

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL



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argument to this document

Additional Registras of Assurance W. Koll

23 SEF 2017

DEED OF SIMPLE MORTGAGE

(without possession)

THIS DEED OF SIMPLE MORTGAGE is made at Kolkata on this 2 2 day of September, 2017

BETWEEN

SANJIB NATH

ADVOCATE

ADD. High Court Calcutta

REAL SEP 2017

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2 1 SEP 2017

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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata Signature / LTI Sheet of Query No/Year 19040001345422/2017

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 ARYA SUMANT 7, Jawaharlal Nehru Road, P.O:- Dharmatalla, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013	Represent ative of Mortgagor [EDEN REALTY VENTURE S PRIVATE LIMITED]		18 To	than from
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071	Represent ative of . Mortgagee [HQUSIN G DEVELOP MENT FINANCE CORPOR ATION LIMITED]			(RAJIV MITTAL)

SI No.	Name and Address of identifier	Identifier of	Signature with date
	Mr Amit Pandey Son of Mr Kailash Pandey Green Field City Block-13, Flat No. 2C, Jothsibram, P.O:- Sibrampur, P.S:- Maheshtala, District:-South 24- Parganas, West Bengal, India, PIN - 700141		Apomely . 22 109 12617

(Asit Kumar Joarder)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. IV KOLKATA
Kolkata, West Bengal

Govt. of West Bengal Directorate of Registration & Stamp Revenue e-Challan

GRN:

19-201718-008326423-1

Payment Mode

Online Payment

GRIVI

GRN Date: 22/09/2017 17:16:40

Bank: State Bank of India

BRN:

CKD6238820

BRN Date: 22/09/2017 17:18:29

DEPOSITOR'S DETAILS

ld No.: 19040001345422/5/2017

[Query No./Query Year]

Name:

Supriyo Basu

Contact No. :

Mobile No.: +91 9831016425

E-mail:

Address:

6 Old Post Office Street Kolkata1

Applicant Name:

Mr RAJIV MITTAL

Office Name:

Office Address :

Status of Depositor:

Advocate

Purpose of payment / Remarks :

Mortgage, Mortgage without Possession by others Payment

No 4

PAYMENT DETAILS

SI. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040001345422/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	100020
2	19040001345422/5/2017	Property Registration-Registration Fees	0030-03-104-001-16	55098

Total

155118

In Words:

Rupees One Lakh Fifty Five Thousand One Hundred Eighteen only

EDEN REALTY VENTURES PRIVATE LIMITED, (PAN No. AAACL9697H) a company incorporated under the Companies Act, 1956 having its registered office at 7, Jawaharlal Nehru Road, P.O Dharmatalla, P.S. New Market, Kolkata 700013, being represented by its Director, MR. ARYA SUMANT (PAN No. BYMPS8656P), son of Mr. Sachchidanand Rai, hereinafter referred to as the "MORTGAGOR" (which expression shall unless it be repugnant to the subject or context thereof, include its successors-in-interest, administrators and permitted assigns) of the ONE PART,

AND

HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED (PAN: AAACH0997E), a company incorporated under the Indian Companies Act, 1956 and having its registered office at Ramon House, H. T. Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai – 400 020 and branch office among other places at Brook House, 2nd Floor, 9 Shakespeare Sarani, P.O. & P.S. Shakespeare Sarani, Kolkata – 700071, hereinafter referred to as "the **MORTGAGEE**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the Other Part, being represented by its authorized signatory, , **SRI RAJIV MITTAL** (PAN: ACNPM1729M), son of Sri Ved Prakash Agarwal.

WHEREAS:

A. By a registered Deed of Lease dated 18th September, 2014, the Governor of the State of West Bengal through Refugee, Relief and Rehabilitation Department, Government of West Bengal transferred, conveyed and assigned ALL THAT pieces and parcels of (i) land measuring about 1.38 (one point three eight) Acres, more or less, forming part of R.S. Dag nos. 32, 35, 38, 42, 47 & 224 corresponding to L.R. Khatain nos.2 & 819 of Mouza Palpara, J.L. no. 7 and (ii) land measuring about 10.82 (ten point eight two) acres, more or less, forming part of R.S. Dag nos. 36, 39, 43, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 72, 73, 74, 75, 76, 129,



