

2481/2023

I-2171/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



2/18/5050/23

Additional Registrar of Assurances Kolkata

Certified that the Document is admitted to Registration The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances Kolkata

20 FEB 2023

DEED OF MORTGAGE (SIMPLE MORTGAGE) (WITHOUT POSSESSION)

Vol. Case No. 421
 J(1)- 250/-
 J(2)- 500/-
 Total 750/-
 15/2/23

1	Date of Execution	16 th Day of February 2023
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46729

Serial No.....
Name..... *R. P. Seth (Adv)*
Address..... *Chh. Court Col - I*

Prop :- Srikant Tiwari
Licenced Stamp Vendor
BACHAN GANGA
23, Bankshall Street
Kolkata - 700 001

~~20 JAN 2023~~

20 JAN 2023

Shamceep 16.02.2023

 1346

Shamceep 16.02.2023



ADDITIONAL DEPUTY COMMISSIONER
OF ASSAM, WEST BENGAL
1000 20

ANJAN C. HOSE
SON of Late Niripendra Kumar Ghosh
14A, Seobodh Park, Rainagar, Madhyapara
Bansdroni Kolkata - 700070.

2	Place of Execution	Kolkata.
3	Name/s of the Borrower/s (Father's/Husband's name also to be mentioned)	M/S SALASAR SHYAM PROJECTS LLP (PAN: AEMFS3990K), LLPIN-AAY-0559.
4	Address/s of the Borrower/s	Registered Office at - Natural City, Block J, 6 th Floor, Flat 6B, 43 Shyam Nagar Road, Post Office & Police Station - Lake Town, Kolkata - 700055, District - North 24 Parganas.
5	Name of the Mortgagor (Father's/Husband's name also to be mentioned)	M/S SALASAR SHYAM PROJECTS LLP (PAN: AEMFS3990K), LLPIN-AAY-0559.
6	Address/s of the Mortgagor	Registered Office at - Natural City, Block J, 6 th Floor, Flat 6B, 43 Shyam Nagar Road, Post Office & Police Station - Lake Town, Kolkata - 700055, District - North 24 Parganas.
7	Names, Age, designations of the authorised signatories executing the Mortgage on behalf of the Mortgagor/Borrower	As per Authorized Board Resolution dated 06.01.2023 passed by Board of Partners, authorized signatory for Borrower/ Mortgagor are -- (1) Name -- MR. AAYUSH TEKRIWAL (PAN. ABXPT9559K)

		<p>(AADHAR No.532158995808) (MOBILE No. 9830137531), Son of Sri Dwarka Prasad Tekriwal, Age - 31 years, by faith - Hindu, by occupation - Business, Designation -Partner , Residential address - 227 Lake Town, Block - 'B' , Post Office & Police Station - Lake Town, Kolkata - 700089</p> <p style="text-align: center;">A N D</p> <p>(2) Name -- MR. SANJAY PURI, (PAN. AJJPP2277L) (AADHAR NO.308167992880) (MOBILE No. 9830112905), Son of Late Raj Kumar Puri, Age - 41 years, by faith - Hindu, by occupation - Business, Designation -Partner, Residential address - 266, Lake Town, Block - B, Post Office & Police Station - Lake Town, Kolkata - 700 089.</p>
8	Name and Address of the Mortgagee	<p>STATE BANK OF INDIA (PAN: AAACS8577K), a body corporate constituted under the State Bank of India Act 1955 and having its Central Office at Madam Cama Road, Mumbai 400 021 and a branch among other places at Kolkata as SME EXIM Branch, (TAN No. CALS32146C),4th Floor, 'BHARAT CHAMBERS', 9/1, Syed Amir Ali</p>

		<p>Avenue, Post Office Park Circus, Police Station Beniapukur, Kolkata 700 017, represented through its Assistant Manager, MR. SHIBAPRASAD BHATTACHERJEE, PAN No. BRMPB6315D, ADHAR No. 8462 1457 7362, Mobile No. 7029791431, Son of Mr. Pranab Bhattacharjee, aged about 35 years, by Caste Hindu, by occupation Service, at present working for gain at State Bank of India, SME EXIM Branch, (TAN No. CALS32146C), 4th Floor, 'BHARAT CHAMBERS' 9/1, Syed Amir Ali Avenue, Kolkata 700 017, Permanent resident of Amral, Post Office Shashpur, Police Station Khandaghosh, District Purba Burdwan, West Bengal-722205.</p>
9	<p>Aggregate Limit (of the facilities/limits) sanctioned to the Borrower/s</p>	<p>Rs. 22, 00, 00,000/- (Rupees Twenty-two Crores) only.</p>
10	<p>Terms of Repayment governing the above facilities/limits</p>	<p>As per Letter of Arrangement being Letter No.: RMRE/SSPLLP/AL/2022-23/1, dated 06.01.2023--</p> <p><u>PERIOD OF ADVANCE & REPAYMENT</u></p> <p><u>TERMS:</u></p> <p><u>Term Loan:</u></p> <p>Repayable on demand. To be availed within a period of 6 (six) months from the date of sanction. The facility which has been sanctioned on 06.01.2023 is available for 52 months from</p>

		<p>the date of first disbursement / that date, subject to review every 12 months, when it may be cancelled / reduced depending upon the conduct and utilization of the advance, or as per the Bank's.</p> <p>REPAYMENT:</p> <p>Repayment to be done in 05 quarterly instalments as per the repayment schedule mentioned hereunder, first instalment commencing from January 2026 and the last instalment falling due on March 2027. Interest to be paid as and when applied and also during moratorium period.</p> <p>Loan will be liquidated in full on March 2027 as per the schedule below:-</p> <table border="1" data-bbox="699 1115 1318 1460"> <thead> <tr> <th>QUARTER</th> <th>REPAYMENT</th> </tr> </thead> <tbody> <tr> <td>January-March 2026</td> <td>2.00 Crores.</td> </tr> <tr> <td>April-June 2026</td> <td>5.00 Crores.</td> </tr> <tr> <td>July-September 2026</td> <td>5.00 Crores.</td> </tr> <tr> <td>October-December 2026</td> <td>5.00 Crores.</td> </tr> <tr> <td>January-March 2027</td> <td>5.00 Crores.</td> </tr> </tbody> </table>	QUARTER	REPAYMENT	January-March 2026	2.00 Crores.	April-June 2026	5.00 Crores.	July-September 2026	5.00 Crores.	October-December 2026	5.00 Crores.	January-March 2027	5.00 Crores.
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11	Description of the Loan Documents for the Aggregate Limit executed by the Borrower/s and the Guarantor/s	<p>i). Letter of Arrangement dated 06.01.2023.</p> <p>ii). Agreement of Loan-cum-Hypothecation- dated 06.01.2023, for Rs. 22 Crores.</p> <p>iii). Guarantee Agreements- dated 06.01.2023, for Rs. 22 Crores.</p> <p>(hereinafter referred to as 'the said agreements')</p>												

12	Facilities and Limits secured by the Mortgage in the aforesaid aggregate limit As per Letter of Arrangement dated 06.01.2023		
(Rs in Crore)			
SL	FACILITY	EXISTING LIMIT	PROPOSED LIMIT
A] FUND BASED LIMITS:			
a	Working Capital (Builder Finance)	0.00	0.00
b	Term Loan (Builder Finance for RHP)	0.00	22.00
Total of Fund Based Limits		0.00	22.00
B] NON-FUND BASED LIMITS:			
a	Import Letter of Credit	0.00	0.00
b	Bank Guarantee	0.00	0.00
Total of Non-Fund Based Limits		0.00	0.00
TOTAL LIMITS		0.00	22.00
INTEREST --			
Interest at the rate of 4.10% above EBLR (which is presently 8.90 % p.a.) is applicable. Effective interest before concessions is 13.00 %.			
Effective interest rate after concessions (13.00 % - 1.00%) = 12.00 % calculated on daily products at monthly rests. Bank shall at any time and from time to time be entitled to vary the margin based on the Credit Risk Assessment of the borrower and the EBLR at its discretion.			
Total amount secured Rs. 22, 00, 00,000/- (Rupees Twenty-two Crores) only plus interest, enhanced interest, fees, commission, charges, costs and expenses including the legal costs (hereinafter referred to as " the Mortgage Debt ").			

The expression "the Mortgagor" unless contrary intention is expressed to mean and include the Borrower/s and/or Guarantor/s and/or the Mortgagor individually and/or collectively and shall wherever the context so permits include Sole Proprietor/Proprietrix or the Partners of a Partnership firm, Trustees of a Trust, Karta and the Coparceners of a Hindu Undivided Family, Society or Association of Persons, Company and its/his/her/their respective heirs, executors, administrators, legal representatives, successors and assigns and the expression "the Mortgagee" wherever the context so permits mean and include the abovementioned Bank and/or its Branch/s and its successors and assigns.

WHEREAS the Mortgagee, at the request of the Mortgagor and /or the Borrower/s and/or the Guarantor/s, agreeing or continuing to finance the business of the Borrowers/s by granting or continuing or having granted all or some or any of the credit facilities upto the above mentioned aggregate limit on the terms and conditions mutually agreed upon under the above Agreement of Loan-cum-Hypothecation as modified, if any, by Supplemental Agreement(s) of Loan-cum-Hypothecation (herein referred to as the said agreements) to the Borrower(s) as the Mortgagee may in its absolute discretion think fit or granting extension of time for repayment or agreeing to defer or agreeing not to sue the Borrower(s) in respect of all or some or any of the credit facilities, the details of which credit facilities were mentioned in Schedule A there under written (therein and hereinafter referred to as " the said facilities") upon having the repayment/s thereof with interest, costs, charges and expenses secured in the manner stipulated under all or any of the said agreements and upon the Mortgagor agreeing to execute mortgage in favour of the Mortgagee over or in respect of the various immovable properties belonging to the Mortgagor more specifically described in the Schedules II hereunder written as security for the due repayment by the Mortgagor of all the amounts due payable from time to time or at any time under or in

respect of the mortgaged debt within the above aggregate limit together with interest, costs, charges, expenses, and / or all other monies due to the Mortgagee on demand by the Mortgagee, being these presents which the Mortgagor have agreed to do on the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS

1. (a) In pursuance of the said agreements and in consideration of the mortgage debt having been granted or agreed to be granted or continued by the Mortgagee to the Borrower/s within the abovementioned aggregate limit, the Mortgagor hereby covenant with the Mortgagee that the Mortgagor shall repay the mortgaged debt to the Mortgagee with all interest at the agreed rates and rests and costs charges and expenses on the terms and conditions contained in all or any of the said agreement/s.

