

prescribed in Clause 21 (*Notices*) of the Standard Terms and the said Clause shall apply herein, *mutatis mutandis*, as if set out in this Agreement in full.

26.7 Provisions Severable

Every provision contained in this Indenture shall be severable and distinct from every other such provision and if at any time any one or more of such provisions is or becomes invalid illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions hereof shall not be in any way affected or impaired thereby.

27. INCONSISTENCY

If there is any inconsistency between: (i) the rights and the obligations of the Security Provider in relation to the Secured Party under these presents and (ii) the rights and the obligations of the Security Provider in relation to the Finance Documents, the provisions of these presents shall be deemed to be modified so that the rights and obligations of the Security Provider under these presents are consistent with the rights and obligations of the Security Provider under the Finance Documents.

28. GOVERNING LAW

This Indenture shall be governed by and construed in accordance with Indian law.

29. JURISDICTION

29.1 Jurisdiction

The Secured Party reserves the right to initiate action and/or proceed to invoke the security for recovery of its dues under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI") together with its amendments from time to time, and rules and regulations made thereunder and/or any other Debt recovery laws available to the Secured Party from time to time.

29.2 Waiver of Objection

The Security Providers waive any objection now or in future, to decide of the venue of any Proceedings in the courts and tribunals at Pune and any claim that any such Proceedings have been brought in an inconvenient forum and further irrevocably agrees that a judgment in any Proceedings brought in the courts and tribunals at Pune shall be conclusive and binding upon it and may be enforced in the courts of any other jurisdiction, (subject to the laws of such jurisdiction) by a suit upon such judgment, a certified copy of which shall be conclusive evidence of such judgment, or in any other manner provided by law.

29.3 Right to take Proceedings in other Jurisdictions

Nothing contained in this Clause 29 (*Jurisdiction*), above shall limit any right of the Secured Party to take Proceedings in any other court or tribunal of competent jurisdiction, nor shall the taking of Proceedings in one or more jurisdictions preclude the taking of Proceedings in any other competent jurisdiction whether concurrently or not and the Security Provider irrevocably submits to and accepts for itself and in respect of its property, generally and unconditionally, the jurisdiction of such court or tribunal, and the Security Provider waives any objection it may have now or in the future to the laying of the venue of any Proceedings and any claim that any such Proceedings have been brought in an inconvenient forum.

29.4 General Consent

The Security Providers hereby consent generally in respect of any Proceedings arising out of or in connection with any Finance Document to the giving of any relief or the issue of any process in connection with such Proceedings including, without limitation, the making, enforcement or execution against any property whatsoever (irrespective of its use or intended use) of any order or judgment which may be made or given in such Proceedings.

29.5 Waiver of Immunity

To the extent that the Security Providers may in any jurisdiction claim for itself or its assets immunity from suit, execution, attachment (whether in aid of execution, before judgment or otherwise) or other legal process and to the extent that in any such jurisdiction there may be attributed to itself or its assets such immunity (whether or not claimed), the Security Providers hereby agree not to claim and hereby waive such immunity.

SCHEDULE 1 MORTGAGED PROPERTIES

Exclusive first charge by way of a registered mortgage of the following property:

The Secured Obligations and the performance by the Obligors and Promoters of their obligations in relation thereto, shall be secured by the Security in favour of the Secured Party. The Security shall include:

Exclusive first charge by way of a registered English mortgage of the following property:

ALL THAT the following unsold 55 units in the building Project "Rajwada Altitude":

Details of Unsold Flats:

| Sr. No. | Floor no. | Flat no. | Area in sq ft |
|---------|-----------|----------|---------------|
| 1 | 1 | 1A | 1596 |
| 2 | 1 | 1B | 1459 |
| 3 | 1 | 1C | 1454 |
| 4 | 1 | 1D | 1473 |
| 5 | 2 | 2A | 1596 |

