SCAN

1 5736/BK1/2025

MEMORANDUM OF AGREEMENT EVIDENCING DEPOSIT OF TITLE DEEDS

[For creation of equitable mortgage by Deposit of Title Deeds]

This Memorandum of Agreement evidencing creation of Equitable Mortgage by the Deposit of Title Deeds made at Chennai on this **10th DAY OF JUNE 2025** by.

M/S. G SQUARE REALTORS PRIVATE LIMITED (PAN: AAECG9571B), (CIN: U45400TN2012PTC088030), a Company incorporated under the provisions of The Companies Act 1956, and having its registered office at flat No.14, Third Floor, Harrington Apartment, Door No. 98, Harrington Road, Chetpet, Chennai-600 031, represented by its Authorized Signatory Mr.B.NAGENDRAN, son of Mr.Kotiya, aged 45 years, (Aadhaar No.3931 2416 8385), (authorized vide board resolution) **(hereinafter referred to as "Mortgagor")** which him expression shall include respective heirs, executors, administrators and assigns, surviving partners, successors, Coparceners, members, all trustees, as the case may be.);

In favour of

Axis Bank Ltd, a Company incorporated under the companies Act, 1956 and carrying on the Banking business under the Banking Regulation Act, 1949 and having its registered office at 'Trishul', 3rd Floor, Opposite Samartheshwar Temple, Law Garden, Ellis Bridge, Ahmedabad, Gujarat- 380006 and Central Office at 6th Floor, Gigaplex-1, and Plot No. I.T. 5, MIDC, Airoli Knowledge Park, Airoli, Navi Mumbai – 400708 and a branch office inter-alia at PALLAVARAM, Chennai (hereinafter called "the **Bank**, which expression shall include its successors and assigns)

Now this Memorandum of Agreement evidencing the Mortgage by deposit of title deeds Witnesseth as follows:

The Bank has, at the request of the Mortgagor, sanctioned/agreed to sanction certain credit facilities to the extent of **Rs.2,25,00,000.00 (Rupees Two Crore Twenty Five Lakh Only)** vide the sanction ref No. **81613074** dated **30/05/2025** to **M/s. MANNUR WHITEFIELD CREATORS PRIVATE LIMITED** (hereinafter referred to as the **Borrower** which expression shall include its successors permitted assigns) in the manner detailed below:

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Registering Office

R. Nagendran

MORTGAGOR

S No	Details of facilities	Amount (Rs)
1.	SBB SECURED BANK GUARANTEE (SUB Limit OD)	Rs. 2,25,00,000.00
	TOTAL	Rs. 2,25,00,000.00

Hereinafter referred to as "the Said Facility/ies".

2. In consideration of the Bank having sanctioned the Said Facility the Mortgagor confirm having deposited on **02.06.2025** with Bank the title deeds mentioned in the First Schedule hereto ("said Title Deeds") relating to the immovable properties more fully described in the Second Schedule ("said Immoveable Properties") hereto with an intention to create a Mortgage by Deposit of Title Deeds on Mortgagor's properties described in the Second Schedule hereto as security for the payment to the Bank of all and every sum of money which now or hereafter or shall at any time be due and owing to the Bank by the 'aforesaid Borrower' on account of the Said Facility/ and all other monies for which the Borrower may be liable to the Bank from time to time along with interest as specified in the above referred sanction letter as may be modified from time to time, penal interest, expenses, costs, charges applied and charged as per the guidelines of the Bank and/or directives of Reserve Bank of India from time to time and all other monies due and payable by the Borrower to the Bank from time to time.

- The Mortgagor do hereby declare that The said Immovable Properties are held by and absolutely owned and possessed by the Mortgagors and nobody else has any right or interest over the said property and the same are outside the purview of the Urban Land (Ceiling and Regulation) Act, 1976.

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MORTGAGOR

The Mortgagor do hereby declare that the said Immovable Properties are free from all encumbrances or charges (statutory or otherwise) claims and demands and that the same or any of them or any part thereof are/is not subject to any lien / lispendens, attachment or any other process issued by any court or Authority and that the Mortgagor has not created any trust in respect thereon and that the said immovable properties are in the exclusive uninterrupted and undisputed possession and enjoyment of the Mortgagor since the date of purchase / acquisition thereon and no adverse claim has been made against the Mortgagor in respect of the said immovable properties or any of them or any part thereof and the same are not affected by any notice of acquisition or requisition and that no proceedings are pending or initiated against the Mortgagor under the Income – Tax Act, 1961 or under any other law in force in India for the time being and that no notice has been received or served on the Mortgagor under Rules 2, 16, 21 and 51 of the second schedule to the Income Tax Act, 1961 and / or under any other law and that there is no pending attachment whatsoever issued or initiated against the said immovable properties or any of them or any part thereof.