(b) AND IN PURSUANCE THE SAID AGREEMENTS AND IN CONSIDERATION OF THE PREMISES the Mortgagor hereby grant, convey, transfer and assure unto the Mortgagee all and singular the lands hereditaments and premises TOGETHER with all the buildings, structures messuages and tenements now standing thereon or which may hereafter be erected thereon or on any of them or any part thereof bearing S. No Nil, at Mouza - Krishnapur presently Shyamnagar, in the District North 24 Parganas and Registration Sub-District of Bidhannagar, Salt Lake City in the State of West Bengal more particularly described in the Schedule I & Schedule II hereunder written AND TOGETHER with all and singular the houses, out-houses, wells, waters, water-courses, ways, paths, passages, lights, liberties, privileges, easements, advantages and appurtenances whatsoever to the said land, hereditaments, and premises appertaining or with the same or any part thereof now or heretofore occupied or enjoyed or reputed or known as part and parcel or member thereof or appurtenant thereto (hereinafter called "the said property") and all the estate right, title, interest claim, demand of the Mortgagor into and upon the said land and buildings AND ALSO ALL THE DEEDS AND OTHER EVIDENCES of title in any way relating to the said land and factory shed in the possession of the Mortgagor or which it can without suit procure TO HAVE AND TO HOLD the said land and factory shed and all other premises

hereinbefore expressed to be hereby granted with all other premises hereinbefore expressed to be hereby granted with all and every of their appurtenances unto and to the use of the Mortgagee for ever SUBJECT however, to the proviso for redemption hereinafter contained.

(c) In further pursuance of the said agreements and consideration of the premises, the Mortgagor hereby charges in favour of the Mortgagee all the property and assets of the Mortgagor for the time being both present and future other than specifically mortgaged properties including (but without prejudice to the generality of the foregoing) its goodwill, undertaking, uncalled capital and all the book debts and other debts and outstanding monies, now due or hereafter which may during the continuance of this security become due to the Mortgagor in connection with its/his business and also funds created by the Mortgagor and the investments for the time being representing the same (all hereinafter collectively referred to as " the general assets") with the payment of all monies for the time being owing on the security of these presents and such charge shall rank as floating charge and shall accordingly in no way hinder or prevent the Mortgagor from selling, mortgaging, charging, leasing, or otherwise disposing of or dealing with in the ordinary course of his/its business and for the purpose of carrying on the same but so that the Mortgagor shall not be at liberty to create without the prior consent of the Mortgagee obtained in writing any mortgage, charge or create any encumbrance upon the said general assets charged by this clause or any part thereof ranking in priority to or pari-passu with the security hereby constituted.

(d) Provided that if the Mortgagor shall duly pay to the Mortgagee the mortgaged debt hereby secured in the manner provided under all or any of the said agreements and as mentioned herein and all other monies if any by these presents or by law payable by the Mortgagor to the Mortgagee then and in such case the Mortgagee shall at any time thereafter upon the request of and at the costs of the Mortgagor reconvey the said land and buildings and the plant and release the said General Assets from the charge hereby created (all of which hereinafter collectively referred to as "the mortgaged properties") unto the Mortgagor or as shall be directed by the Mortgagor/s.

2. It is also hereby agreed and declared that in the event of the Mortgagor failing to pay the mortgage debt or any part thereof or failing to perform and discharge all and every obligations and liabilities under all or any of the said agreements or hereunder in accordance with the terms thereof, the Mortgagee shall have the right to cause the mortgaged property to be sold through the **intervention of the Court or SARFAESI Act or any other law for the time being enforceable** and the proceeds of sale be applied and to apply the proceeds of sale in payment of the dues owing and payable by the Mortgagor and discharge of the Mortgagor obligations and liabilities under all or any of the said agreement/s or hereunder and also the right to recover the mortgaged debt or the balance or any part thereof and all other monies remaining unpaid from the Mortgagor personally in accordance with the terms and conditions contained in all or any of the said agreements or under these presents.

3. The Mortgagor hereby covenants with the Mortgagee as follows:

(a) The Mortgagor hereby declares and assures that all the present debts and other assets and the mortgaged properties are its/his absolute properties and at his sole disposal and free from all or any prior charges, mortgages, encumbrances, claims or charges and are not subject of matter of lis-pendens, attachments or other proceedings before any courts, tribunals or authority and all the future assets and debts shall likewise be the unencumbered, absolute and disposal properties of the Mortgagor nor such encumbrances shall or be allowed to be created in whatsoever manner or attachment allowed to be levied on the mortgaged properties, so long as the Mortgagor continue to be indebted or liable to the Bank.

(b) The Mortgagor confirms and declares that it/he has actual possession of the mortgaged properties and has absolute power and authority to mortgage the mortgaged properties in favour of the Mortgagee. The Mortgagor further declares and confirms that no notice or process has been issued or recovery proceedings for recovery of any statutory dues, taxes were initiated in the past nor any proceedings or levy or tax is pending against the Mortgagor or were being started by any Authorities under the Income

Tax Act or Central or Sales Tax Act and that no notice or process has been issued or started or served on the Mortgagor or on the mortgaged properties or any part of it under Rules 2, 16 or 51 or any other rules of the Second Schedule to the Income Tax Act 1961 or under any other law for the time being in force.

(c) The Mortgagor shall at all times during the continuance of these presents and the security hereby created pay all the ground rents, land revenue, rates taxes present as well as future, assessments and all dues, duties and outgoings whatsoever payable in respect of the mortgaged properties immediately the same shall have become due and will keep the mortgaged properties and every part thereof in a good state of repair and condition.

4. The Mortgagor shall not create any other mortgage or charge of any kind whatsoever over or in respect of the said mortgaged properties and shall not deal with or otherwise alienate or encumber his / its interest in the said mortgaged properties or any part thereof in a manner prejudicial to the interest of the Mortgagee and also shall not lease out or allow any attachment, distress or execution to be levied thereon.

5. And the Mortgagor hereby covenants with the Mortgagee that at all times during the continuance of the security hereby created, the Mortgagor shall keep the mortgaged properties and every part thereof in a good state of repair and condition and that the Mortgagor shall insure and keep insured the mortgaged properties against all loss or damage and such other risks as may be required by the Mortgagee from time to time in the names of the Mortgagee and the Mortgagor with an insurance company of repute notified by the Mortgagee and shall pay all premium necessary for keeping the insurance alive at all times during the continuance of this security and shall on every occasion produce, assign and deliver to the Mortgagee the policy(ies) and the receipt of every such payment and that the Mortgagor shall not during the continuance of any such insurance do or cause or allow to be done any act or commit any default rendering the insurance void or voidable or payment of enhanced premium and in the event of any such occurrence, the Mortgagor shall forthwith at its own cost and expenses effect a new insurance in lieu of the

void or voidable insurance and also that it shall be lawful for but not obligatory for the Mortgagee to keep the mortgaged properties in a good state of repair and condition and insure and keep insured in any sum in the manner aforesaid and that the Mortgagor shall on demand pay to the Mortgagee every sum(s) of money expended by it for the purpose(s) aforesaid with interest thereon at the agreed rates from the time having been so expended and that until such repayment the same shall be a charge upon the mortgaged properties hereby secured.

6. Notwithstanding anything contained herein or in all or any of the said agreements or any other relative security documents, the whole of the mortgaged debt shall at the sole discretion of the Mortgagee become due and forthwith payable by the Mortgagor to the Mortgagee upon the happening of any of the following events and the Mortgagee shall be entitled to enforce the security hereunder:

- a) Any installment of the Principal remaining unpaid for the period of 15 days after the due date for payment thereof has expired;
- b) Any interest amounting to Rs. 500/- shall be in arrears and remain unpaid for the period of 3 months remaining unpaid after the same have become due for payment, whether demanded or not;
- c) The Mortgagor committing any breach or default in the performance or observance of any of the terms contained herein or in the Borrower(s)'s proposal or any other documents;
- d) If any of the representations or the documents furnished by the Mortgagor in its application are found to be untrue or false or incorrect;
- e) Upon entering into any arrangement or composition with its creditors or committing any act of insolvency;
- f) Any execution or other similar process being levied or enforced against Mortgagor/s
- g) If an order is made or a resolution passed for the winding up or a petition of winding up is filed or notice of meeting to pass such a resolution is issued;
- h) A receiver being appointed for all or any part of the Mortgagor property;
- i) If the Mortgagor ceases to carry on business or threatens not to carry on business;

j) If any circumstances shall occur which in the opinion of the Bank is prejudicial to or imperils or is likely to prejudice or imperil the security or which affects adversely the Mortgagor capacity to repay any amounts under the said facilities;

k) If the Mortgagor does not submit the required statements or misutilises / diverts the monies or the said assets without the Mortgagee's prior permission / knowledge; Whether any of the above events has happened or not, the decision of the Mortgagee shall be conclusive, final and binding on the Mortgagor/s. PROVIDED ALWAYS THAT the Mortgagee may in its discretion refrain from forthwith enforcing its rights hereunder in spite of the happening of any of the above events and provided further that any failure or delay in exercising any right, power or privilege hereunder or under other security documents or any single or partial exercise of such right, power, or privilege shall not impair / extinguish or preclude the Mortgagee any further exercise of the same or operate as a waiver or exercise of any other power or right or privilege. The rights and remedies of the Mortgagee are only cumulative and not exclusive.

7. And that the Mortgagor hereby further covenants and agrees that the security created on the mortgaged properties shall secure all the earlier, present and future facilities, limits, indebtedness and outstandings of the Borrower/s under all or any of the said agreements and /or the above mentioned mortgage debt and that the same shall subsist notwithstanding the granting of totally new facilities, granting of new limits or relative accounts coming into credit or inter-changeability of the limits, increase, variation or reduction or cancellation of any of the limits granted or agreed to be granted or continued to the Borrower/s in the manner and on the terms contained in all or any of the said agreements.