| | | | |
|----|----|-----|------|
| 6 | 2 | 2B | 1459 |
| 7 | 2 | 2C | 1454 |
| 8 | 2 | 2D | 1473 |
| 9 | 3 | 3A | 1596 |
| 10 | 3 | 3B | 1459 |
| 11 | 3 | 3C | 1454 |
| 12 | 3 | 3D | 1473 |
| 13 | 4 | 4A | 1596 |
| 14 | 4 | 4B | 1459 |
| 15 | 4 | 4C | 1454 |
| 16 | 4 | 4D | 1473 |
| 17 | 5 | 5C | 1454 |
| 18 | 5 | 5D | 1473 |
| 19 | 6 | 6C | 1454 |
| 20 | 6 | 6D | 1473 |
| 21 | 7 | 7A | 1596 |
| 22 | 7 | 7C | 1454 |
| 23 | 7 | 7D | 1473 |
| 24 | 8 | 8D | 1473 |
| 25 | 9 | 9B | 1459 |
| 26 | 9 | 9C | 1454 |
| 27 | 9 | 9D | 1473 |
| 28 | 10 | 10A | 1596 |
| 29 | 10 | 10D | 1473 |
| 30 | 11 | 11A | 1596 |
| 31 | 11 | 11B | 1459 |
| 32 | 11 | 11C | 1454 |
| 33 | 11 | 11D | 1473 |
| 34 | 12 | 12A | 1596 |
| 35 | 12 | 12B | 1459 |
| 36 | 12 | 12C | 1454 |
| 37 | 12 | 12D | 1473 |

| | | | |
|----|--------------|-----|--------------|
| 38 | 13 | 13A | 1596 |
| 39 | 13 | 13C | 1454 |
| 40 | 13 | 13D | 1473 |
| 41 | 14 | 14A | 1596 |
| 42 | 14 | 14C | 1454 |
| 43 | 15 | 15A | 1596 |
| 44 | 15 | 15C | 1454 |
| 45 | 15 | 15D | 1473 |
| 46 | 16 | 16A | 1596 |
| 47 | 16 | 16B | 1459 |
| 48 | 16 | 16C | 1454 |
| 49 | 16 | 16D | 1473 |
| 50 | 17 | 17A | 1596 |
| 51 | 17 | 17B | 1459 |
| 52 | 19 | 19A | 1596 |
| 53 | 19 | 19B | 1459 |
| 54 | 19 | 19C | 1454 |
| 55 | 19 | 19D | 1473 |
| | Total | | 82312 |

Of the project "**Rajwada Altitude**" built and constructed at or upon the land measuring about ~43 cottahs, 12 chittacks and 24 sq. ft. along with structures standing there on forming part of R.S. Dag nos. 3171, 3173, 3174, 3175, 3176, 3177, 3178, 3182, 3184, 3185, 3186 and 3187 under R.S. Khatian nos. 152, 153, 492, 419, 604, 491, 492, 263 and 422, J.L. no.47, R.S. no.7, Touzi no.109 in Mouza Barhans Fartabad under Police Station- Sonarpur in the District- South 24 Parganas, presently known and numbered as municipal Holding no.933, Uttar-Purba Fartabad under municipal Ward no.28 within the limits of Rajpur-Sonarpur Municipality together with the proportionate undivided share of land and also common rights in the common areas and facilities of the said building/said premises boundary's as per legal documents are as follows :-

- On the North : Part of Dag no.3178 and common passage of other land.
- On the East : Part of Dag nos.3178 & 3175 and 8' ft wide common passage.
- On the South : Part of Dag nos.3186 & 3175.
- On the West : 8' ft wide common passage.

| Sr. No. | Floor no. | Area in sq ft |
|---------|--------------|---------------|
| 1 | 1 | 5982 |
| 2 | 2 | 5982 |
| 3 | 3 | 5982 |
| 4 | 4 | 5982 |
| 5 | 5 | 2927 |
| 6 | 6 | 2927 |
| 7 | 7 | 4523 |
| 8 | 8 | 1473 |
| 9 | 9 | 4386 |
| 10 | 10 | 3069 |
| 11 | 11 | 5982 |
| 12 | 12 | 5982 |
| 13 | 13 | 4523 |
| 14 | 14 | 3050 |
| 15 | 15 | 4523 |
| 16 | 16 | 5982 |
| 17 | 17 | 3055 |
| 18 | 19 | 5982 |
| | Total | 82312 |

SCHEDULE 2
INSURANCE CONTRACTS

SCHEDULE 3

NOTICES TO PARTIES

The address for service of notice to the Security Providers shall be:

Address: 26, Mahamaya Mandir Road, Mahamaya Tala ,Garia Kolkata West
Bengal 700084
Attn: Mr. Parveen Agarwal

The address for service of notice to the Secured Party shall be:
Bajaj Housing Finance Limited

Address: 3rd Floor, Panchshil Tech Park, Viman Nagar, Pune 411014
Fax No.:

Attn: Mr. Punit Singhania

Or such other address and contact no. as is designated by any Party by not less than
5 (five) Business Days written notice to the Security Provider.