ADDITIONAL REGISTRAR OF ASSURANCES-IV, KOLKATA

2 2 SEP 2017

133, 136, 146, 147, 148, 149, 150, 549, 553, 554, 555 and 556 under L.R. Khatian no.810 in Mouza Noapara, J.L. no. 9 aggregating to land admeasuring about 12.20 (twelve point two) acres, more or less, being premises no. 561, Bonhooghly Arable Land, Lake View Park Road and municipal holding no. 4 (formerly 1290) under municipal ward no. 15 within the limits of the Baranagar Municipality under Police Station Baranagar in the district of North 24-Parganas (hereinafter referred to as the 'Said Larger Premises') together with structures thereon in favour of M/s. Eden Realty Ventures Private Limited (the Mortgagor herein) for the consideration therein mentioned for a period of 99 (ninety nine) years with an option of renewal of further period of another 99 years. The said deed was registered in the office of Additional Registrar of assurances-II, Kolkata and recorded in Book I, CD Volume No. 57 at Pages 3966 to 3984 as being no. 11873 for the year 2014.

B. The said M/s. Eden Realty Ventures Private Limited (the Mortgagor herein) while seized and possessed of and/or otherwise well sufficiently entitled to the said Larger Premises decided to commercially exploit with respect to a demarcated plot of land forming part of the said Larger Premises being ALL THAT demarcated leasehold land measuring about .90 Acres, be the same a little more or less, forming part of R.S. Dag Nos. 38 and 224 recorded in L.R. Khatian Nos. 2 and 819, Mouza Palpara, J.L.No. 7, under Police Station Baranagar in the district of North 24-Parganas being the divided and demarcated portion of Premises No.561, Bonhooghly Arable Land, Lakeview Park Road, Kolkata - 700108 and municipal Holding No.4 (formerly 1290) under municipal ward No. 15 within the Baranagar Municipality, Sub-Registration District Cossipore Dum Dum, District North 24 Parganas (hereinafter referred to as the 'Said Premises') by constructing a multibuilding complex named 'SOLARIS BONHOOGLY' storied residential consisting of several independent flats/apartments, units, car parking spaces and other saleable spaces on the land of the Said Premises as per the sanctioned building plan of the concerned local authority, after demolishing the old structure and caused a building plan/s sanctioned by the concerned local authority and started construction of the Said Project.



- and sufficiently entitled to all those properties together with the structures standing thereon and the interest in the land thereunder as the case may be more particularly detailed and described in the Schedule hereunder written and hereinafter referred to as "the said Properties";
- D. By a Master Facility Agreement dated 22/09/2017 (the "Loan Agreement") or as may be amended from time to time, executed between the Mortgagor and the Mortgagee, the Mortgagee has agreed to grant to the Mortgagor for the purpose of Stand Alone Construction and the Mortgagor has agreed to avail from the Mortgagee, on the terms and conditions contained in the Loan Agreement, Term Loan aggregating to Rs.12,00,00,000/- (Rupees Twelve Crore) Only (the Said Loan).
- E. One of the terms and conditions of the Loan Agreement is that the said Loan together with interest, additional interest, further interest, liquidated damages, commitment charges, premia on prepayment or on redemption, costs, charges, expenses and other monies payable by the Mortgagor/Borrower under the Loan Agreement shall be secured, inter alia, by a mortgage and charge on the said Properties.
- F. The said Loan Agreement further contemplates that the said Loan shall also be secured by the Receivables that are arising out of the said Properties and/or are rightful entitlement of the Mortgagor by virtue of Mortgagor's ownership to the Said Properties (hereinafter referred to as "the Receivables") [The part pertaining to Receivables shall be required only if Receivables are contemplated to be taken as security].

The said Properties and the Receivables are hereinafter collectively referred to as "the Mortgage Properties".

G. The Mortgagor has agreed to mortgage the said Mortgage Properties in favour of the Mortgagee as security towards repayment of the Loan, together with interest, and all other moneys as payable under the aforesaid Loan Agreement and payable hereunder;



ADDITIONAL REGISTRAR OF ASSURANCES-IV, KOLKATA

2 2 SEP 2017

H. The Mortgagor has complied with all other legal requirements and has obtained all such authorisations, as may be required or expedient for creation of the security in favour of the Mortgagee.