8. That the Mortgagor further covenant that in the event of the default in payment of the mortgaged debt and or the performance of the obligations by the Borrower, the Mortgagee shall at its option also be entitled notwithstanding the power of sale through the **intervention of the Court or SARFAESI Act or any other law for the time being enforceable**

to file a suit against the Borrower for the recovery of the mortgaged debt by proceedings against the mortgaged property as well from the Borrower personally and to enforce all the rights and remedies of the holder of a simple mortgage under the Transfer of Property Act, 1882.

9. The Mortgagor hereby agrees that although as between the Borrower/s and Mortgagor/s, the mortgaged properties comprised herein is a collateral security, but as between the Mortgagor and the Mortgagee the property hereby mortgaged shall constitute principal security and the Mortgagor are to be a principal debtor for all the principal monies and interest, costs, charges and expenses intended to be hereby secured.

10. For all or any of the purposes aforesaid the Mortgagor hereby irrevocably appoints the Mortgagee to be his/its attorney and in the name and on behalf of the Mortgagor to execute and do all such acts matters deeds and things which the Mortgagor ought to do and execute and generally to use the name of the Mortgagor in the exercise of all or any of the powers by these presents conferred on the Mortgagee.

11. All the obligations of a Mortgagor and all the rights, remedies and powers of a Mortgagee under the law for the time being in force except so far as they may be expressly varied by or inconsistent with these presents shall be deemed to be incorporated in these presents provided that that the provisions of section 61, 65 A and 67A respectively of the Transfer of Property Act, 1882 shall not apply to these presents or to the Mortgagor or the Mortgagee interse and this shall deemed to be a contract to the contrary for the purpose of those sections

12. Nothing herein contained shall prejudice any lien or set off, any other right which the Mortgagee has or is entitled or any other security which the Mortgagee now holds or may hold hereinafter from the Mortgagor or the Borrower/s or the Guarantor/s and whether jointly or singly with one another or others.

13. The Mortgagor in pursuance of the said agreement and for the consideration aforesaid further covenants and agrees that if more than one mortgage is or has been created by the Mortgagor/s for or in respect of the mortgage debt hereby secured, the Mortgagee is at liberty and is entitled to treat each of the mortgaged properties as joint and several mortgage for the repayment and satisfaction and redemption of the mortgage debt.

14. If the mortgaged properties or any part thereof shall at any time be acquired or taken up by Government and/or by any public Authority or Body for itself or for any local body or authority or public purpose or under any law or for any other reason whatsoever the Mortgagee shall be entitled to receive the whole of the compensation and to apply the same or a sufficient portion thereof towards repayment of the mortgaged debt and interest and all costs, charges and expenses and other monies due under these presents and all proceedings for ascertainment and apportionment of the compensation payable for the mortgaged properties or any part thereof shall be conducted by the Mortgagor through the Attorneys and engineers of the Mortgagee and if the Mortgagor shall not do so then the Mortgagee shall be entitled to engage its attorneys and engineers and the Mortgagor shall on demand pay to the Mortgagee all costs charges and expenses that may be incurred by the Mortgagee in this regard with interest thereon from the time of the same having been so incurred and until such repayment they shall be a charge on the mortgaged properties. And in all proceedings in Courts of Law or tribunals or before Public or other Officers wherein the Mortgagee shall be entitled and required to appear, the Mortgagee shall be entitled to appear by attorneys, counsels, architects, engineers and other professional persons as it may deem fit and all costs charges and expenses between advocate and client incurred in this regard by the Mortgagee shall be repaid by the Mortgagor to the Mortgagee with interest and they shall until repayment be a charge on the mortgaged properties.

15. The Mortgagor shall pay all costs, charges and expenses between Attorney and client in anywise incurred or paid by the Mortgagee and incidental to or in consonance with these

presents or its security and incurred as well for the assertion or defense of the rights of the Mortgagee as for the protection and security of the mortgaged properties and for the demand realization and recovery of the said mortgaged debt, interest and other monies payable to the Mortgagee and the same shall on demand be paid by the Mortgagor to the Mortgagee with interest thereon at the agreed rates from the time of the same having been so incurred and until such payment the same shall be a charge upon the mortgaged properties.

16. The Mortgagor hereby confirms and declares that the Mortgagee shall be entitled to the benefit of all the provisions contained in all or any of the said agreements in respect of the mortgaged security hereby created in the same manner as it is entitled to in respect of the personal liability of the Mortgagor as Borrower/s or the Guarantor/s and /or the Mortgagor there under and in particular the provisions against release or discharge of the Guarantor/s from liability under all or any of the said agreements by reason of anything done or omitted to be done by the Mortgagee or by reason of the circumstances therein mentioned shall likewise be applicable to the security hereby created by the Mortgagor in favour of the Mortgagee as if they were set out herein and made applicable to the mortgaged security.

17. Any demand or notice may be served on the Mortgagor personally or by Fascimile (Fax), e-mail, Courier or by speed post or by registered post acknowledgment due or under certificate of posting to the address recorded with the Mortgagee or left or affixed to any part of the mortgaged properties and when such address is not recorded to the last known address of the Mortgagor and any / every such demand or notice shall be deemed to have been received as the case may be at which it was left or at which it would have been delivered in the ordinary course of post at the above address.

18. The Parties hereto consent that Physical Possession of the Schedule mortgaged property shall remain with the Borrower/Mortgagor. No part of mortgaged property has

been rented out by the Borrower/Mortgagor or Mortgagee nor does Mortgagee have its physical possession on the subject property. However the Mortgagee reserves its right to transfer mortgage interest over the subject property/ enforce its security in exercise of provisions of the SARFAESI Act or any other law for the time being in force in the event that the Borrower is unable to repay the outstanding within the time stipulated or in the event of breach of secured obligation by the Borrower to the facility documents or under this indenture.

The Borrower/Mortgagor agrees and confirms that in case of default intimated by the Mortgagee the Borrower/Mortgagor shall peacefully handover the physical possession of the subject mortgaged property to the Mortgagee without any demur or protest.

19. The Parties hereto consent that the cost of registration of this deed with stamp duty and other misc. expenditure shall be borne by the Mortgagor.

20. The Market value of Mortgaged property under this Deed of Mortgage for registration purpose is Rs. 22, 00, 00,000/- (Rupees Twenty-two Crores) only.

THE SCHEDULE I

(Brief History of the land property)

Title of Smt. Indumati Parik in respect of land measuring 06 Cot-tahs, 08 Chittacks –

WHEREAS by a Patta dated 09.07.1946 registered before Cossipore Dum Dum Sub Registry Office recorded in Book No. I, Volume No. 33, Pages from 179 to 188, being Deed No. 1940 for the year 1946 one Kedarnath Nandi Chowdhury and others demised in permanent tenure right unto one Mugneeram Bangur and Company, a firm among others all that land comprised in C.S. Plot Dag No. 1321/1339 of the then Mouza - Krishnapur, J.L. No. 17, Police Station the then Dum Dum and within the ambit of South Dum Dum Municipality in the District of the then 24 Par-ganas.

AND WHEREAS by a Conveyance Deed dated 28.10.1953 registered before District Registry Office at Alipore, recorded in Book No. I, Volume No. 88 at Page nos. 88 to 94, being Deed No. 3936 for the year 1953, one Gobinda Das Binani for the consideration therein mentioned had indefeasibly sold, conveyed, transferred, released and parted among others all that land comprised in C.S. Plot Dag No. 1321/1338 of Mouza - the then Krishnapur, J.L. No. 17, Police Station -the then Dum Dum within the ambit of South Dum Dum Municipality, District the then 24 Parganas to one "Amalgamated Development Company Limited" the Purchaser therein for the consideration as mentioned therein.

AND WHEREAS subsequently the said C.S. Plot Dag No. 1321/1338 of Mouza - Krishnapur, J.L. No. 17 has been recorded and finally published in the Revisional Settlement (R.S.) as R.S. Plot Dag No. 473 of Mouza - Shyam-nagar, J.L. No. 32/20.

AND WHEREAS by a Deed of Conveyance dated 19.08.1949 and registered before the office of Cossipore Dum Dum Sub Registry, recorded in Book No. I, Volume No. 54, Pages from 1 to 52, being Deed No 3423 for the year 1949, the said Mugneeram Bangur and Company the Vendor therein for the consideration therein mentioned had indefeasibly sold, conveyed, transferred, released and parted to the said "Amalgamated Development Company Limited" among others the said land comprised in C.S. Plot Dag No. 1321/1338 and 1321/1339 at Mouza - the then Krishnapur, J.L. No. 17, Police Station - the then Oum Oum, District - the then 24 Parganas.

AND WHEREAS the said "Amalgamated Development Company Limited" duly developed the said land acquired by it by filling up its low level lands with necessary earth and opened out roads therein and constructed pucca service drains alongside the said roads and divided and demarcated the land abutting the roads into small building sites or lots and numbers of the said plots severally for identification and thus formed the said colony for residents of the occupants and named the same as "Bangur Avenue".

AND WHEREAS the said Amalgamated Development Company Limited being thus became the absolute owner of all that pieces and parcels of land heredit-

aments and premises and divided and demarcated the said Premises Nos. as 111 and 111/1 of Block - C, Bangur Avenue formed and developed out of C.S. Plot Dag Nos. 1321/1338 and 1321/1339 of the said Mouza - the then Krishnapur numbered as such by the South Dum Dum Municipality conveyed all that land measuring 11 Cuttah 15 Chittack and 42 Sq.ft. sold and transferred by way of a Conveyance Deed dated 01/06/1966 in favour of one Sukhdeo Das Bahati, son of Rakhai Das Bahati the Purchaser therein of the Other Part all that pieces and parcels of land of the said Premises No. 111 and 111/1, Bangur Avenue, Block - C {land measuring 6 Cuttah 8 Chittack in Plot No. 111 and land measuring 5 Cuttah 7 Chittack 42 Sq. ft. in Plot No. 111/1} which was registered before Sub Registry Cossipore Dum Dum and the same was recorded in Book No. I, Volume No. 86, Pages from 143 to 149, being Deed No. 5866 for the year 1966.