- The Mortgagor has duly paid all the relevant and applicable rents, Provident Fund dues, Gratuity dues, Employees State Insurance dues, Income Tax, Sales Tax, Corporation Tax and all other taxes and revenues payable to the Government of India, Government of any State or to any local authority and that at present there are no arrears of such dues, rents, taxes and revenue due and outstanding and that no attachments or warrants have been served on the company in respect of sales tax, Income-tax, government revenue and other taxes.

- The Mortgagor also agrees and undertake to give/issue/execute such confirmations, declarations, undertaking and other writings as may be required by the Bank and satisfactorily comply with all other requirements and requisitions submitted by or on behalf of the Bank.

- The Mortgagor agrees and declares that the documents of title, evidences, deeds and writings in relation to the said Immovable Properties of the Mortgagor, which are deposited, as aforesaid, with the Bank are the only Title Deeds relating to the said Immovable Properties.

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MORTGAGOR

- The Mortgagor further agrees, declares and confirms that that said Immovable Properties are free from all encumbrances or charges, claim and demand and that the same or any part thereof are not subject to any lien, lis-pendens, attachment or any order, decree or process issued by any court, tribunal or authority and no trust has created in respect thereof and undertake that no mortgage / charge, lien or other encumbrances whatsoever will be created on the said immovable properties comprised in the mortgage security save and except with the written permission of the Bank.

- The Mortgagor declares that she is not aware of any act, deed, matter or things or circumstances which prevent the Mortgagor from charging / further charging in favour of the Bank the said Immovable Properties and the unfixed plant, machinery and all other movable assets of the Mortgagor.

- The Mortgagor, hereby, covenants that the said property is not subject to any mortgages, lien, charge or any other kind of encumbrance whatsoever and that she, the Mortgagor, is the absolute owner of the same and is well and truly seized of the property. The Mortgagor further agrees to keep the Mortgagee indemnified against all claims and demand whatsoever by any person lawfully or equitably claiming under him and by any other person whatsoever.

- The contents of the Agreement have been read over and translated into Tamil language and explained to the Mortgagor and they having understood the contents thereof has subscribed her respective hands to these presents.

FIRST SCHEDULE HEREIN ABOVE REFERRED TO:

List of Title Deeds of the Property Mortgaged to The Bank

1. **Original -** Sale Deed executed by Mrs.Mariam Ismail represented by her Power Agent Mr.Imtiaz Abdul Latif in favour of M/s.G Square Realtors Private Limited represented by its Authorised Signatory Mr.B.Nagendran - 11390/2023 – 31.08.2023.
2. **Original -** Affidavit for Boundaries dated 16.05.2025 executed by M/s.G Square Realtors Private Limited represented by its Authorised Signatory Mr.B.Nagendran

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B. Nagendran

MORTGAGOR

SECOND SCHEDULE HEREINABOVE REFERRED TO:

Description of Immovable Properties Mortgaged to The Bank

Plot / Survey/G.No./ Khasra No.	Plot No.22 & 23 comprised in S.No.44/2A5 Patta No.8550 as per Patta New S.No.44/2A5A1
Road/ Colony/Sector/Locality/Landmark	Vaidyalingam Salai
Village/Town/City	Neelangarai Village, Sholinganallur Taluk,
Tehsil, District, State	Chennai District
Admeasuring (in Area Sq Mt only)	Plot No.22 measuring 224.70 Sq.Mtrs., or 2418.67 Sq.Ft., & Plot No.23 measuring 226.97 Sq.Mtrs., or 2443.11 Sq.Ft.,

Boundaries of the Plot (As per latest FSD)

PLOT NO.22

North	South	East	West
Plot No.23	Land in Survey No.44/2A6	7.2 Meter Wide Road	Land in Survey No.41

Exiting Boundaries (as per Location sketch etc.)
MEASURING (As per Site)

North	South	East	West
14.01 Meter	11.34 Meter	17.63 Meter	18.07 Meter

Boundaries of the Plot

PLOT NO.23

North	South	East	West
Plot No.24	Plot No.22	7.2 Meter wide Road	Land in Survey No.41

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Registering Officer

MORTGAGOR

Exiting Boundaries (as per Location sketch etc.)
MEASURING

North	South	East	West
16.25 Meter	14.01 Meter	15 Meter	15.22 Meter

Situated within the Sub Registration District of Neelankarai and Registration District of Chennai South.