NOW THIS DEED WITNESSETH AND IT IS HEREBY MUTUALLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS UNDER: -

- 1. That pursuant to the said Loan Agreement and in consideration of the Mortgagee having agreed to grant/extend to the Mortgagor/Borrower for the said Loan of Rs.12,00,00,000/- (Rupees Twelve Crore) only on the terms and conditions contained in the said Loan Agreement, the Mortgagor, hereby covenants with the Mortgagee that the Mortgagor/Borrower shall repay to the Mortgagee the said Loan and pay interest thereon at the rate and on the dates and in the manner as mentioned in the Loan Agreement and mentioned hereunder written together with interest, additional interest, further interest, liquidated damages, commitment charges, premia on prepayment or on redemption, costs, charges, expenses and other monies payable by law or under the Loan Agreement or payable hereunder ("Mortgage Debt").
- 2. The Mortgagor further covenants with the Mortgagee that in the event of the Mortgagor/Borrower failing to pay any installment of the Loan and/or interest on the respective dates as specified in the Loan Agreement, then in every such case the Mortgagor/Borrower shall pay to the Mortgagee additional interest as stipulated in the Loan Agreement at the rate of Applicable Rate of Interest PLUS 5.00%, subject to a minimum of 18.00% per annum provided always and it is hereby further agreed that the provisions of clauses relating to additional interest rate shall not in any way be deemed to authorise the Mortgagor to allow any installment of the Loan and/or interest to fall in arrears and not constitute an event of default and as such anyway interfere with, prejudice, limit or affect the powers of sale or entry or any other powers or remedies for securing and enforcing payment of the Mortgage Debt.
- 3. In consideration aforesaid, the Mortgagor do hereby grants, mortgages and



assigns the said **Mortgaged Properties** more fully described in the **Schedule** written hereunder (without possession, i.e. the possession will remain with the Mortgagor) to the Mortgagee and all right, estate, interest and benefits therein as security for repayment of the said Mortgage Debt with a condition that on the Mortgagor repaying the said Mortgage Debt to Mortgagee, the Mortgagee will release the Mortgage Properties and shall if so required by the Mortgagor execute a Deed of Release but at the costs of the Mortgagor.

- 4. It is further agreed and declared by the Mortgagor that in the event of the Mortgagor failing to pay the said Mortgage Debt when the same shall become due or on the happening of an event of default as stated in the Loan Agreement, the Mortgage shall in addition to any other remedies available in law including the SARFAESI Act have the right and power to have the Mortgaged Properties sold without the intervention of the Court and to realise and appropriate the said Mortgage Debt out of the net sale proceeds of the said Properties. The Mortgagee shall also have power to appoint an agent or receiver subject to meeting the requirements of Section 69 & 69A of the Transfer of Property Act, 1882 in respect of the Mortgage Properties and income arising in relation thereto.
- 5. The Mortgagor doth hereby declare, confirm and undertake to the Mortgagee that the Mortgage Properties is the absolute property of the Mortgagor and free from any mortgage, charge, lien or encumbrance whatsoever and is not subject to any lispendens, against the Mortgagor, attachment or other process issued by any Court or authority served on the Mortgagor and that the title of the Mortgagor to the Mortgage Properties are clear and marketable.
- 6. It is further agreed by the Mortgagor that the Mortgagor shall not at any time during the continuance of this security sell or dispose of the said Properties or any part thereof or create any mortgage lien or charge by way of mortgage, hypothecation, pledge or otherwise howsoever or other encumbrance of any kind whatsoever to the intent and purpose that the said Properties and all parts thereof shall remain free from any encumbrances whatsoever during the continuance of these presents.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
2 2 SEP 2017

However, in case the Mortgagor decides to sell, transfer or dispose of the units / flats forming part of the said mortgaged property, it shall request the Mortgagee to issue No-Objection Certificate / Release Letter and the Mortgagee upon receiving such request shall issue such No-objection certificate / Release Letter Subject to compliance of all the terms & condition of Master Facility Agreement dated 22/09/2017

