur, Chennai, Tamil Nadu, India, 600019.

Mr. S VINOTH Son of G SATHYANANDAM No B 17 Sasthri Nagar 3rd Cross Street Adyar Chennai, Chennai, Tamil Nadu, India, 600020.

Document No 16179 of 2021 of book I contains 13 Sheets & Sheet

Registering Officer

1 / 2

2nd day of December 2021

ARUMUGANAVARAJ A
Sub Registrar
Gooduvancheri

Registered as Number R/Gooduvancheri/Book-1/16179/2021.

Date: 02/12/2021
Gooduvancheri

ARUMUGANAVARAJ A
Sub Registrar

Document No.16179 of 2021 of book I contains 13 Sheets 9 Sheet

Registering office

CASAGRAND
building aspirations

CERTIFIED TRUE COPY OF THE EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF M/s. CASAGRAND BUILDER PRIVATE LIMITED ("THE COMPANY") HELD ON TUESDAY THE 30TH DAY OF NOVEMBER 2021 AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT NPL DEVI, NO.111, L B ROAD, THIRUVANMIYUR, CHENNAI 600 041 COMMENCED AT 11.00 A.M. AND CONCLUDED AT 12.00 NOON

"**RESOLVED THAT** the Board be and is hereby authorize Mr. Ramji, Authorized Signatory of the Company to Sign the Deed of Simple Mortgage and other necessary deeds and documents pertaining to the land situated at Sonalur Village, Vandalur Taluk, Chengalpet district before the jurisdictional Sub – Registrar and to do all such acts and things necessary for effectively registering the said Deeds and documents.

RESOLVED FURTHER THAT the said acts and things/step taken or executed on behalf of the Company by Mr.Ramji pursuant to this resolution shall be binding on the Company, until the same is withdrawn by giving written notice thereof.

RESOLVED FURTHER THAT a copy of this resolution certified by any of the Directors and/or Company Secretary be furnished to any of the interested concern.

//Certified True Copy//
For M/s. CASAGRAND BUILDER PRIVATE LIMITED

CASAGRAND BUILDER PRIVATE LIMITED CHENNAI 600 041

Nisha Abhishek Jha
Company Secretary

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Registering officer

CIN NO: U70101TN2003PTC051969







For CASAGRAND BUILDER PVT. LTD.

Authorised Signatory

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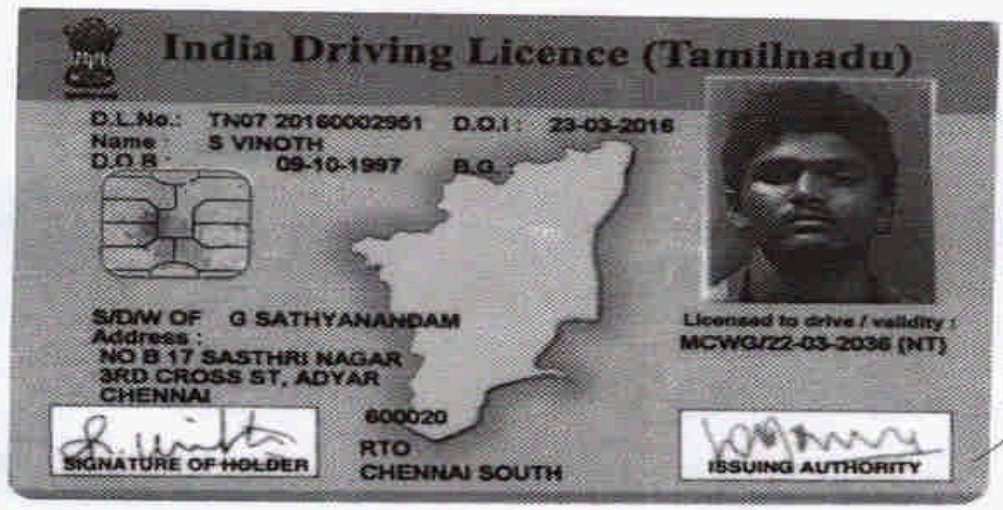
Registering officer





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Registering office



India Driving Licence (Tamilnadu)

D.L.No.: TN07 20160002961 D.O.I: 23-03-2016
Name S VINOTH
D.O.B: 09-10-1997 B.G.

S/D/W OF G SATHYANANDAM
Address :
NO B 17 SASTHRI NAGAR
3RD CROSS ST, ADYAR
CHENNAI
600020

Licensed to drive / validity :
MCWG/22-03-2036 (NT)

SIGNATURE OF HOLDER

RTO
CHENNAI SOUTH

ISSUING AUTHORITY

S. Vinoth

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Registering officer

Signature Not Verified
Digitally signed by VAITHILINGAM
Date: 2023.08.21 09:21:31 IST

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

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17 DEC 2024

KHUSHBU. M. JAIN.

DK 363963

I. JACINTHA
Govt. Authorized Stamp Vendor
Lic. No. 20540/B4/B7/92
Cell : 9283256363, 9080658607
Chennai

AFFIDAVIT

I, KHUSHBU.M.JAIN hereby declare that M/s. CASAGRAND PREMIER BUILDER LIMITED, represented by its Director Mr. Sumanth Krishna is the absolute owner of the Property, Comprised in Survey No. 103/3A, 105/1, 105/2, 105/3A, 102/1B, 86/2A, 86/2B, 86/3 & 87/2 of Sonallur Village, Vandalur Taluk, Changalpattu District, measuring an extent of 4.82 Acres and the same is under mortgage to us against a loan granted to the Company vide Mortgage Deed dated 02.12.2021 registered as document No. 16179 of 2021, SRO-Gooduvancherri.

Khushbu.M.Jain.

Khushbu.M.Jain

In reference to your request by letter dated 17.12.2024, seeking permission for obtaining RERA approval for development and construction of residential flats of sale with UDS to prospective purchasers, we hereby declare that, we have authorized to sign Agreement/ Deeds Sale Deed registration of UDS to Prospective Purchasers in relating to the said property in divided or undivided, wholly or partly subject to deposit of proceeds of proportional land value of sale towards the loan outstanding by M/s. CASAGRAND PREMIER BUILDER LIMITED.

We also confirm that the Original Sale Deeds registered as Document Nos. 3699/2012 Dated.22.03.2012, 3700/2012 Dated.22.03.2012, 4075/2012 Dated.28.03.2012, in favour of M/s. CASAGRAND PREMIER BUILDER LIMITED, represented by its Director Mr. Sumanth Krishna are deposited with us against the loan granted to them.

Khushbu.M.Jain.

Khushbu.M.Jain

To.

M/s. Casagrand Premier Builder Limited,

No.111, NPL Devi Building, L B Road,

Thiruvanmiyur, Chennai – 600041.



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

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OMR Thoraipakkam,
Chennai, India

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+91 9996 12 9996
www.verified.realestate