IN WITNESS WHEREOF, the Parties hereto have caused this Deed to be executed and acknowledged by their respective officers or representatives hereunto duly authorized as of the date first above written

Signed sealed And Delivered By the within named **Mortgagors/ Security Providers / Obligors** in presence of :

1. Lehanjan Sarkar
S-3/6, A.P. Nagar
P.O. + P.S. Sonarpur
PIN-700150

Bikash Agarwal

(Bikash Agarwal)
Director
Jiten Commercial Pvt. Ltd,
Kriston Merchants Pvt. Ltd,
Rajwada Developers Pvt. Ltd,


2. Punit Sishodia
2A, Galaxy Tower,
23, Mandeville Circle,
P.O. Conchit
PIN-700019

Bikash Agarwal


(Bikash Agarwal)
For self and As Constituted attorney
of:01
Mr. Parveen Agarwal
Mrs. Sarala Agarwal,
SRI RAJKUMAR AGARWAL
Mr. Bikash Agarwal
SRI HASMUKH PAREKH
SRI JAYSUKH PAREKH
SRI MEHUL PAREKH
SRI NIKHIL PAREKH

Mortgagors/ Security Providers /Obligors

Signed sealed And Delivered By the within named **Borrower/ Developer** in presence of :

| | |
|--|--|
| 1. Debanjan Sarkar 2. Punjit Singhania | Bikash Agarwal Sri Bikash Agarwal Partner Rajwada Developer <hr/> BORROWER/DEVELOPER |
| Signed And Delivered By the within named SECURED PARTY in presence of 1. Debanjan Sarkar 2. Punjit Singhania | Punit Gupta  <hr/> SECURED PARTY |

Prepared in our office


 Advocate
 High Court, Calcutta, 686/221/1987

Identified by:

Sri DEBANJAN SARKAR
 Son of DEBASIS SARKAR
 S-3/6, A.P. NAGAR
 P.O.+P.S.- SONARPUR
 SOUTH 24 PARGANAS
 PIN- 700 150

Occupation: Others

Debanjan Sarkar

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

GRN: 19-201819-024999862-1 Payment Mode Online Payment
GRN Date: 18/06/2018 12:51:16 Bank: HDFC Bank
BRN: 546878515 BRN Date: 18/06/2018 12:53:03

DEPOSITOR'S DETAILS

Id No.: 19010000939385/2/2018
(Query No./Query Year)



Name: RAJWADA GROUP
Contact No.: Mobile No: +91-9830459894
E-mail:
Address: 26 MAHAMAYA MANDIR ROAD, KOL700084
Applicant Name: Mr PINAKI GUPTA
Office Name:
Office Address:
Status of Depositor: Others
Purpose of payment / Remarks: Mortgage, Mortgage without Possession by others

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-----------------------|---|--------------------|------------|
| 1 | 19010000939385/2/2018 | Property Registration-Stamp duty | 0030-02-103-003-02 | 100020 |
| 2 | 19010000939385/2/2018 | Property Registration-Registration Fees | 0030-03-104-001-16 | 55098 |

In Words: Rupees One Lakh Fifty Five Thousand One Hundred Eighteen only
Total 155118

SPECIMEN FORM FOR TEN FINGERPRINTS

| | | | | | |
|---|-------------|------|--------|------|--------|
|  <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Ravi Gupta</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Ravi Gupta</p> | | | | | |
| | Little | Ring | Middle | Fore | Thumb |
| | (Left Hand) | | | | |
| | | | | | |
| | Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | | |
|  <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Ravi Gupta</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Ravi</p> | | | | | |
| | Little | Ring | Middle | Fore | Thumb |
| | (Left Hand) | | | | |
| | | | | | |
| | Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | | |
| | | | | | |
| | Little | Ring | Middle | Fore | Thumb |
| | (Left Hand) | | | | |
| | | | | | |
| | Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | | |

Major Information of the Deed

| | | | |
|---|---|---------------------------------------|------------|
| Deed No : | I-1901-04613/2018 | Date of Registration | 18/06/2018 |
| Query No / Year | 1901-0000939385/2018 | Office where deed is registered | |
| Query Date | 15/06/2018 7:31:28 PM | A.R.A. - I KOLKATA, District: Kolkata | |
| Applicant Name, Address & Other Details | PINAKE GUPTA Mumbai-Pune Road, Akurdi, Thana - NIGDI, District : Pune, MAHARASHTRA, PIN - 411035, Mobile No. : 9831318311, Status : Seller/Executant | | |
| 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. 15,00,00,000/- | Rs. 41,15,60,000/- | | |
| 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) from the applicant for issuing the assesment slip.(Urban area) | | |