AND WHEREAS while seized possessing and enjoying the aforesaid land measuring 6 Cuttah 8 Chittack in Premises No. 111, Bangur Avenue, by virtue of an Indenture of Sale dated 18.03.1978, the said Sukhdeo Das Bahati the Vendor therein of the One Part had indefeasibly sold, conveyed, transferred, released and parted all that single storied residential building together with the messuage, tenement, land hereditaments whereon or on part whereof the same was erected or built containing by estimation an area of 6 Cuttah 8 Chittack be the same a little more or less being Municipal Premises No. 111 Bangur Avenue, Block - C within the ambit of South Dum Dum Municipality, Police Station - the then Oum Oum, Sub Registry the then Cossipore Oum Oum, District the then 24 Parganas comprised in Pargana the then Calcutta under Touzi Nos. 228 and 229, Mouza - the then Krishnapur, J.L. No. 17, Re. Su. 180 part of C.S. Plot Dag No. 1339 in C.S. Khatian No. 139 to one Smt. Indumati Parik, wife of Shiv Kumar Parik, the Purchaser therein of the Other Part at a valuable consideration mentioned therein and the said Indenture of Sale was registered before Registrar of Assurances Calcutta, recorded in Book No. I, Volume No. 82, Pages from 201 to 213, being Deed No. 1493 for the year 1978 (hereinafter for the sake of brevity called and referred to as the "**Indumati's Property**").

AND WHEREAS by virtue of the aforesaid Registered Deed of Conveyance the said Smt. Indumati Parik duly mutated her name in the rolls of South Dum Dum Municipality thereafter was paying taxes regularly, thereby enjoying the peaceful

possession of the afore stated property together with all easement rights free from all encumbrances, liens, lispensens, attachments, claims and demands in any manner whatsoever.

Title of Sri Shiv Kumar Parik (since deceased), in respect of land measuring 05 Cottahs, 07 Chittacks 42 sq. ft. as First Property -

WHEREAS by a Deed of Conveyance dated 26.09.1972 registered before Sub Registry Cossipore Dum Dum recorded in Book No. I, Volume No. 92, Pages from 262 to 268, being Deed No. 6283 for the year 1972, the said Sri Sukhdeo Das Bahati for the consideration therein mentioned had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of demarcated land measuring by estimation an area of 5 Cuttah 7 Chittack and 42 Sq.ft. be the same a little more or less being Premises No. 111/1 Bangur Avenue, Block - C comprised in part of C.S. Plot Dag Nos. 1321/1338 and 1321/1339 of Mouza - the then Krishnapur, J.L. No. 17 to the said Amalgamated Development Company Limited, a joint stock company with limited liability, incorporated under the Companies Act. 1956 and having its registered office at 5, Deshpran Shasmal Road, Calcutta - 33 the Purchaser therein of the Other Part at a valuable consideration mentioned therein.

AND WHEREAS while seized, possessing and enjoying the aforesaid land by virtue of an Indenture of Sale dated the 13th day of August, 1974 the said Amalgamated Development Company Limited the Vendor therein of the One part had sold all that Rayati Dakhali Sattwa Bishishta land hereditaments and premises admeasuring an area of 05 Cuttah 07 Chittack and 42 Sq. ft. be the same a little more or less comprised in part of C.S. Plot Dag Nos. 1321/1338 and 1321/1339 in C.S. Khatian Nos. 5, 6, 7, 11 and 139 corresponding to R.S. Plot Dag Nos. 473 and 472 in R.S. Khatian Nos. 726 and 507 in Mouza initially Krishnapur, J.L. No. 17, subsequently as described in the Revisional Settlement Records as Mouza - Shyamnagar J.L. No. 32/20, Re. Su. 180, Touzi No. 228, 229, Police Station - the then Dum Oum being Municipal Premises No. 111/1, Bangur Avenue, Block - C, Police Station - the then Dum Dum to one Sri Shiv Kumar Parik, since deceased, son of Late Jetmalji Parik the Purchaser therein of the Other Part, at a valuable consideration mentioned therein which was registered before Alipore, 24 Parganas recorded in Book No. I, Volume No. 145, Pages from 31 to 41, being Deed No. 5934 for the year 1974 (hereinafter

for the sake of brevity called and referred to as the "**First Property of Sri Shiv Kumar Parik**").

Related Plot No., Khatian No. etc. of said land is in table here below --

C.S. Khatian No.	Part of C.S. Dag No.	R.S. Khatian No.	R.S. Plot Dag No.	Area involved in Cottah - Chittack - Sq. Ft
5, 6, 7, 11	1321/1338	726	473	3 - 1 - 0
139	1321/1339	507	472	2 - 6 - 42
TOTAL -				5 - 7 - 42

Title of Sri Shiv Kumar Parik (since deceased), in respect of land measuring 04 Cottahs, 15 Chittacks 28 sq. ft. as Second Property-

WHEREAS by a Deed of Conveyance dated 18.10.1953 and transferred before the Office of District Registrar at Alipore recorded in Book No. I, Volume No. 88, Pages from 88 to 94, being Deed No 3936 for the year 1953, the said Gobinda Das Binani for the consideration therein mentioned had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of land comprised in C.S. Plot Dag No. 1321/1338 of Mouza - the then Krishnapur J.L. No. 17, measuring by estimation an area of 4 Cottah 15 Chittack 28 Sq. ft. be the same a little more or less lying and situate at and being Premises No. 112/1 of Block - C, Bangur Avenue within the jurisdiction of South Dum Dum Municipality being part of Holding No. 1 Bangur Avenue, Police Station -the then Dum Dum, Sub Registry the then Cossipore Dum Dum in the District of the then 24 Parganas and according to the records of rights finally published in Provisional Settlement (R.S.) the scheme plot came within the ambit of Mouza - Shyamnagar, J.L. No. 32/20, Pargana the then Calcutta, Re. Su. No. 180, Touzi No. 228 and 229 comprised in C.S. Plot Dag No. 1321/1337 and 1321/1338 corresponding to R.S. Plot Dag Nos. 474 and 463 in R.S. Khatian 507 and 726 to the said "Amalgamated Development Company Limited" the Purchaser therein of the Other Part, at a valuable consideration mentioned therein.

AND WHEREAS one Manick Lal Ghosh duly filed a Suit being Title Suit No. 1209 of 1960 before the Honorable Alipore Court (the then competent court) against the said "Amalgamated Development Company Limited" for khas possession of the said plot of land (the said Suit).

AND WHEREAS during the pending disposal of the said Suit by a Deed of Conveyance dated 25.05.1961, registered before Sub Registry Cossipore Dum Dum recorded in Book No. I, Volume No. 63, Pages from 194 to 197, being Deed No. 4246 for the year 1961, the said Manick Lal Ghosh for the consideration therein mentioned had indefeasibly sold, conveyed, transferred, released and parted the aforesaid land in favour of one West Bengal Properties Pvt. Ltd. among others all that the said C.S. Plot Dag No. 1321/1337 of Mouza - the then Krishnapur and according to the Revisional Settlement (R.S.) published the property came under Mouza - Shyamnagar, J.L. No. 32/20 and subsequently the said Title Suit was not proceeded and was allowed to be dismissed for non-prosecution.

AND WHEREAS subsequently the said West Bengal Properties Pvt. Ltd. was converted into a public limited company under the provisions of Section 43A of the Companies Act. 1956 with effect from 28.03.1961 and the word "Private" before the word "Limited" in the name of the company was deleted and necessary alteration were made in the Certificate of Incorporation and also in the Memorandum of Association of the company in the records of Registrar of Companies (ROC) Ministry of Corporate Affairs.

AND WHEREAS by virtue of a Deed of Conveyance dated 29.09.1962 the said West Bengal Properties Limited (formerly West Bengal Properties Pvt. Ltd.) for the consideration therein mentioned had indefeasibly sold, conveyed, transferred, released and parted all that part of C.S. Plot Dag No. 1321/1337 of Mouza - the then Krishnapur and according to the Revisional Settlement (R.S.) published being part of Plot Dag No. 474 of Mouza - Shyamnagar J.L. No. 32/20 to the said "Amalgamated Development Company Limited" the Purchaser therein of the Other Part, at a valuable consideration mentioned therein, which was registered before Sub Registry Cossipore Dum Dum and the same was recorded in Book No. I, Volume No. 114, Pages from 207 to 210, being Deed No. 8157 for the year

1962.

AND WHEREAS by virtue of another Deed of Conveyance dated 27.09.1966, the said West Bengal Properties Ltd. the Vendor therein of the One Part had indefeasibly sold, conveyed, transferred, released and parted all that said piece and parcel of land to the said Amalgamated Development Company Limited the Purchaser therein of the Other Part, at a valuable consideration mentioned therein which was registered before Sub Registry Cossipore Dum Dum and the same was recorded in Book No. I, Volume No. 129, Pages from 4 to 7, being Deed No. 8422 for the year 1966.

AND WHEREAS by another Deed of Conveyance dated 27.09.1966, the said West Bengal Properties Ltd. the Vendor therein of the One Part for the consideration therein mentioned had indefeasibly sold, conveyed, transferred, released and parted the said land as mentioned in the Schedule therein to the said "Amalgamated Development Company Limited" the Purchaser therein of the Other Part, at a valuable consideration mentioned therein which was registered before District Registrar Alipore recorded in Book No. I, Volume No. 121, Pages from 7 to 10, being Deed No. 5005 for the year 1966.

AND WHEREAS by another Deed of Conveyance dated 27.09.1966 registered before the office of Registrar of Assurances, Calcutta recorded in Book No. I, Volume No.165, Pages from 38 to 42, being Deed No. 5132 for the year 1966, the said West Bengal Properties Ltd., the Vendor therein of the One Part had indefeasibly sold, conveyed, transferred, released and parted the said land to the said Amalgamated Development Company Limited the Purchaser therein of the Other Part, at a valuable consideration mentioned therein which was registered before the Office of Registrar of Assurances, Calcutta.