- my fund
- 7. And it is further agreed and declared by the Mortgagor that it shall also be liable to pay and shall pay all costs, charges and expenses that the Mortgagee will incur for the protection of the Mortgage Property and or for the realisation of the Mortgage Debt and same shall be deemed to form part of the Mortgage Debt and the security thereof as aforesaid.
- 8. It is further agreed by the Mortgagor, that the Mortgagor shall, at all times during the continuance of the security hereby created duly and punctually pay any imposts, duties, taxes, premia and outgoings which become lawfully payable by the Mortgagor in respect of the said Properties or any part thereof, in connection with the carrying out by the Mortgagor or maintenance of any business or operations thereon, except where the Mortgagor is contesting the same in good faith and has, if there has been a final determination by any governmental authority, made adequate reserves for the payment of the same, if they are found to be due and shall prevent any part of such Properties from becoming charged with the payment of any such imposts, duties and taxes payable by the Mortgagor and shall punctually discharge all claims and pay all the taxes, duties and imposts which under applicable law are payable by the Mortgagor and would affect the security created hereunder. If the Mortgagor fails to pay the imposts, stamp duties, other duties, taxes or other charges payable hereinabove, then the Mortgagee is not obligated to pay such amounts, on behalf of the Mortgagor, in the event the same is paid by the Mortgagee for and on behalf of the Mortgagor, the Mortgagor will on demand repay to the Mortgagee every sum of money so paid for that purpose by the Mortgagee with interest thereon at the rate payable on the Loan from the date of payment, and until such repayment the same shall be a charge upon the said Properties.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
2 2 SEP 2017

- 9. It is further agreed and declared by the Mortgagor that so long as any moneys remain due on the security of these presents, the Mortgagor shall keep the said Properties in good repairs and condition and keep the same insured with an insurance company acceptable to the Mortgagee upto the replacement value thereof as approved by the Mortgagee against fire, lightening, explosion, earthquake, riot, storm, tempest, flood and such other risks as may be specified by the Mortgagee and pay all premia and other sums payable for such purpose at least eight days before the day on which the same respectively ought to be paid and will on demand deliver to the Mortgagee the policy or policies of insurance and due receipt for every such payment duly endorsed and assigned in favour of the Mortgagee and that the Mortgagor will not at any time hereafter during the continuance of any such insurance as aforesaid do any act or commit any default whereby the said insurance may be rendered void or voidable or an increased premium become payable therefore and shall and will in case at any time during the continuance of this security, the said insurance shall by any means become void or voidable forthwith at their own costs effect a new insurance in lieu of such void or voidable insurance in the name of the Mortgagee in some insurance office to be approved by the Mortgagee in the replacement value thereof AND THAT if default shall be made in insuring or keeping the said Properties insured as aforesaid it shall be lawful for the Mortgagee on giving 24 hours notice to insure and keep insured the said Properties and that the Mortgagor will on demand repay to the Mortgagee every sum of money expended for that purpose by the Mortgagee with interest thereon at the rate payable on the Loan from the time of the same respectively having been so expended and that until such repayment the same shall be a charge upon the said Properties/Mortgaged Properties and it is hereby agreed and declared that all sums of money received under or by virtue of any such insurance as aforesaid shall be at the option of the Mortgagee either be forthwith applied in or towards the substantially rebuilding, reinstating and repairing the said Premises or in or towards payment of the principal money and interest for the time being remaining due on the security of these presents.
- 10. It is further agreed by the Mortgagor that it shall bear stamp duty, registration charges and other out of pocket expenses for the execution and registration of



ADDITIONAL REGISTRAR OF ASSURANCES-IV, KOLKATA 2 2 SEP 2017 this deed but however each party will bear cost and professional charges of its Solicitor/Advocate.

11. The stamp duty for the purposes of the Mortgage Deed has been considered on the amount of Rs.12,00,00,000/- (Rupees Twelve Crore) only being the amount secured under this Mortgage Deed

THE SCHEDULE REFERRED TO AS ABOVE

(The Said Properties/Mortgaged Properties)

ALL THAT land measuring about 0.90 Acres , be the same a little more or less, forming part of R.S. Dag Nos. 38 (74 decimal of land) and 224 (16 decimals of land) recorded in L.R. Khatian Nos. 2 and 819, Mouza Palpara, J.L.No. 7, under Police Station Baranagar in the district of North 24-Parganas being the divided and demarcated portion of Premises No.561, Bonhooghly Arable Land, Lakeview Park Road, Kolkata – 700108 and municipal Holding No.4 (formerly 1290) under municipal ward No. 15 within the Baranagar Municipality, Sub-Registration District Cossipore Dum Dum, District North 24 Parganas together with multistoried building to be constructed measuring about 162660 sq.ft. and the said premises is butted and bounded as under:

On the North : By Dag no. 37 & 279 of Mouza Palpara

On the East : By Dag no. 42 of Mouza Palpara

On the South : By 6 metre wide internal road

On the West : By Dag no. 283,284,285& 286 of Mouza Palpara

And the aforesaid land is also delineated in the Map/Plan annexed with this deed and bordered in colour 'Red' thereon



IN WITNESS WHEREOF the Mortgagor and the Mortgagee have hereunto set and subscribed their respective hand through their authorised representatives and seal the day and year first hereinabove written

The Common Seal of ED PRIVATE LIMITED ha Resolution of its Board of behalf dated 06 th Septembeen affixed in the pro-	pursuant to the Directors passed in that ber, 2017 , hereunto
SUMANT Director of the signed these presents in the signed these presents in the signed state of the signed these presents in the signed state of	
SIGNED AND DELIVERED	by the within named
Mortgagee by the hand authorized official. J. Ray 10.000 ehron L. 70000	Suvenilla Achique

Prepared in our office

Buegol Stam WB. 12414 1999 Rampuchof Cower

Advocate

Identified by:
Abanday

Name: Sri Amit Pandey Son of Kamalesh Pandey Greenfield City Block-13, Flat no. 2C, Joth Sibrampur P.O. Sibrampur,

P.S. Maheshtala

District South 24-Parganas

PIN: 700141 Service



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
2 2 SEP 2017

SPECIMEN FORM TEN FINGER PRINTS

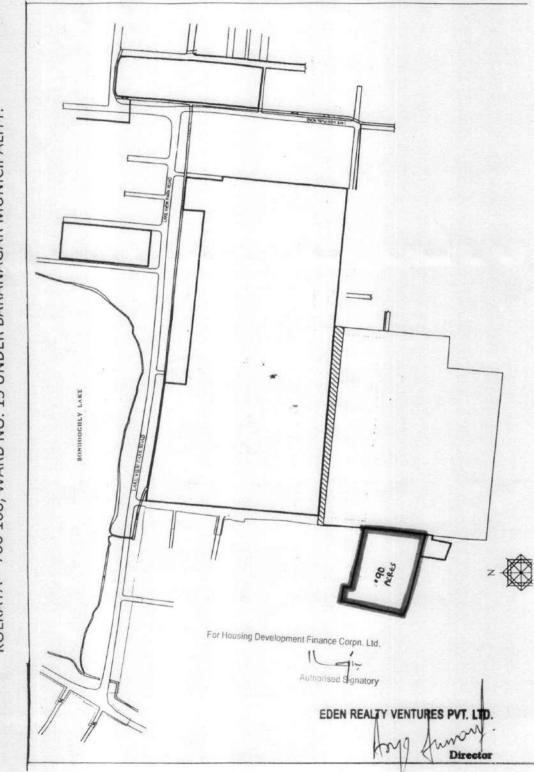
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ADDITIONAL REGISTRAR OF ASSURANCES-IV, KOLKATA

2 2 SEP 2017

PLAN OF LAND MEASURING .90 ACRES COMPRISED IN DAG NOS. 38 & 224 OF MOUZA PALPARA AT PREMISES NO. 561 BONHOOGHLY ARABLE LAND, LAKEVIEW PARK ROAD, KOLKATA - 700 108, WARD NO. 15 UNDER BARANAGAR MUNICIPALITY.





आयकर विमाग

INCOME TAX DEPARTMENT



नारत सरकार GOVT OF INDIA

EDEN REALTY VENTURES PRIVATE

21/02/2003

Permanent Account Number

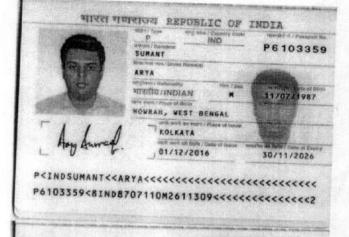
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इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं : आयकर पैन सेवा इकाई, एन एस डी एल तीसरी मंजील, सफायर चेंबर्स, शानेर टेलिफोन एक्स्चैंज के नजदीक, बानेर, पुना - 411 045.