Apartment Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad, Road Unnamed / Missing Road, Ward No: 22, Holding No: 933, Project Name :Rajwada Altitude Pin Code : 700084

| Sc h No. | Plot No Details | Khatian Details | Floor Area (In Sq.Ft.) | Set Forth Value (In Rs.) | Market value (In Rs.) | Other Details |
|----------------|--------------------|--------------------|------------------------------|-----------------------------|--------------------------|--|
| A5 | RS - 3176 | RS - 604 | Super Built-up Area: 2927 | 64,44,444/- | 1,46,35,000/- | Floor No: 5, Apartment Type: Flat/Apartment Residential Use, Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft., Other Amenities: Lift Facility, New Flat. |

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Barhans Fartabad, Road Unnamed / Missing Road, Ward No: 28, Holding No: 933, Project Name :Rajwada Altitude Pin Code : 700084

| Sc h No. | Plot No Details | Khatian Details | Floor Area (In Sq.Ft.) | Set Forth Value (In Rs.) | Market value (In Rs.) | Other Details |
|----------------|--------------------|--------------------|------------------------------|-----------------------------|--------------------------|---|
| A1 | RS - 3171 | RS - 152 | Super Built-up Area: 5982 | 94,44,444/- | 2,99,10,000/- | Floor No: 1, Apartment Type: Flat/Apartment Residential Use, Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft., Other Amenities: Lift Facility, New Flat. |
| A10 | RS - 3187 | RS - 152 | Super Built-up Area: 3069 | 74,44,450/- | 1,53,45,000/- | Floor No: 10, Apartment Type: Flat/Apartment Residential Use, Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft., Other Amenities: Lift Facility, New Flat. |

Major Information of the Deed - I-1901-04613/2018-18/06/2018

| | | | | | | |
|-----|-----------|----------|---------------------------|-------------|---------------|--|
| A11 | RS - 3171 | RS - 152 | Super Built-up Area: 5982 | 94,44,444/- | 2,99,10,000/- | Floor No: 11, Apartment Type Flat/Apartment Residential Use, Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft., Other Amenities: Lift Facility, New Flat. |
| A12 | RS - 3173 | RS - 153 | Super Built-up Area: 5982 | 94,44,444/- | 2,99,10,000/- | Floor No: 12, Apartment Type Flat/Apartment Residential Use, Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft., Other Amenities: Lift Facility, New Flat. |
| A13 | RS - 3174 | RS - 492 | Super Built-up Area: 4523 | 84,44,444/- | 2,26,15,000/- | Floor No: 13, Apartment Type Flat/Apartment Residential Use, Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft., Other Amenities: Lift Facility, New Flat. |
| A14 | RS - 3175 | RS - 419 | Super Built-up Area: 3050 | 74,44,444/- | 1,52,50,000/- | Floor No: 14, Apartment Type Flat/Apartment Residential Use, Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft., Other Amenities: Lift Facility, New Flat. |
| A15 | RS - 3177 | RS - 604 | Super Built-up Area: 4523 | 84,44,444/- | 2,26,15,000/- | Floor No: 15, Apartment Type Flat/Apartment Residential Use, Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft., Other Amenities: Lift Facility, New Flat. |
| A16 | RS - 3176 | RS - 491 | Super Built-up Area: 5982 | 94,44,444/- | 2,99,10,000/- | Floor No: 16, Apartment Type Flat/Apartment Residential Use, Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft., Other Amenities: Lift Facility, New Flat. |
| A17 | RS - 3178 | RS - 492 | Super Built-up Area: 3055 | 74,44,446/- | 1,52,75,000/- | Floor No: 17, Apartment Type Flat/Apartment Residential Use, Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft., Other Amenities: Lift Facility, New Flat. |
| A18 | RS - 3182 | RS - 422 | Super Built-up Area: 5982 | 94,44,444/- | 2,99,10,000/- | Floor No: 18, Apartment Type Flat/Apartment Residential Use, Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft., Other Amenities: Lift Facility, New Flat. |
| A2 | RS - 3173 | RS - 153 | Super Built-up Area: 5982 | 94,44,444/- | 2,99,10,000/- | Floor No: 2, Apartment Type Flat/Apartment Residential Use, Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft., Other Amenities: Lift Facility, New Flat. |
| A3 | RS - 3174 | RS - 492 | Super Built-up Area: 5982 | 94,44,444/- | 2,99,10,000/- | Floor No: 3, Apartment Type Flat/Apartment Residential Use, Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft., Other Amenities: Lift Facility, New Flat. |