In witness whereof the Mortgagor has set his hand and signature on the day month and year first above written in the presence of:

WITNESS **MORTGAGOR**

1. VIGNESH.J
S/O JAYAKUMAR
NO: 6635 KANNADI NAGAR
CHENNAI - 600097.

2. J. VIJAYARAJ
S/o: R. Jayakumar
No.109, Bharathi Nagar
LB Road, Thiruvanmiyur
Ch: 41

Drafted By,



P.K. Kishore Kumar

P.K.KISHORE KUMAR
M/s. 4250/2021
8th Floor, Menon Eternity,
1st Main Road, Austin Nagar,
Alwarpet, Chennai - 600 028

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Registering

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 4479 of 2025

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. G SQUARE REALTORS PRIVATE LIMITED REPRESENTED BY ITS AUTHORIZED SIGNATORY MR. B. NAGENDRAN residing at Flat No.14, Third Floor, Harrington Apartment, Door No.98, Harrington Road, Chetpet, Chennai, Tamil Nadu, India, 600031.

Sub Registrar: Neelankarai
Date: 10/06/2025

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

Presented in the office of the Sub Registrar of Neelankarai and fee of ₹ 8,510/- paid at 11:11 AM on the 10/06/2025 by

Left Thumb





B. Nagendran

63693 86275

Additions as per recitals of document

Execution admitted by

Left Thumb





B. Nagendran

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:5049774a99ed39b51d842d99ba810ff17d8ac1d

(Details from UIDAI : B Nagendran S/O,Kotlya, 01-03-1980, xxxxxxxx8385)



10th day of June 2025

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Registering Office

Sankaraj Nagarajan
Sub Registrar
Neelankarai

SUB REGISTRAR
NEELANKARAI

Registered as Number **R/Neelankarai/Book-1/5736/2025.**

Date: 10/06/2025
Neelankarai

Sundaraj Nagarajan
Sub Registrar
SUB REGISTRAR
NEELANKARAI

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Registering Office

G SQUARE REALTORS

E Mail: gsquarerealtors@gmail.com
Phone: 044 28365238

G SQUARE REALTORS Private Limited
CIN : U45400TN2012PTC088030

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED AT THE BOARD OF DIRECTORS OF G SQUARE REALTORS PRIVATE LIMITED HELD ON THE 09th DAY OF JUNE, 2025 HELD AT ITS REGISTERED OFFICE SITUATED AT FLAT NO.14, HARRINGTON APARTMENT, NO.98, 3RD FLOOR, HARRINGTON ROAD, CHETPET, CHENNAI 600 031 AT 02.30 P.M.

RESOLVED that the consent of the Board of Directors be and is hereby authorize **Mr.B.NAGENDRAN,** son of Mr.Kotiya, given for mortgage of Plot bearing Nos.22 and 23, comprised in New Survey No.44/2A5A1, Old Survey No.44/2A5 and situated at Neelankarai Village, Sholinganallur Taluk, Chennai District and within the Sub-Registration District of Neelankarai and Registration District of Chennai South on behalf of the company.

"RESOLVED FURTHER THAT Mr.B.NAGENDRAN, aged 45 years, (Aadhaar No.3931 2416 8385), to act as the Authorised signatory on behalf of the Company and is hereby authorized to sign and execute and registration of MODT, Mortgage Deed, Receipt, Rectification Deed, Ratification Deed or any other Deeds or Agreements on behalf of the company pertaining to the Plot bearing Nos.22 and 23, comprised in New Survey No.44/2A5A1, Old Survey No.44/2A5 and situated at Neelankarai Village, Sholinganallur Taluk, Chennai District and within the Sub-Registration District of Neelankarai and Registration District of Chennai South including presenting the documents so signed by them on behalf of the Company for registration in the office of the Sub Registrar, Neelankarai and do all other acts, deeds and things as are incidental or consequential hereto.