If this card is lost /someone's lost card is found, please inform / return to:
Income Tax PAN Services Unit. NSDL.
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 e-mail: tininf@ 2721 8081

EDEN REALTY VENTURES PVT. LTD.





13, LOUDON STREET, KOLKATA

PIN: 700017, WEST BENGAL, INDIA

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KOLKATA

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भारत सरकार



Amit Pandey DOB: 25/12/1976 MALE

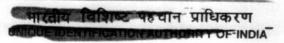


8405 8099 8276

Aadhaar-Aam Admi ka Adhikar







Address

FLAT- 2C, FLOOR- 2, BLOCK- 13, ., GREENFIELD CITY, JOTH SHIBRAMPUR, Maheshtala (M), South 24 Parganas, West Bengal - 700141









P.O. Box No. 1947, Bengalury-560 00:

PERMANENT ACCOUNT NUMBER AAACH0997E



THE NAME

HOUSING DEVELOPMENT FINANCE CORPORATION (LIMITED

नियम्। अपने की तिथि /DATE OF INCORPORATION/FORMATION

aldings

सायकर निदेशक (प्रवृति) DIRECTOR OF INCOME TAX (SYSTEMS)

इस कार्क के खो / मिल जाने पर कृप्या चारी करने जले प्राधिकारी को चूरित / क्रपण कर दें कारकर निरोक्क (पद्धित) ए. कार. ए. केरपर, कुरक ई-२. क्राचिकतान स्वाधिकान पर दिल्ली - 110 055

In case this card is least/I sensed_kinedly inform/return to the leasting authority: Director of Income Tux (Systems) ARA Centre, Ground Floor E-2, Jhandewsian Extn. New Delhi - 110 055

For Housing Development Finance Corpn. Ltd.

Authorised Signatory

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER



ACNPM1729M

RAJIV MITTAL

चिता का नाम /FATHER'S NAME VED PRAKASH AGARWAL

जन्म तिथि /DATE OF BIRTH

06-04-1972

Q12.

ETHINT /SIGNATURE

आयकर आयुक्त, कानपुर

المأسلال

COMMISSIONER OF INCOME-TAX, KANPUR

इस कार्ड के खो / मिल जाने पर कृष्या जारी करने वाले प्राधिकारी को सूचित / वापस कर दें आयकर आयुक्त, आयकर भवन, 16/69 सिबिल लाईन,

In case this card is lost/found,kindly inform/return to the issuing authority: Commissioner of Income-tax, Aayakar Bhawan, 16/69, Civil Lines, Kanpur - 208 001.

कानपुर - 208 001.



Major Information of the Deed

Deed No:	I-1904-10130/2017	Date of Registration	23/09/2017		
Query No / Year	1904-0001345422/2017	Office where deed is registered			
uery Date 21/09/2017 12:33:49 PM					
Applicant Name, Address & Other Details	RAJIV MITTAL Brook House, 2nd Floor, 9 Shakes	A.R.A IV KOLKATA, District: Kolkata respeare Sarani, Thana : Shakespeare Sarani, District 700071, Mobile No. : 9831318311, Status			
Transaction		Additional Transaction			
[0310] Mortgage, Mortgage	without Possession by others	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]			
Set Forth value		Market Value			
Rs. 12,00,00,000/-		Rs. 25,32,61,000/-			
Stampduty Paid(SD)		Registration Fee Paid			
Rs. 1,00,070/- (Article:40(b))		Rs. 55,098/- (Article:A(1), E, M(a), M(b), I)			
Remarks	Received Rs. 50/- (FIFTY only) fi				

Land Details:

District: North 24-Parganas, P.S.- Baranagar, Municipality: BARANAGAR, Road: Lake View Park, Mouza: Palpara, Premises No. 561, Ward No: 15, Holding No:4

Sch No	Plot Number	Khatian Number	Land Proposed	All the state of t	Area of Land	BURNING SECTION OF THE PARTY OF	Market Value (In Rs.)	Other Details
L1	RS-38	RS-2	Bastu	Bastu	74 Dec	9,50,00,000/-	9,50,00,000/-	Property is on Road
L2	RS-224	RS-819	Bastu	Bastu	16 Dec	2,00,00,000/-	2,00,00,000/-	Property is on Road
		TOTAL :			90Dec	1150,00,000	1150,00,000 /-	
	Grand	Total:			90Dec	1150,00,000	1150,00,000 /-	