Major Information of the Deed :- I-1901-04613/2018-18/06/2018

| | | | | | | |
|----|-----------|----------|------------------------------|-------------|---------------|---|
| A4 | RS - 3175 | RS - 419 | Super Built-up Area: 5982 | 94,44,444/- | 2,99,10,000/- | Floor No: 4, Apartment Type: Flat/Apartment Residential Use . Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft. . Other Amenities: Lift Facility, New Flat . |
| A6 | RS - 3177 | RS - 491 | Super Built-up Area: 2927 | 84,44,444/- | 1,46,35,000/- | Floor No: 6, Apartment Type: Flat/Apartment Residential Use . Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft. . Other Amenities: Lift Facility, New Flat . |
| A7 | RS - 3178 | RS - 492 | Super Built-up Area: 4523 | 84,44,444/- | 2,26,15,000/- | Floor No: 7, Apartment Type: Flat/Apartment Residential Use . Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft. . Other Amenities: Lift Facility, New Flat . |
| A8 | RS - 3182 | RS - 263 | Super Built-up Area: 1473 | 54,44,444/- | 73,65,000/- | Floor No: 8, Apartment Type: Flat/Apartment Residential Use . Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft. . Other Amenities: Lift Facility, New Flat . |
| A9 | RS - 3184 | RS - 422 | Super Built-up Area: 4386 | 84,44,444/- | 2,19,30,000/- | Floor No: 9, Apartment Type: Flat/Apartment Residential Use . Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 12 Ft. . Other Amenities: Lift Facility, New Flat . |

Mortgagor Details :

| Sl No | Name, Address, Photo, Finger print and Signature |
|-------|---|
| 1 | Jiten Commercial Private Limited 26, Mahamaya Mandir Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.: AAACJ7335G, Status :Organization, Executed by: Representative, Executed by: Representative |
| 2 | Kriston Merchants Private Limited 26, Mahamaya Mandir Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.: AABCK2317G, Status :Organization, Executed by: Representative, Executed by: Representative |
| 3 | Rajwada Developers Private Limited 26, Mahamaya Mandir Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.: AAECR6254Q, Status :Organization, Executed by: Representative, Executed by: Representative |
| 4 | Mr Parveen Agarwal Son of Late Rajendra Kumar Agarwal 26, Mahamaya Mandir Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AGPPA1802M, Status :Individual, Executed by: Attorney, Executed by: Attorney |
| 5 | Mrs Sarla Agarwala, (Alias: Mrs Sarala Agarwal) Daughter of Mr. Atmaram Kandoi 26, Mahamaya Mandir Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.: ACXPA0964A, Status :Individual, Executed by: Attorney, Executed by: Attorney |

Major information of the Deed - I-1901-04613/2018-18/06/2018

| | | | | |
|----|---|---|---|---|
| 6 | Shri RAJKUMAR AGARWAL Son of Late Rajendra Agarwal 26, Windsor Green, Mahamaya Mandir Road, P.O:- Garia, P.S:- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AHAPA8485A, Status: Individual, Executed by: Attorney, Executed by: Attorney | | | |
| 7 | Name | Photo | Fingerprint | Signature |
| | Mr Bikash Agarwal Son of Late Rajendra Kumar Agarwal Executed by: Self, Date of Execution: 18/06/2018 Admitted by: Self, Date of Admission: 18/06/2018, Place: Office |  |  |  |
| | | 18/06/2018 | 18/06/2018 | 18/06/2018 |
| | 26, Mahamaya Mandir Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHAPA8484B, Status: Individual, Executed by: Self, Date of Execution: 18/06/2018, Admitted by: Self, Date of Admission: 18/06/2018, Place: Office | | | |
| 8 | Shri HASMUKH PAREKH Son of Shri Shantilal Haribhai Parekh Agarwal 5/1, Russel Street, P.O- Middleton Row, P.S- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN - 700071 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AFTPP2385R, Status: Individual, Executed by: Attorney, Executed by: Attorney | | | |
| 9 | Shri JAYSUKH PAREKH Son of Shri Shantilal Haribhai Parekh 5/1, Russel Street, P.O- Shakespeare Sarani, P.S- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN - 700017 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.:: AFGPP4149C, Status: Individual, Executed by: Attorney, Executed by: Attorney | | | |
| 10 | Shri MEHUL JAYSUKH PAREKH, (Alias: Shri MEHUL PAREKH) Son of Shri Jaysukh Shantilal Parekh 5/1, Russel Street, P.O- Middleton Row, P.S- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN - 700071 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.:: AIDPP5714F, Status: Individual, Executed by: Attorney, Executed by: Attorney | | | |
| 11 | Shri NIKHIL PAREKH Son of Shri Hasmukh Parekh 5/1, Russel Street, P.O- Middleton Row, P.S- Shakespeare Sarani, District-Kolkata, West Bengal, India, PIN - 700071 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.:: AKJPP5964B, Status: Individual, Executed by: Attorney, Executed by: Attorney | | | |
| 12 | Rajwada Developer 26, Mahamaya Mandir Road, P.O- Garia, P.S- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700084, PAN No.:: AARFR9646N, Status: Organization as Confirming Party, Executed by: Representative | | | |