"RESOLVED FURTHER THAT any one of the Board of Directors of the Company hereby authorize Mr.B.NAGENDRAN to do all such acts, things as may be necessary including use the seal of the Company wherever required be affixed subject to the provisions of the Articles of Association for the completion of the MODT, Mortgage Deed, Receipt, Rectification Deed, Ratification Deed or any other Deeds or Agreements and documentation for giving effect to the aforesaid resolution.

\\ CERTIFIED TRUE COPY //

For G Square Realtors Private Limited

R. Sreekala

Director
Sreekala R
DIN: 07068778

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

G SQUARE REALTORS PRIVATE LIMITED

12/10/2012
Permanent Account Number
AAECG9571B

19112012

இந்திய அரசாங்கம்
Government of India



பி நாகேந்திரன்
B Nagendran
பிறந்த நாள் / DOB : 01/03/1980
ஆண்பால் / Male

3931 2416 8385

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

ஆதார்

முகவரி:
கோட்டையா, எண் 5/9, ராம் நகர் 4வது தெரு,
திருவல்லிக்கேணி,
திருவல்லிக்கேணி, சென்னை,
தமிழ் நாடு, 600005

Address:
S/O, Kotiya, No 5/9, Ram Nagar
4th Street, Triplicane, Triplicane,
Chennai, Tamil Nadu, 600005

3931 2416 8385

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தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : சென்னை வட்டம் : சோழிங்கநல்லூர்

வருவாய் கிராமம் : நீலாங்கரை பட்டா எண் : 8550

உரிமையாளர்கள் பெயர்

1. - ... G SQUARE REALTORS PRIVATE LIMITED

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		தொக. - ஏர்	ரூ - கா	தொக. - ஏர்	ரூ - கா	தொக. - ஏர்	ரூ - கா	
44	2A2A2A1A1	0 - 0.88	0.02	"	"	"	"	2024/0105/02/303000-2024/02/11/00017450 ..... Digitally signed:Sivakumar S, Tahsildar 01/05/2024 05:59:13:PM
44	2A3A1	0 - 3.18	0.10	"	"	"	"	2023/0105/02/299999-2024/02/11/00071050 ..... Digitally signed:Sivakumar S, Tahsildar 28/01/2024 07:57:40:PM
44	2A4B1A1	0 - 0.34	0.01	"	"	"	"	2024/0105/02/301913-2024/02/11/00072350 ..... Digitally signed:Sivakumar S, Tahsildar 30/01/2024 11:47:59:PM
44	2A5A1	0 - 4.65	0.09	"	"	"	"	2023/0105/02/298428-2023/02/11/00068250 ..... Digitally signed:Sivakumar S, Tahsildar 11/12/2023 07:29:42:PM
		0 - 9.05	0.22					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் tn பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் P/02/11/006/08550/100618 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 09-06-2025 அன்று 07:59:39 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கலாம்

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இந்திய அரசாங்கம்
Government of India



Aadhar no. issued: 31/10/2013

விக்னேஷ் ஜெ
Vignesh J
பிறந்த நாள்/DOB: 06/07/1998
ஆண்/ MALE

ஆதார் எனபது அடையாளத்திற்கான சான்றாகும், குடியுரிமை அல்லது பிறந்த தேதிக்கான சான்றல்ல. இது சரிபார்த்தல் மட்டுமே பயன்பாட்டிற்காக. தேவைப்பின் ஆன்லைன் அங்கீகாரம் அல்லது QR குறியீடு/ஆப் ஸ்கேன் செய்தல்/ஆஃப் லைன் XML
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

9394 9211 1095

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி:
S/O: ஜெய்குமர், GG35, கண்ணகி நகர், ஓகியம் துறைப்பாக்கம், ஓகியம் துரைப்பாக்கம், காஞ்சிபுரம், தமிழ் நாடு - 600097

Address:
S/O: Jaikumar, GG35, KANNAGI NAGAR, Ogglam Thuraipakkam, PO: Oggiam Thuraipakkam, DIST: Kancheepuram, Tamil Nadu - 600097

Details as on: 03/03/2025

9394 9211 1095

VID : 9177 0893 9836 2988

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இந்திய அரசாங்கம்
Government of India