Structure Details :

Sch	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	162660 Sq Ft.	50,00,000/-	13,82,61,000/-	Structure Type: Structure
10.8			-		

Mortgagor Details:

SI No	Name, Address, Photo, Finger print and Signature				
	EDEN REALTY VENTURES PRIVATE LIMITED 7, Jawaharlal Nehru Road, P.O., P.S. New Market, P.O:- Dharmatalla, P.S:- New Market, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700013, PAN No.:: AAACL9697H, Status: Organization, Executed by: Representative, Executed by: Representative				

Mortgagee Details .

	o-g Dotano .
SI No	Name, Address, Photo, Finger print and Signature

HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

Brook House, 2nd Floor, 9 Shakespeare Sarani, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071, PAN No.:: AAACH0997E, Status :Organization, Executed by:

Representative Details:

SI No	Name,Address,Photo,Finger print and Signature
	Mr ARYA SUMANT Son of Mr Sachchidanand Rai 7, Jawaharlal Nehru Road, P.O:- Dharmatalla, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BYMPS8656P Status: Representative, Representative of: EDEN REALTY VENTURES PRIVATE LIMITED (as Director)
	Mr RAJIV MITTAL (Presentant) Son of Mr Ved Prakash Agarwal Brook House, 2nd Floor, 9 Shakespeare Sarani, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ACNPM1729M Status: Representative, Representative of: HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED (as Authorized signatory)

Identifier Details :

Name & address					
Mr Amit Pandey Son of Mr Kailash Pandey Green Field City Block-13, Flat No. 2C, Jothsibram, P. West Bengal, India, PIN - 700141, Sex: Male, By Cast ARYA SUMANT, Mr RAJIV MITTAL	O:- Sibrampur, P.S:- Maheshtala, District:-South 24-Parganas, te: Hindu, Occupation: Service, Citizen of: India, , Identifier Of N				

Endorsement For Deed Number: I - 190410130 / 2017

On 22-09-2017

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

Presented for registration at 18:03 hrs on 22-09-2017, at the Private residence by Mr RAJIV MITTAL ,.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative] Execution is admitted on 22-09-2017 by Mr ARYA SUMANT, Director, EDEN REALTY VENTURES PRIVATE LIMITED (Public Limited Company), 7, Jawaharlal Nehru Road, P.O., P.S. New Market,, P.O:- Dharmatalla, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013

Indetified by Mr Amit Pandey, , , Son of Mr Kailash Pandey, Green Field City Block-13, Flat No. 2C, Jothsibram, P.O: Sibrampur, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by

Execution is admitted on 22-09-2017 by Mr RAJIV MITTAL, Authorized signatory, HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED (Public Limited Company), Brook House, 2nd Floor, 9 Shakespeare Sarani, P.O:-Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 Indetified by Mr Amit Pandey, , , Son of Mr Kailash Pandey, Green Field City Block-13, Flat No. 2C, Jothsibram, P.O: Sibrampur, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by

Asit Kumar Joarder ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 23-09-2017

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 55,098/- (A(1) = Rs 55,000/-, E = Rs 14/-, I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 55,098/-Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2017 5:18PM with Govt. Ref. No: 192017180083264231 on 22-09-2017, Amount Rs: 55,098/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKD6238820 on 22-09-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,00,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 1,00,020/-Description of Stamp

1. Stamp: Type: Impressed, Serial no 71184, Amount: Rs.50/-, Date of Purchase: 21/09/2017, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2017 5:18PM with Govt. Ref. No: 192017180083264231 on 22-09-2017, Amount Rs: 1,00,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKD6238820 on 22-09-2017, Head of Account 0030-02-103-003-02

Asit Kumar Joarder ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - IV KOLKATA Kolkata, West Bengal

Registered in Book - I Volume number 1904-2017, Page from 408045 to 408073 being No 190410130 for the year 2017.



AL

Digitally signed by ASIT KUMAR JOARDER Date: 2017.11.02 11:17:57 +05:30 Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 02-11-2017 11:17:53 ADDITIONAL REGISTRAR OF ASSURANCE OFFICE OF THE A.R.A. - IV KOLKATA West Bengal.

(This document is digitally signed.)