AND WHEREAS thus by virtue of the aforesaid three Deeds the said Amalgamated Development Company Limited became seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land measuring by estimation an area of 4 Cuttah 15 Chittack 28 Sq. ft. be the same a little more or less lying and situate at and being Municipal Premises No. 112/1, Block - C, Bangur Avenue, Police Station - Lake Town, Kolkata - 700055.

AND WHEREAS Development Company Limited, the Vendor therein of the One Part had indefeasibly sold, conveyed, transferred, released and parted all that pieces and parcels of Rayati Dakhali Sattwa Bishishta land hereditaments and premises admeasuring an area of 4 Cuttah 15 Chittack 28 Sq. ft. be the same a little more or less lying and situate at and being Municipal Premises No. 112/1, Block - C, Bangur Avenue and according to the Revisional Settlement (R.S.) Records of Rights the aforesaid land came under Mouza - Shyamnagar, J.L. No. 32/20, Police Station - the then Dum Dum, District the then 24 Parganas, Touzi Nos. 228 and 229, Re. Su. No. 180 to the said Sri Shiv Kumar Parik, since deceased, son of Late Jetmalji Parik, the Purchaser therein of the Other Part, at a valuable consideration mentioned therein which was registered before District Registrar Alipore recorded in Book No. I, Volume No. 246, Pages from 63 to 73, being Deed No. 9604 for the year 1975 (hereinafter for the sake of brevity called and referred to as the "**Second Property of Sri Shiv Kumar Parik**").

Related Plot No., Khatian No. etc. of said land is in table here below --

C.S. Plot No.	R.S. No.	Khatian	R.S. Plot Dag No.	Area involved in Cottah - Chittack - Sq. Ft
1321/1337	507		474	3 - 6 - 28
1321/1338	726		473	1 -9 -0
TOTAL -				4 - 15 - 28

Title of Sri Shiv Kumar Parik (since deceased), in respect of land measuring 01 Cuttah 07 Chittack 17.50 Sq. ft be the same a little more or less out of 03 Cuttah 10 Chittack 24 Sq. ft. as Third Property (Part-1)-

WHEREAS the said Amalgamated Development Company Limited became seized and possessed of and/or otherwise well and sufficiently entitled to all that land admeasuring an area of 3 Cuttah 10 Chittack and 24 Sq. ft. be the same a little more or less being Premises No. 112, Block - C, Ban-

gur Avenue, Police Station - Lake Town (formerly Dum Dum), Kolkata - 700055 in the District of North 24 Parganas.

AND WHEREAS with the functioning of Additional District Sub Registrar, Bidhannagar, Salt Lake City the property jurisdiction which was formerly under Sub Registrar Cossipore Dum Dum came within the ambit of Additional District Sub Registrar, Bidhannagar, Salt Lake City for change of Police Station of the property concerned i.e. from Dum Dum to Lake Town.

AND WHEREAS by virtue of a Deed of Conveyance dated 17.01.1990 registered before Additional District Sub Registrar, Bidhannagar Salt Lake City recorded in Book No. I, being Deed No. 244 for the year 1990, the said Amalgamated Development Company Limited therein mentioned as Vendor of the One Part had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of land measuring by estimation an area of 03 Cuttah 10 Chittack and 24 Sq. ft. be the same a little more or less together with a brick built structure erected thereon lying and situate at Premises No. 112, Bangur Avenue, Block-C, Police Station - Lake Town, Kolkata - 700055 comprised in R.S. Plot Dag No. 473 and 474 in Mouza - Shyamnagar J.L. No. 32/20 to one Rotary Club of Dum Dum represented by Sri Ashok Kumar Mitra, son of Late Prakash Chandra Mitra of 103, Rastraguru Avenue, Kolkata - 700028, being the then President of the then Rotary Club of Dum Dum, a Society registered under West Bengal Societies Registration Act (Act XXVI of 1961) having the Registration No. S/63555 of 1989-90.

AND WHEREAS thus by virtue of the recital hereinabove stated the said Rotary Club of Dum Dum became seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land measuring by estimation an area of 03 Cuttah 10 Chittack 24 Sq. ft. be the same a little more or less together with a brick built structure erected thereon lying and situate at and being Municipal Premises No. 112 of Block - C, Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, free from all encumbrances whatsoever.

AND WHEREAS by virtue of an Indenture of Sale dated 01.10.1992, the said Rotary Club of Dum Dum, the Vendor- therein of the One part represented through it's the then President Sri Ashok Kumar Mitra, son of Late Pra-

kash Chandra Mitra had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of Rayati Dakhali Sattwa Bishishta demarcated land hereditaments and premises measuring by estimation an area of 01 Cuttah 07 Chittack 17.50 Sq. ft. be the same a little more or less out of 03 Cuttah 10 Chittack 24 Sq. ft. together-with a brick built structure erected thereon lying and situate at and being a portion of Municipal Premises No. 112 of Block - C, Bangur Avenue and according to Revisional Settlement Record of Rights published, the property came under Mouza - Shyamnagar, J.L. No. 32/20, Pargana - Kolkata, Touzi Nos. - 228 and 229, Re. Su. No. 180 in R.S. Plot Dag Nos. part of 473 and 474 to the said Sri Shiv Kumar Parik, since deceased, son of Late Jetmalji Parik the Purchaser therein of the Other Part, at a valuable consideration mentioned therein, which was registered before Registrar of Assurances, Calcutta recorded in Book No. 1, Volume No. 579, Pages from 64 to 77, being Deed No. 19493 for the year 1992- (hereinafter for the sake of brevity called and referred to as the "**Third Property -Part-1 of Shiv Kumar Parik**").

Title of Sri Shiv Kumar Parik (since deceased), in respect of land measuring 02 Cuttah 03 Chittack 6.5 Sq. ft. be the same a little more or less out of 03 Cuttah 10 Chittack 24 Sq. ft. as Third Property (Part-2)-

WHEREAS by virtue of another Indenture of Sale dated 01.10.1992, the said Rotary Club of Dum Dum, represented by it's the then President Sri Ashok Kumar Mitra, son of Late Prakash Chandra Mitra the Vendor therein of the One Part had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of remaining Rayati Dakhali Sattwa Bishishta land hereditaments and premises measuring by estimation an area of 02 Cuttah 03 Chittack 6.5 Sq. ft. be the same a little more or less out of 03 Cuttah 10 Chittack 24 Sq.ft. together-with a brick built structure standing thereon lying and situate at and being a portion of Municipal Premises No. 112 of Block - C, Bangur Avenue, Police Station - Lake Town, Municipal Holding No. 20, Bangur Avenue within the jurisdiction of Additional District Sub Registrar - Bidhannagar, Salt Lake City, District - North 24 Parganas, being portions of R.S. Plot Dag Nos. 473 and 474 in R.S. Khatian Nos. 726, 507, Mouza - Shyamnagar, J.L. No. 32/20, Touzi Nos. - 228 and 229, Re. Su. No. 180 to the said Sri Shiv Kumar Parik, since deceased, son of Late

Jetmalji Parik, the Purchaser therein of the Other Part, at a valuable consideration mentioned therein, which was registered before Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 583, Pages from 112 to 125, being Deed No. 19506 for the year 1992-(hereinafter for the sake of brevity called and referred to as the "**Third Property -Part-2 of Shiv Kumar Parik**").

AND WHEREAS by dint of the aforesaid 3 Deeds of Conveyance being Deed No. 9604 for the year 1975, Deed No. 19493 for the year 1992 and Deed No. 19506 for the 1992, the said Shiv Kumar Parik since deceased became seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of demarcated land measuring by estimation an area of 08 Cuttah 10 Chittack 07 Sq. ft. be the same a little more or less lying and situate at and being Premises No. 112, Block - C, Bangur Avenue, Police Station - Lake Town, Kolkata - 700055 under Ward No. 29 of South Dum Dum Municipality in Mouza - Shyamnagar as per Revisional Settlement (R.S.) Records of Rights published, J.L. No. 32/20, Touzi Nos. 228 and 229 comprised in C.S. Plot Dag No.1321/1337, 1321/1338 in R.S. Khatian 507 and 726 corresponding to R.S. Plot Dag Nos. part of 473 and 474, free from all encumbrances whatsoever.

Total Land of Shiv Kumar Parik since deceased – land measuring 14 Cuttah 02 Chittack 04 Sq. ft. be the same a little more or less (i.e. the "First", "Second", "Third-Part-1" and "Third-Part-2").

Mutation of said land by Shiv Kumar Parik since deceased --

AND WHEREAS the said Shiv Kumar Parik since deceased duly mutated his name in respect of the aforesaid land measuring 14 Cuttah 02 Chittack 04 Sq. ft. be the same a little more or less (i.e. the "First", "Second", "Third-Part-1" and "Third-Part-2" in the assessment records of South Dum Dum Municipality and was paying municipal taxes thereof the said aggregated property regularly as the recorded Assessee.

Death of Shiv Kumar Parik and induction of his lehal heirs as joint owners-----

AND WHEREAS while seized, possessing and enjoying the aforesaid properties the said Shiv Kumar Parik, a Hindu inhabitant died intestate on 01.06.2017 leaving behind him surviving his wife/widow Smt. Indumati Parik and three sons namely Sri Sunil Kumar Parik, Sri Sudhir Parik and Sri Pradeep Parik as his sole legal heirs and heiress who by virtue of inheritance and succession as per the prevailing laws, i.e. Hindu Law of Succession and Dayabhaga School of Hindu Law through which the said Shiv Kumar Parik since deceased was governed during his lifetime inherited all that land measuring 14 Cuttah 02 Chittack 04 Sq. ft. be the same a little more or less, in equal undivided 1/ 4th share each.

