

बोर्णा का नाम मेस्सर्स

Name of the Borrower M/s. ASPS Developers LLP.

TITLE

Date

MEMORANDUM OF DEPOSIT FOR CREATION OF CHARGE FOR TERM LOAN/OVERALL LIMIT

(To be stamped in the States of Gujarat, Goa and Maharashtra as a Mortgage by deposit of title deeds)

MEMORANDUM that Shri AJAY KUMAR SHROFF the Designated Partner of M/s. ASPS DEVELOPERS LLP attended the office of the STATE BANK OF INDIA at SME Branch, Ballygunge, 5th Floor, 50A Gariahat Road, Kolkata - 700 019 on the 8th day of January, 2016 and delivered to and deposited with Shri SURAJ KUMAR, Shri SUBHANKAR MANDAL and Shri SHIO SHANKAR SINGH authorised officers of the Bank the documents of title relating to the Immovable Property of ASPS Developers LLP comprising of all the piece and parcel of land measuring about 4.09 acres more or less situate lying at and being demarcated portion of the Premises No. 45, Christopher Road, Kolkata - 700 046 (hereinafter referred to as "the Immovable Property"). When making the said deposit, Shri Ajay Kumar Shroff stated that he did so for and on behalf of M/s. ASPS Developers LLP (Borrower) with intent to create a mortgage by deposit of title deeds of the above referred to Immovable Property in favour of the Bank as continuing security to secure repayment of all monies including interest, costs (as between advocate and client) charges and expenses due or becoming due and payable by the ASPS Developers LLP ("Borrower") to the Bank under or in respect of all or some or any of the facilities either in Indian or foreign currencies granted and/or agreed to be granted to the Borrower by way of Overdrafts, Cash Credits, Term Loans, Pre-shipment & Post-shipment credits, opening of Letters of Credit, issuing of Guarantees including Deferred Payment Guarantees and Indemnities, negotiation and discounting of Demand and/or Usance Bills and Cheques inland as well as foreign and such other facilities as may be agreed upon from time to time between the Bank and the Borrower and for any other indebtedness and liabilities, past, present and future of the Borrower to the Bank And Shri Ajay Kumar Shroff also acknowledged that the maximum amount intended to be secured by the said mortgage created as aforesaid was for the purpose of Section 79 of the Transfer of Property Act, 1882 and for no other purpose and without prejudice to the Borrower's full liability to the Bank, under the said mortgage fixed at Rs. 50,00,00,000/- (Rupees Fifty Crore only) together with interest thereon and all costs and charges.

When making the said delivery Shri Ajay Kumar Shroff, assured the Bank that the documents of title now deposited with the Bank were the only documents of title in possession of the LLP in respect of the above referred Immovable Property of the Borrower and further stated and assured the Bank that the LLP is the absolute owner of the above referred to Immovable Property and that the LLP has marketable title thereto and that save the charge created in favour of the Bank under these presents there is no mortgage, charge, lien or other encumbrance or attachment on the above referred to Immovable Property or any part or parts thereof in favour of any Government or the Income-tax Department or any other Government Department, or any Person, Firm or Company, Body Corporate or Society or Entity whatsoever and that the LLP has not entered into any Agreement for Sale, Transfer or Alienation thereof or any part or parts thereof and that no such mortgage, charge or lien or other encumbrance whatsoever will be created or attachment allowed to be levied on the above referred to Immovable Property or any part or parts thereof in favour of or on behalf of any Government or Government Department or any Person, Firm, Company, Body Corporate or Society or Entity whatsoever except with the prior permission of the Bank so long as the Borrower continues to be indebted to or liable to the Bank on any account in any manner whatsoever and that no proceedings for recovery of taxes are pending against the Borrower under the Income-tax Act or any other law in force for the time being and that no notice has been issued and/or served on the Borrower 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.

[Signature]

[Signature]

[Signature]





THE SCHEDULE REFERRED TO HEREINABOVE

PART - I

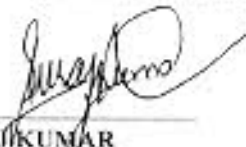
(List of the documents of title)

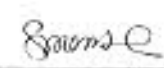
1. Original Deed of Conveyance bearing No. I-10823, registered in Book No. I, CD Volume No. 27, pages 1270 to 1337 for the year 2014 in the name of M/s. ASPS Developers LLP.
2. Original Deed of Conveyance bearing No. I-10824, registered in Book No. I, CD Volume No. 27, pages 1338 to 1402 for the year 2014 in the name of M/s. ASPS Developers LLP.
3. Original Deed of Conveyance bearing No. I-10825, registered in Book No. I, CD Volume No. 27, pages 1403 to 1467 for the year 2014 in the name of M/s. ASPS Developers LLP.
4. Original Deed of Conveyance bearing No. I-10826, registered in Book No. I, CD Volume No. 27, pages 1468 to 1531 for the year 2014 in the name of M/s. ASPS Developers LLP.
5. Original Deed of Conveyance bearing No. I-10827, registered in Book No. I, CD Volume No. 27, pages 1532 to 1595 for the year 2014 in the name of M/s. ASPS Developers LLP.
6. Original Deed of Conveyance bearing No. I-10828, registered in Book No. I, CD Volume No. 27, pages 1596 to 1627 for the year 2014 in the name of M/s. ASPS Developers LLP.
7. Certified copy of the Mutation Certificate dated 19.12.14 issued by KMC in favour of M/s. ASPS Developers LLP in respect to the premises no. 45, Christopher Road, Kolkata - 700 046.
8. Certified copy of the KMC Assessment Register Book copy issued by the Assessment department receipt no. 0029433 dated 19.03.15 in favour of M/s. ASPS Developers LLP in respect to the premises no. 45, Christopher Road, Kolkata - 700 046.
9. Certified copy of the upto date Municipal Tax paid receipt of the in respect to the premises no. 45, Christopher Road, Kolkata - 700 046.