ஆதார்



விஜய்ஆனந்த் ஜெ
Vijayanand J
பிறந்த நாள்/DOB: 21/05/1992
ஆண்/ MALE

Issue Date: 21/05/2014

9008 4191 7839

VID : 9160 6371 3158 3610

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

ஆதார்

முகவரி:
S/O: ஜெய்குமார், 6635 வார்டு 195, கண்ணகி நகர், குடியிருப்பு பகுதி, துரைப்பாக்கம், ஒக்கியம் துரைப்பாக்கம், காஞ்சிபுரம், தமிழ் நாடு - 600097

Address:
S/O: Jaikumar, 6635 WARD 195, KANNAGI NAGAR, HOUSING BOARD, THORAIPAKKAM, Ogglam Thuraipakkam, Kancheepuram, Tamil Nadu - 600097

Download Date: 08/03/2023

9008 4191 7839

VID : 9160 6371 3158 3610

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Registering Office

Date: 09-06-2025

To,

Sub Registrar Office
SRO – **Neelankarai,**

SUB: Possession of Document

Dear Sir/Madam,

We confirm that we have the following documents in our safe custody pertaining to **G SQUARE REALTORS PRIVATE LIMITED OFFICE** at 3RD FLOOR, 98,HARRINGTON APARTMENTS, HARRINGTON ROAD, CHETPET, CHENNAI – 600031 Who has availed Credit Facility from us vide Sanction ref No. 81613074 dated 30/05/2025

LIST OF TITLE DEEDS THE PROPERTY MORTGAGED TO THE BANK

1. Original - Sale Deed executed by Mrs.Mariam Ismail represented by her Power Agent Mr.Imtiaz Abdul Latif in favour of M/s.G Square Realtors Private Limited represented by its Authorised Signatory Mr.B.Nagendran - 11390/2023 – 31.08.2023.

2. Original - Affidavit for Boundaries dated 16.05.2025 executed by M/s.G Square Realtors Private Limited represented by its Authorised Signatory Mr.B.Nagendran

We hereby request you to proceed with the registration formalities of deposit of title deeds and handover the receipt acknowledging the mortgage created in favour of Axis Bank Ltd to us.

For Axis Bank Ltd

Authorized Signatory

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Registering Office

SBB Operation AXISBANK LTD, Office lobby ,4Th floor, 1 st phase No 769 , Mount road , Spencer Plaza Anna salai, Chennai - 600002 Chennai Tamil Nadu India 600002
REGISTERED OFFICE "Trishul" - 3rd Floor Opp Samartheswar Temple, Near Law Garden, Ellisbridge, Ahmedabad - 380006 Telephone No. 079-26409322 Fax No. - 079-26409321
CIN L65110GJ1993PLC020769 Website - www.axisbank.comMaharashtra India 411004

AXIS BANK

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

2 6 FEB 2026

EG 361640

M/S.ENRGE FRONTIER Pvt Ltd AND G SQUARE REALTORS CHENNAI

R. SANKAR (...
L No: 1481/5...
...gar, Chennai-1...

AFFIDAVIT

Date: 13/03/2026

(For Obtaining RERA)

We, M/s.ENRGE FRONTIER PRIVATE LIMITED (PAN NO :AAGCE5003J) Represented herein by its Authorised Signatory M.PANDIARAJA (Aadhar No: 6203 1107 6646), M/s.GSQUARE REALTORS PRIVATE LMITED (PAN NO :AAECG9571B) Represented herein by its Authorised Signatory B.NAGENDIRAN (Aadhar No: 3931 2416 8385), Have applied for approval of a project named "ORCHID VILLE PHASE-3" situated at land in Survey Nos: 41/2B,41/7B & 44/2A5A1 Comprised in Neelangarai Village, Sholinganallur Taluk, Chennai District.

We submit that we have engaged in an MODT Doc No. 5736/ 2025, in favour of "AXIS Bank". In this Document comes **Sy. No. 44/2A5A1, i.e "Plot No.1" and "Owner use-1".** We have applied for the NOC to the competent authority, which will be issued at the earliest.

Hence, We hereby request your goodoffice to kindly issue RERA FORM C Approval for the proposed plots in survey numbers above excluding the **Sy. No. 44/2A5A1, i.e "Plot No.1" and "Owner use-1**". We further declare that the NOC for this Survey Number will be submitted to you as early as possible.

For G SQUARE REALTORS PRIVATE LIMITED

B. Nagendiran

Authorised Signatory

For ENRGE FRONTIER PRIVATE LIMITED

Authorised Signatory