AND WHEREAS thus by virtue of inheritance and by the operation of prevailing laws the said Smt. Indumati Parik, Sri Sunil Kumar Parik, Sri Sudhir Parik and Sri Pradeep Parik became jointly seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of homestead land measuring by estimation an area of 14 Cuttah 02 Chittack 04 Sq. ft. be the same a little more or less lying and situate at and being Municipal Premises/Plot No. 111/1, 112 and 112/1, Bangur Avenue, Block - C, together with one three storied residential building standing thereon having an approximate constructed area of 6400 Sq. ft. (2000 Sq. ft. on the Ground Floor, 2200 Sq. ft on the First Floor and 2200 Sq. ft. on the Second Floor) together with all rights of easements, quasi-easements attributable thereto free from all encumbrances liens, lis-pendens, attachments, claims, demands, mortgages, acquisitions, requisitions, Debtors, Trusts, litigations and agreements of whatsoever and howsoever nature as left by the said Sri Shiv Kumar Parik, since deceased.

Total Subject land herein 20 Cuttah 10 Chittack 04 Sq. ft. and its amalgamation --

WHEREAS on the other hand the said Smt. Indumati Parik became well seized and possessed of with her individual remises measuring 06 Cuttah 8 (eight) Chittack lying and situate at and being Municipal Premises

es/Plot No. 111, Bangur Avenue, Block - C, together with her undivided 1/4th share in all that land measuring 14 Cuttah 02 Chittack 04 Sq.ft. lying and situate at and being Municipal Premises/Plot No. 111/1, 112 and 112/1, Bangur Avenue, Block - C, together with the said three storied building erected thereon measuring altogether 6400 Sq. ft. and the said Sri Sunil Kumar Parik, Sri Sudhir Parik and Sri Pradeep Parik jointly became seized and possessed of the remaining undivided constructed area measuring 6400 Sq. ft. and it is pertinent to mention that the property individually owned by Smt. Indumati Parik being land measuring 6 Cuttah 8 Chittack and the properties inherited by the legal heirs and heiress of Late Sri Shiv Kumar Parik, all are adjacent and analogous to one another being Municipal Holding No. 1043 (formerly 507 Bangur Avenue being Premises No. 111, Bangur Avenue, Block - C) and Municipal Holding No. 1044 (formerly 508 Bangur Avenue being Premises No. 112, Bangur Avenue, Block - C) and Municipal Holding No. 919 (formerly 420 Bangur Avenue being Premises No. 111/1, Bangur Avenue, Block- C) respectively all within the same municipal ambit of South Dum Dum Municipality under Ward No. 29, Police Station - Lake Town, District - North 24 Parganas.

AND WHEREAS for the purpose of better and beneficial use of enjoyment and commercial exploitation of the aforesaid four adjacent analogous plots, the said Smt. Indumati Parik and three others as above named duly prayed to the municipal authority for merging the said three holdings into a single holding and the competent authority duly allowed for amalgamation of the said three holdings into a single one vide Municipal Holding No.1043 (formerly 507) Bangur Avenue, Police Station - Lake Town, Kolkata - 700055 vide Municipal Premises No. 111, Bangur Avenue, Block - C, Police Station - Lake Town, Kolkata - 700055) and thus the merger land become in aggregate 20 Cuttah 10 Chittack 04 Sq. ft. be the same a little more or less (including the land measuring 6 Cuttah 8 Chittack being "Indumati's Property") after execution of a Deed of Amalgamation dated 27.01.2022 by and between the said Smt. Indumati Parik and four others and the same had been submitted before South Dum Dum Municipality for the said very purpose of merger/amalgamation of analogous plots, which Deed of Amalgamation was duly attested by the Notary Public.

Sanctioned Building Plan for new construction on the cost of M/S. Salasar Shyam Projects LLP –

Said land owners obtained a Building Plan for the proposed G+XVIII storied residential building (having provisions for G+4 storied multilevel parking) from the competent Authority of South Dum Dum Municipality vide Sanctioned Plan Serial No. 801 dated 14.06.2022 related to Premises No. 111, Bangur Avenue, Block - C, Police Station -Lake Town, Kolkata - 700055 (the said Sanctioned Building Plan) which has been duly sanctioned at the costs and expenses of Salasar Shyam Projects LLP, the then intending Purchaser of this entire subject land.

Sale of entire land to M/S. Salasar Shyam Projects LLP –

WHEREAS the said Smt, Indumati Parik and three others as abovenamed duly announced to dispose of their entire share of property being the said entire premises and knowing the very intention of the Landowners one Salasar Shyam Projects LLP, a limited liability partnership firm incorporated under the provisions of Limited Liability Partnership Act. 2008 having its registered office at Natural City, Block - J, 6th Floor, Flat No. 68, 43, Shyamnagar Road, Post Office and Police Station - Lake Town, Kolkata - 700055, District -North 24 Parganas shown their willingness to purchase the aforesaid entire property being the said entire Premises from the then Landowners at an agreed price as mutually settled among themselves and to eradicate all future ambiguities had entered into an Agreement for Sale dated 07.02.2022 by and between the parties which was registered before Additional District Sub Registrar - Bidhannagar, Salt Lake City, recorded in Book No. I, Volume No. 1504- 2022, Pages from 36122 to 36171 being Deed No. 150400642 for the year 2022 - (the Agreement for Sale).

AND WHEREAS by virtue of a Deed of Conveyance dated 10.08.2022 the said Smt. Indumati Parik, widow of Late Shiv Kumar Parik, Sri Sunil Kumar Parik, Sri Sudhir Parik and Sri Pradeep Parik, all sons of Late Shiv Kumar Parik collectively the Vendors/Owners therein of the One Part had indefeasibly sold, conveyed, transferred, released and parted all that piece and parcel of land hereditaments and premises (06 Cuttah 08 Chittack comprised in Re. Su. No. 180 part of C.S. Plot Dag No. 1339 of C.S. Khatian No. 139, 05 Cuttah 07 Chittack 42 Sq. ft. out of which 03 Cut-

tah 01 Chittack 00 Sq. ft comprised in Re. Su. No. 180 C.S. Khatian No. 5, 6, 7, 11 part of C.S. Plot Dag No. 1321/1338, R.S. Khatian No. 726 R.S. Plot Dag No. 473 and 02 Cuttah 06 Chittack 42 Sq. ft. comprised in Re. Su. No. 180, C.S. Khatian No. 139 part of C.S. Plot Dag No. 1321/1339, R.S. Khatian No. 507 and R.S. Plot Dag No 472, 08 Cuttah Chittack 07 Sq. ft. out of which 04 Cotthas 15 Chittack 28 Sq. ft. comprised in Re. Su. No. 180, R.S. Khatian No. 507 and R.S. Plot Dag No. 474 and 03 Cuttah 10 Chittack 24 Sq. ft. comprised in Re. Su. No. 180, R.S. Khatian No. 726 and R.S. Plot Dag No. 473) totally containing by estimation an area of I Bigha 10 Chittack 04 Sq. ft. or 20 Cuttah 10 Chittack 04 Sq. ft. be the same a little more or less be the same a little more or less together with two buildings, one comprising of two storied building having an approximate constructed area of 6100 Sq. ft. (2900 Sq. ft. on the Ground Floor and 3200 Sq. ft on the First Floor) marble flooring and the other one being a three storied building having an approximate constructed area of 6400 Sq. ft. (2000 Sq. ft. on the Ground Floor and 2200 Sq. ft. on the First Floor and 2200 Sq. ft. on the Second Floor) marble flooring, lying and situate at and being Municipal Premises No. 111, Bangur Avenue, Block - C and Municipal Holding No. 1043 (formerly 507) Bangur Avenue Kolkata - 700055, Mouza - the then Krishnapur, J.L. No. 17, presently under Mouza - Shyamnagar, J.L. No. 32/20, under Ward No. 29 within the jurisdiction of South Dum Oum Municipality, Police Station-Lake Town, Sub-Registration Office Additional District Sub Registrar Bidhannagar, Salt Lake City, in the District of North 24 Parganas to the said Salasar Shyam Projects LLP - represented by its two Partners namely Mr. Ayush Tekriwal, son of Sri Dwarka Prasad Tekriwal and Mr. Sanjoy Puri, son of Late Rajkumar Puri, the Purchaser therein of the Other Part, at a valuable consideration mentioned therein and the said Conveyance Deed was registered before Additional District Sub Registrar Bidhannagar, Salt Lake City, recorded in Book No. I, Volume No. 1504-2022, Pages from 139466 to 139500, being Deed No. 150403346 for the year 2022.

AND WHEREAS it is also pertinent to mention that though the land area as per Purchase Deed was found to be 20 Cuttah 10 Chittack 04 Sq. ft. but as per physical survey the land area was found to 20 Cuttah 05 Chittack 22 Sq. ft. which is equivalent to 1360.78 Sq. mts. on the basis of the above measurement of land the said building plan was got sanctioned.

AND WHEREAS in the said Purchase Deed of Salasar Shyam Projects LLP vide Deed No. 150403346 for the year 2022 certain typographical errors have been located/identified as well as certain misrepresentations are also surfaced which have been inadvertently inducted/incorporated in the said Purchase Deed which were needed to be rectified. Moreover the actual fact that the said Salasar Shyam Projects LLP has purchased the said property with the benefit of the said Sanctioned Building Plan but such information was not clearly mentioned in the said Purchase Deed. Hence to eradicate such discrepancies a Deed of Declaration was suggested to be executed and the present Owner duly complied the said suggestion and such Deed was registered before Additional District Sub Registrar Bidhannagar, Salt Lake City on 23rd day of September 2022, by all the parties being the erstwhile Owners/Vendors and the Purchaser who participated in the said Purchase Deed, and have put their signatures in the said Deed of Declaration and the said Deed of Declaration was recorded in Book No. I, Volume No. 1504-2022, Pages from 174198 to 174221, being Deed No. 150404207, for the year 2022 and thus the typographical errors and other errors and/or mis-representations have now got rectified.

AND WHEREAS entire old structures as mentioned in aforesaid Title Deed have been dismantled and new construction of building on said land has been started by said owner-cum-developer as per said Sanctioned Building Plan.

Subject Housing Project is not a RERA compliant because RERA is not functional till date and HIRA has been declared unconstitutional by the Hon'ble Supreme Court.

Title of this housing project land is clear and marketable.