PART - II

(Description of the Immovable Property)

All that the piece and parcel of land measuring about 4.09 acres more or less situate lying at and being a demarcated portion of the Premises No. 45, Christopher Road, Kolkata - 700 046 (formed upon amalgamation of earlier premises nos. 41, 43 45, 45/1 and portion of 47 Christopher Road, Kolkata - 700 046) AND delineated within red borders on the Plan hereto annexed, Police Station Tangra, within Ward No. 58 of the Kolkata Municipal Corporation, District 24-Parganas South, District Registration Office Alipur and Additional District Registration Office Sealdah.


SURAJ KUMAR
 R.M. (M.E.)
 State Bank of India, SME Branch,
 Ballygunge, Kolkata.


SUBHANKAR MANDAL
 Deputy Manager
 State Bank of India, SME Branch,
 Ballygunge, Kolkata.

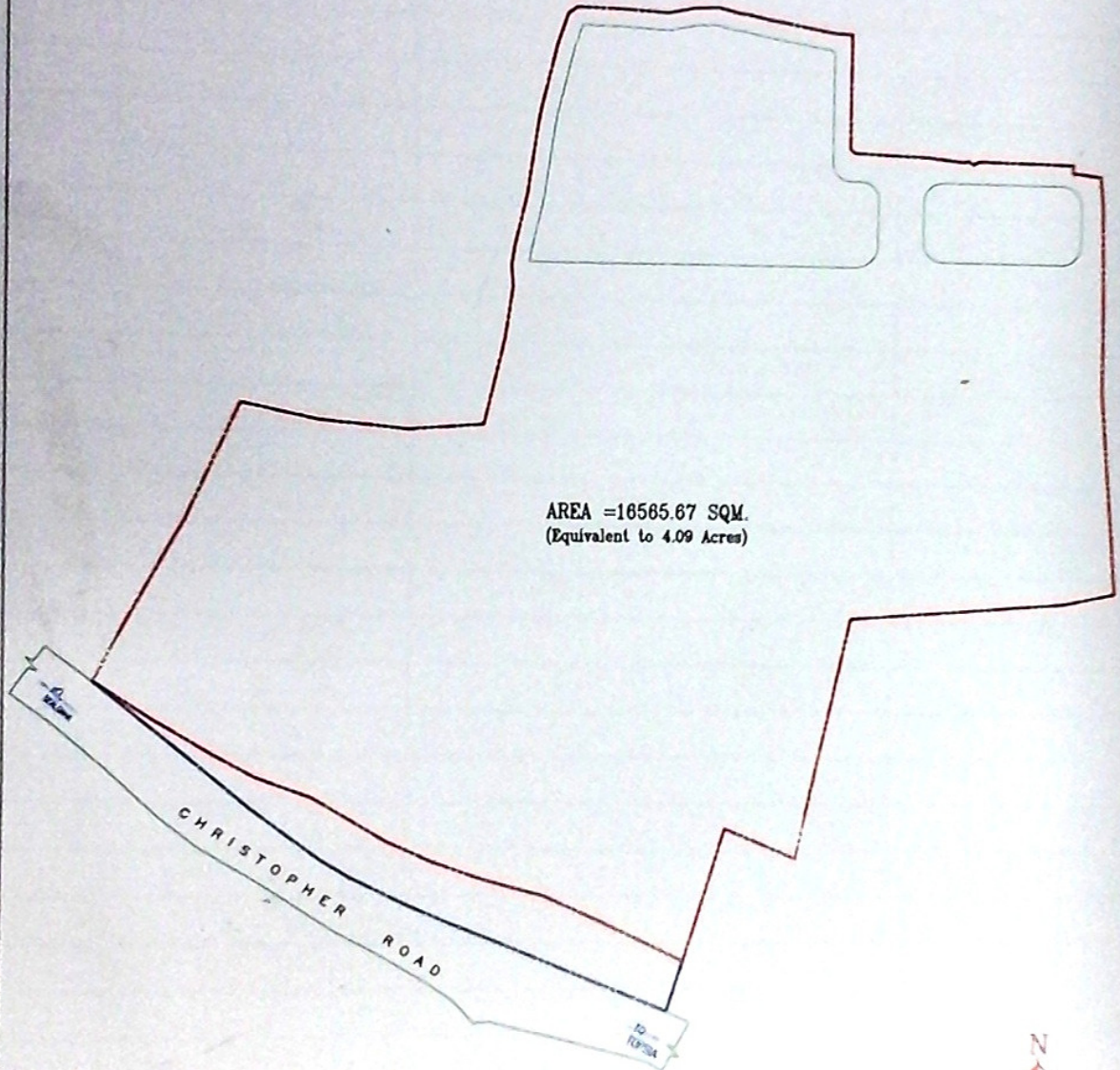

SHIO SHANKAR SINGH
 C.S.O.
 State Bank of India, SME Branch,
 Ballygunge, Kolkata.



रुग्णी का नाम मेसर्स
Name of the Borrower M/s.

सू
Date

PREMISES NO. 45, CHRISTOPHER ROAD,
WARD NO.=58, BOROUGH=VII, P.S. TANGRA, KOLKATA-700046.
OWNER : ASPS DEVELOPERS LLP



AREA =18565.67 SQM.
(Equivalent to 4.09 Acres)

CHRISTOPHER ROAD



[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

