

Entry No. 61/2013

NAME OF THE
BORROWER COMPANY : MADHUCON Infra Ltd

NAME OF THE MORTGAGOR : Shri Nama Seethaiah.

NATURE OF FACILITY : Rupee loan/ NCDs of Rs. 220 Crores
restructured to Madhucon Infra Ltd

DATE OF CREATION OF
MORTGAGE : 09.10.2013

MEMORANDUM OF ENTRY

1. On the 9th day of October 2013, Shri Nama Seethaiah, owner of E-14/23, Vasant Vihar, New Delhi, attended the Office of **IFCI LIMITED** (a company registered under the Companies Act 1956) at IFCI Tower, Nehru Place, New Delhi - 110 019 (hereinafter called "IFCI") and delivered to and deposited with Shri V. Satyavenkata Rao, General Manager (HR& Law) of IFCI acting for

A) IFCI Ltd

documents of title evidence, deeds and writing more particularly described in the **Schedule A** hereunder written (herein after called the "said title deeds") in respect of the immovable properties belonging to him, situate at E-14/23, Vasant Vihar, New Delhi, within the jurisdiction of Sub-Registrar of Assurances, New Delhi.

- 2 Whilst making the said deposit, Shri Nama Seethaiah stated that he was doing so in his personal capacity with an intent to create a security by deposit of title deeds in respect of the immovable properties belonging to him, situate at situate at E-14/23, Vasant Vihar, New Delhi, within the jurisdiction of Sub-Registrar of Assurances, New Delhi (short particulars of which are given below in **Schedule B**) together with all buildings and

V. Satyavenkata Rao

structures constructed/to be constructed thereon to secure the due repayment, discharge and redemption by him to

a) IFCI of its Rupee Term Loan NCDs of Rs. 220 Crores restructured to Madhucon Infra Ltd

together with interest, compound interest, additional interest, further interest, liquidated damages, premia on repayment or on redemption, costs, charges expenses and other monies payable by the Company to IFCI Ltd. in respect of the said loan mentioned under the restructured Debenture Subscription Agreement dt. 30/08/2013 entered into between **Madhucon Infra Ltd** (the Company) and IFCI Ltd. And the Shri Veer Singh also stated that the documents deposited were the only documents of title relating to the said immovable property in his possession, power and control.

- 3 Shri Nama Seethaiah also stated that he was authorized to make such deposit of title deeds.
- 4 The said Shri Nama Seethaiah further stated that he has the power to create the mortgage by deposit of title deeds and he represented and declared that the said immovable properties has a clear and marketable title.
- 5 The aforesaid deposit of title deeds was made by Shri Nama Seethaiah in the presence of Ms. Mahima Khanna, Manager (Law) of IFCI Ltd

V. Sathyanarayanan

SCHEDULE-A

(List of documents of Title/Evidences deeds & writings)

E-14/23, Vasant Vihar, New Delhi

Area : 390 Sq. Yds.

- 1) Sale Deed 12085, dt.07.09.2005 in favour of Sh. Nama Seethaiah S/o Late Shri. Nama Muthaiah, aged 47 years with PAN No AAUPN8501F R/o E-14/23, Vasant Vihar, New Delhi

Sale Deed Details :-

Sl. No.	Book No.	Volume No.	Page No.	Date	Registration No
1	1	2270	121 to 168	07.09.2005	12085

V. Sathyanarayana

SCHEDULE B

(Description of the entire immovable property)

All the pieces and parcels of land comprised in and forming part of our Plot /House E-14/23, Vasant Vihar, New Delhi.

The above land is surrounded by:-

On the East: Plot No.22

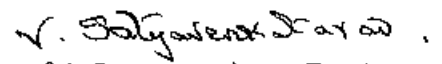
On the West: Plot No.24

On the North: Street No.E-14 (45' wide)

On the South: 15' wide service road

The total property of the above, at present comprises of basement and Ground Floor, First Floor, Second Floor and Terrace, Built on the land admeasuring 390 Sq.Yards, of which Sri.N.Seethaiah, the mortgagor purchased and possessed with title the entire basement and entire ground floor of the portion of building at E-14/23, Vasant Vihar, New Delhi consisting of 4 Bed Rooms, 4 Bathrooms, 1 Drawing cum Dining room, 1 Kitchen, 1 Lobbying, Front Longue, Rear Court yard with servant quarter having common toilet on the taros above the second floor and space for one car park in the common drive way inside the building and right of ingress and outgress along with other owners/occupants of the said building on all common facilities (eg. Lifts, water pumps, appurtenances attached and erected in the said building along with proportionate, undivided, indivisible and impartible, proportionate right in the free hold plot of land underneath to the extent of 40% measuring 390 Sq.Yards of the land (hereinafter referred to as the "Property") with a right to use all common entrances, passages, stair cases, lift, car parking, drive ways and other common facilities as available in the said building.

Dated this 10th day of October 2013.


(V. Satyavenkata Rao)
General Manager(HR& Law)