THE SCHEDULE II**PART-1****(SCHEDULE OF PROPERTY SUBJECT MATTER OF MORTGAGE HEREIN)**

ALL THAT piece or parcel of land hereditaments and premises by estimation an area 01 (One) Bigha, 10 (Ten) Chittacks and 04 (Four) sq. ft. as per title deed and 01 (One) Bigha, 05 (Five) Chittacks and 22 (Twenty-two) sq. ft. or 1360.78 SQ. M. as per physical measurement and Sanctioned Plan be the same a little more or less and proposed housing project/residential complex viz. 'JADE' to be constructed upon this land consisting of G+XVIII storied residential building, comprised of 11 Nos. Parking & Commercial shops at Ground Floor, 59 nos. of Car Parking Space from 1st floor to 4th floor, 56 Nos. residential flats from 5th floor to 18th floor, total Built-up area measuring 1,53,878 Sq. Ft., Residential units Built-up area measuring 1,11,370 Sq. Ft., Roof - Built-up area measuring 1067 Sq. Ft., Commercial Built-up area measuring 1322 Sq. Ft., Parking Built-up area measuring 31,349 Sq. Ft., Club & Amenities Built-up area measuring 8,770 Sq. Ft., lying and situate at and being Premises No. 111 Bangur Avenue, Block - C and Municipal Holding No. 1043 (Old 507) Bangur Avenue, Kolkata - 700055, Mouza - Krishnapur presently Shyamnagar, J.L. No. 17 presently 32/20, C.S. Khatian No. 5, 6, 7, 11, 139, R.S. Khatian No. 507, 726, R.S. ^{LR} Plot Dag Nos. 472, 473, 474, C.S Plot Dag No. 1339, 1321/1338, 1321/1339, Ward No. 29 within the jurisdiction of South Dum Dum Municipality, P.S. Lake Town, Sub - Registration Office / ADSR Bidhannagar, Salt Lake City, in the District of 24 Parganas (North).

Boundary--

ON THE NORTH: By Other Plots (Plot No 113/3, 113/2, 113/1 113);

ON THE SOUTH: By 40' feet wide road;

ON THE EAST: By 20' feet wide road;

ON THE WEST: By Other Plots (Plot No. 115, 116, 117/3).

Signature

Signature
Handwritten notes

THE SCHEDULE II**PART-2****(FLAT DETAILS OF JADE PROJECTS)**

Flat No	Floor	BHK	Salable Area
5A	5	3	2669
5B	5	4	2805
5C	5	3	2210
5D	5	4	2905
6A	6	3	2355
6B	6	4	2701
6C	6	3	2155
6D	6	4	2684
7A	7	3	2355
7B	7	4	2701
7C	7	3	2155
7D	7	4	2684
8A	8	3	2355
8B	8	4	2701
8C	8	3	2155
8D	8	4	2684
9A	9	3	2355
9B	9	4	2701
9C	9	3	2155
9D	9	4	2684
10A	10	3	2355
10B	10	4	2701

10C	10	3	2155
10D	10	4	2684
11A	11	3	2355
11B	11	4	2701
11C	11	3	2155
11D	11	4	2684
12A	12	3	2355
12B	12	4	2701
12C	12	3	2155
12D	12	4	2684
13A	13	3	2355
13B	13	4	2701
13C	13	3	2155
13D	13	4	2684
14A	14	3	2355
14B	14	4	2701
14C	14	3	2155
14D	14	4	2684
15A	15	3	2355
15B	15	4	2701
15C	15	3	2155
15D	15	4	2684
16A	16	3	2355
16B	16	4	2701
16C	16	3	2155
16D	16	4	2684
17A	17	3	2355
17B	17	4	2701
17C	17	3	2155
17D	17	4	2684
18A	18	3	2355
18B	18	4	2701
18C	18	3	2155
18D	18	4	2684

WITNESS WHEREOF the Borrower-cum- Mortgagor and Mortgagee have put their respective hand and signature on the day, month and year first hereunder written in the presence of following

WITNESSES :---

1. ANJAN GHOSH

SALASAR SHYAM PROJECTS LLP
SALASAR SHYAM PROJECTS LLP
Partner
Anjan Ghosh

SIGNATURE OF BORROWER / MORTGAGOR
SALASAR SHYAM PROJETS LLP-
Authorized signatory Vide Company
Board Resolution dated 06.01.2023

2. Rudra Pratap Sethi
Adv.



[Signature] 16.02.2023
SIGNATURE OF MORTGAGEE BANK -SBI

DRAFTED BY ME

Akshay Mishra

AWADHESH KUMAR MISHRA
ADVOCATE
HIGH COURT, CALCUTTA
(Enrollment No. 595/1994)

SPECIMEN FORM FOR TEN FINGERPRINTS



Aayush Tekrind.

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



M. S.

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Shakti

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

=====

DATED THIS THE DAY OF FEBRUARY 2023

=====

BETWEEN

SALASAR SHYAM PROJETS LLP

..... BORROWER / MORTGAGOR

A N D

STATE BANK OF INDIA

..... MORTGAGEE

DEED OF MORTGAGE

AWADHESH KUMAR MISHRA

ADVOCATE,

HIGH COURT CALCUTTA

JITENDRA CHAMBERS

7A, KIRAN SHANKAR ROY ROAD

SECOND FLOOR,

KOLKATA 700001

MOBILE **9831405429**



ভারত সরকার

Government of India



শিবপ্রসাদ ভট্টাচার্জী

Shibaprasad Bhattacharjee

পিতা : প্রণব ভট্টাচার্জী

Father : Pranab Bhattacharjee

জন্মতারিখ / DOB: 09/12/1987

পুরুষ / Male



8482 1457 7362

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: আমরাল, শশপুর, আমরাল
ইন্ডাস, বর্ধমান, পশ্চিম বঙ্গ

Address: AMRAL, SHASH
PUR, Amral, Indas,
Bardhaman, West Bengal,
722205

8482 1457 7362



1947
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SHIBAPRASAD BHATTACHERJEE

PRANAB BHATTACHERJEE

09/12/1987

Permanent Account Number

BRMPB6315D

*Shibaprasad
Bhattacharjee*
Signature





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাতুলির আই ডি / Enrollment No.: 2189/71249/00674

To

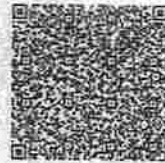
আয়ুশ টেকরীওয়াল
Aayush Tekriwal
S/O: Dwarika Prasad Tekriwal
227 LAKETOWN, BLOCK-B
South Dumdum (m)
Lake Town
North 24 Paraganas North 24 Parganas
West Bengal 700089
9830137531

05/05/2017

39697266



MD396972664FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

5321 5899 5808

আমার আধার, আমার পরিচয়

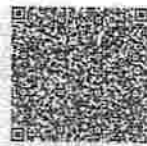


ভারত সরকার

Government of India



আয়ুশ টেকরীওয়াল
Aayush Tekriwal
জন্মতারিখ / DOB : 22/05/1991
পুরুষ / Male



5321 5899 5808

আমার আধার, আমার পরিচয়

৭৪৯১৩৭ ১৩১

Aayush Tekriwal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

परिवारिक आयकर कार्ड
Permanent Account Number Card

ABXPT9559K

पिता / माता
AAYUSH TEJHWAL

पिता का नाम / Father's Name
DWARNA PRASAD TEJHWAL

कार्ड की तारीख / Card is valid
22/05/2027

Aayush Tejwal
Taxpayer / Signature



Aayush Tejwal

EMIGRATION CHECK REQUIRED



L2068044

Name of Father / Legal Guardian
DWARIKA PRASAD TEKRIWAL

Name of Mother
NIRMALA TEKRIWAL

Name of Spouse

Age

227
LAKE TOWN, BLOCK-B, NORTH 24 PARGANAS

PIN: 700089, WEST BENGAL, INDIA

CA2061075306313

Aayush Tekriwal

आयकर विभाग
INCOME TAX DEPARTMENT

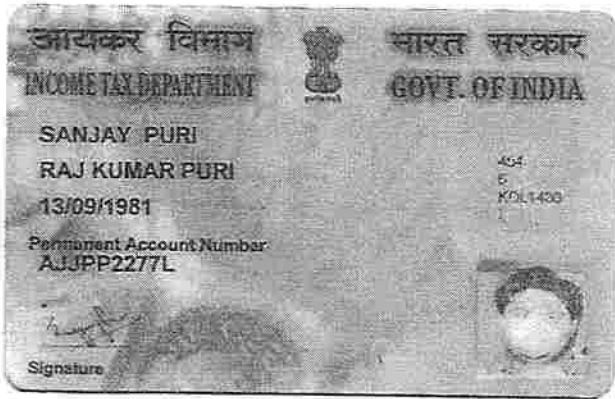
भारत सरकार
GOVT. OF INDIA

SANJAY PURI
RAJ KUMAR PURI
13/09/1981

Permanent Account Number
AJPP2277L

404
E
KOL1400

Signature



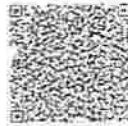
Handwritten signature



भारत सरकार
GOVERNMENT OF INDIA



SANJAY PURI
Date of Birth/DOB 13/09/1981
Male/ MALE

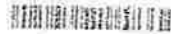
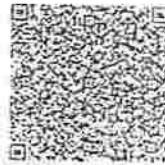


3081 6799 2880

मेरा आधाार, मेरी पहचान
MERA AADHAAR, MERI PEHCHAN

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :
S/O Raj Kumar Puri, P-266, BLOCK, LAKE
TOWN, Lake Town, North 24 Parganas,
West Bengal 700089



[Handwritten signature]

POSTAL NOTIFICATION

POSTAL MISCELLANEOUS SERVICE

Name of addressee or holder / Name of Father / Legal Guardian

RAJ KUMAR PURI



Z4264645

Name of addressee

HEELAM PURI

Name of addressee / Name of Spouse

RADHIKA PURI

Post Address

P-266 BLOCK B LAKE TOWN, LAKE VIEW APARTMENT, 3B

PS-LAKE TOWN, NORTH 24 PARGANAS

PIN: 700089, WEST BENGAL, INDIA

Postmark (Date and Place of Issue) / Old Postmark No. with Date and Place of Issue

G4832276

19/11/2007

KOLKATA

Postmark No.

CA2070247610117











Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue










OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19022000180050/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr AAYUSH TEKRIWAL 227 LAKE TOWN BLOCK B, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700089	Represent ative of Mortgagor [SALASA R SHYAM PROJECT S LLP]		1348 	 16.02.23.
2	Mr AAYUSH TEKRIWAL 227 LAKE TOWN BLOCK B, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700089	Represent ative of Mortgagor [SALASA R SHYAM PROJECT S LLP]			 16.02.23.
3	Mr SANJAY PURI 266 LAKE TOWN BLOCK B, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700089	Represent ative of Mortgagor [SALASA R SHYAM PROJECT S LLP]		1347 	 16-02-23

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr SANJAY PURI 266 LAKE TOWN BLOCK B, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089	Representative of Mortgagor [SALASAR SHYAM PROJECT S LLP]			
5	Mr SHIBA PRASAD BHATTACHERJEE 9/1, SYED AMIR ALI AVENUE, City:- , P.O:- PARK CIRCUS, P.S:- Beniapukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700017	Representative of Mortgagee [STATE BANK OF INDIA]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Anjan Ghosh Son of Mr Nipendra Kumar Ghosh 14a, Subodh Park, City:- , P.O:- Bansdrani, P.S:- Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700070	Mr AAYUSH TEKRIWAL, Mr AAYUSH TEKRIWAL, Mr SANJAY PURI, Mr SANJAY PURI, Mr SHIBA PRASAD BHATTACHERJEE			

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
II KOLKATA

Kolkata, West Bengal



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230269058408

GRN Details

GRN: 192022230269058408 Payment Mode: SBI Epay
GRN Date: 27/01/2023 12:39:11 Bank/Gateway: SBIEpay Payment Gateway
BRN : 4092292598027 BRN Date: 27/01/2023 12:39:50
Gateway Ref ID: CHL5928093 Method: State Bank of India NB
GRIPS Payment ID: 270120232026905839 Payment Init. Date: 27/01/2023 12:39:11
Payment Status: Successful Payment Ref. No: 2000180050/3/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SANJAY PURI
Address: NATURAL CITY, 43 SHYAM NAGAR ROAD, KOLKATA 700 055
Mobile: 9830112905
Period From (dd/mm/yyyy): 27/01/2023
Period To (dd/mm/yyyy): 27/01/2023
Payment Ref ID: 2000180050/3/2023
Dept Ref ID/DRN: 2000180050/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000180050/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	199920
2	2000180050/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	55021
			Total	254941

IN WORDS: TWO LAKH FIFTY FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.



Major Information of the Deed

Deed No :	I-1902-02171/2023	Date of Registration	20/02/2023
Query No / Year	1902-2000180050/2023	Office where deed is registered	
Query Date	21/01/2023 1:30:54 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	R Seth High Court Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7980870653, Status :Advocate		
Transaction	Additional Transaction		
[0310] Mortgage, Mortgage without Possession by others	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4325] Other than Immovable Property, Assignment of Debt [No of Assignment: 0]		
Set Forth value	Market Value		
Rs. 22,00,00,000/-	Rs. 24,45,99,330/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,00,020/- (Article:40(b))	Rs. 55,105/- (Article:A(1), E, E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-c, Mouza: ShyamNagar, Premises No: 111, , Ward No: 029, Holding No:1043 JI No: 32, Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-472 (RS :-)	LR-507	commercial	commercial	6.67 Katha 1.67 Chatak 7.33 Sq Ft	5,50,00,000/-	5,50,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-473 (RS :-)	LR-726	commercial	commercial	6.67 Katha 1.67 Chatak 7.33 Sq Ft	5,50,00,000/-	5,50,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-474 (RS :-)	LR-507	commercial	commercial	6.67 Katha 1.67 Chatak 7.33 Sq Ft	5,50,00,000/-	5,50,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			33.5836Dec	1650,00,000 /-	1650,00,000 /-	
	Grand Total :				33.5836Dec	1650,00,000 /-	1650,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	184654 Sq Ft.	5,50,00,000/-	7,95,99,330/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1586.4 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Up to Foundation</p> <p>Floor No: 1, Area of floor : 183067 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Up to Foundation</p>					
Total :		184653.6 sq ft	550,00,000 /-	795,99,330 /-	

Mortgagor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SALASAR SHYAM PROJECTS LLP 43 SHYAM NAGAR ROAD, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: AExxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative
2	SALASAR SHYAM PROJECTS LLP 43 SHYAM NAGAR ROAD, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: AExxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Mortgagee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	STATE BANK OF INDIA 9/1 SYED AMIR ALI AVENUE, City:- , P.O:- PARK CIRCUS, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx7K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr AAYUSH TEKRIWAL Son of Mr DWARKA PRASAD TEKRIWAL 227 LAKE TOWN BLOCK B, City:- , P.O:- LAKE TOWN, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx9K, Aadhaar No: 53xxxxxxxx5808 Status : Representative, Representative of : SALASAR SHYAM PROJECTS LLP (as PARTNER)
2	Mr AAYUSH TEKRIWAL Son of Mr DWARKA PRASAD TEKRIWAL 227 LAKE TOWN BLOCK B, City:- , P.O:- LAKE TOWN, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx9K, Aadhaar No: 53xxxxxxxx5808 Status : Representative, Representative of : SALASAR SHYAM PROJECTS LLP

3	Mr SANJAY PURI Son of Late RAJ KUMAR PURI 266 LAKE TOWN BLOCK B, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx7L, Aadhaar No: 30xxxxxxxx2880 Status : Representative, Representative of : SALASAR SHYAM PROJECTS LLP
4	Mr SANJAY PURI Son of Late RAJ KUMAR PURI 266 LAKE TOWN BLOCK B, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx7L, Aadhaar No: 30xxxxxxxx2880 Status : Representative, Representative of : SALASAR SHYAM PROJECTS LLP (as PARTNER)
5	Mr SHIBA PRASAD BHATTACHERJEE (Presentant) Son of Mr PRANAB BHATTACHERJEE 9/1, SYED AMIR ALI AVENUE, City:- , P.O:- PARK CIRCUS, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: Brxxxxxx5d, Aadhaar No: 84xxxxxxxx7362 Status : Representative, Representative of : STATE BANK OF INDIA (as ASSISTANT MANAGER)

Identifier Details :

Name	Photo	Finger Print	Signature
Anjan Ghosh Son of Late Nipendra Kumar Ghosh 14a, Subodh Park, City:- , P.O:- Bansdrani, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070			
Identifier Of Mr AAYUSH TEKRIWAL, Mr AAYUSH TEKRIWAL, Mr SANJAY PURI, Mr SANJAY PURI, Mr SHIBA PRASAD BHATTACHERJEE			

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-c,
Mouza: ShyamNagar, Premises No: 111, , Ward No: 029, Holding No:1043 JI No: 32, Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 472, LR Khatian No:- 507		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 473, LR Khatian No:- 726		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 474, LR Khatian No:- 507		Seller is not the recorded Owner as per Applicant.

On 16-02-2023

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 18:00 hrs on 16-02-2023, at the Private residence by Mr SHIBA PRASAD BHATTACHERJEE ,

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 16-02-2023 by Mr AAYUSH TEKRIWAL, PARTNER, SALASAR SHYAM PROJECTS LLP, 43 SHYAM NAGAR ROAD, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Anjan Ghosh, , Son of Late Nipendra Kumar Ghosh, 14a, Subodh Park, P.O: Bansdronei, Thana: Bansdronei, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Service

Execution is admitted on 16-02-2023 by Mr AAYUSH TEKRIWAL, PARTNER, SALASAR SHYAM PROJECTS LLP, 43 SHYAM NAGAR ROAD, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Anjan Ghosh, , Son of Late Nipendra Kumar Ghosh, 14a, Subodh Park, P.O: Bansdronei, Thana: Bansdronei, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Service

Execution is admitted on 16-02-2023 by Mr SANJAY PURI, PARTNER, SALASAR SHYAM PROJECTS LLP, 43 SHYAM NAGAR ROAD, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Anjan Ghosh, , Son of Late Nipendra Kumar Ghosh, 14a, Subodh Park, P.O: Bansdronei, Thana: Bansdronei, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Service

Execution is admitted on 16-02-2023 by Mr SANJAY PURI, PARTNER, SALASAR SHYAM PROJECTS LLP, 43 SHYAM NAGAR ROAD, City:- , P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Anjan Ghosh, , Son of Late Nipendra Kumar Ghosh, 14a, Subodh Park, P.O: Bansdronei, Thana: Bansdronei, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Service

Execution is admitted on 16-02-2023 by Mr SHIBA PRASAD BHATTACHERJEE, ASSISTANT MANAGER, STATE BANK OF INDIA, 9/1 SYED AMIR ALI AVENUE, City:- , P.O:- PARK CIRCUS, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Identified by Anjan Ghosh, , Son of Late Nipendra Kumar Ghosh, 14a, Subodh Park, P.O: Bansdronei, Thana: Bansdronei, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Service

Signature

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 20-02-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 40 (b) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 55,105.00/- (A(1) = Rs 55,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 55,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/01/2023 12:39PM with Govt. Ref. No: 192022230269058408 on 27-01-2023, Amount Rs: 55,021/-, Bank: SBI EPay (SBlePay), Ref. No. 4092292598027 on 27-01-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,00,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,99,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 46729, Amount: Rs.100.00/-, Date of Purchase: 20/01/2023, Vendor name: B GANGA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/01/2023 12:39PM with Govt. Ref. No: 192022230269058408 on 27-01-2023, Amount Rs: 1,99,920/-, Bank: SBI EPay (SBlePay), Ref. No. 4092292598027 on 27-01-2023, Head of Account 0030-02-103-003-02



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1902-2023, Page from 74289 to 74338
being No 190202171 for the year 2023.**



Digitally signed by SATYAJIT BISWAS
Date: 2023.02.22 13:27:39 +05:30
Reason: Digital Signing of Deed.

Smg

**(Satyajit Biswas) 2023/02/22 01:27:39 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.**

(This document is digitally signed.)