Mortgagee Details :



















| Sl No | Name, Address, Photo, Finger print and Signature |
|-------|--|
| 1 | BAJAJ HOUSING FINANCE LIMITED Mumbai-Pune Road, P.O- Akurdi, P.S:- NIGDI, District-Pune, Maharashtra, India, PIN - 411035, PAN No.:: AADC86018P, Status: Organization, Executed by: Representative |

Major Information of the Deed - I-1901-04613/2018-18/06/2018

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | | | | | | |
|---|--|--|--|--------------|-----------|---|--|--|--|
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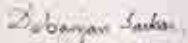
Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | | | | | | |
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Information of the Deed :- 1-1901-04613/2018-18/06/2018

| 3 | Name | Photo | Finger Print | Signature |
|--|--|---|--|---|
| | Mr PINAKI GUPTA (Presentant) Son of Mr Chandan Gupta Date of Execution - 18/06/2018, Admitted by: Self, Date of Admission: 18/06/2018, Place of Admission of Execution: Office |  |  |  |
| | | Jun 18 2018 5:41PM | LTI 18/06/2018 | 18/06/2018 |
| Mumbai-Pune Road, P.O:- Akurdi, P.S:- NIGDI, District:-Pune, Maharashtra, India, PIN - 411035. Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AJJPG6385J Status Representative, Representative of: BAJAJ HOUSING FINANCE LIMITED (as Authorized Signatory) | | | | |

Identifier Details :

| Name & address | |
|--|------------|
| Shri Debanjan Sarkar Son of Shri Debasis Sarkar S - 3/6 A.p. Nagar, P.O - Sonarpur, P.S - Sonarpur, District-South 24-Parganas, West Bengal, India. PIN - 700150, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr Bikash Agarwal, Mr Bikash Agarwal, Mr Bikash Agarwal, Mr Bikash Agarwal, Mr PINAKI GUPTA | |
|  | 18/06/2018 |

Endorsement For Deed Number : I - 190104613 / 2018

On 18-06-2018

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.

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

Presented for registration at 17.00 hrs on 18-06-2018, at the Office of the A.R.A - I KOLKATA by Mr. PINAKI GUPTA

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

Execution is admitted on 18/06/2018 by Mr Bikash Agarwal, Son of Late Rajendra Kumar Agarwal, 26, Mahamaya Mandir Road, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Identified by Shri Debanjan Sarkar, Son of Shri Debasis Sarkar, S - 3/6 A.p. Nagar, P.O: Sonarpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Others

Major Information of the Deed :- I-1901-04613/2018-18/06/2018

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

Execution is admitted on 18-06-2018 by Mr Bikash Agarwal, Partner, Rajwada Developer (Partnership Firm), 26, Mahamaya Mandir Road, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Shri Debanjan Sarkar, Son of Shri Debasis Sarkar, S - 3/6, A.p. Nagar, P.O, Sonarpur, Thana: Sonarpur, South 24-Parganas, WEST-BENGAL, India, PIN - 700150, by caste Hindu, by profession Others

Execution is admitted on 18-06-2018 by Mr PINAKI GURTA, Authorized Signatory, BAJAJ HOUSING FINANCE LIMITED (Public Limited Company), Mumbai-Pune Road, P.O.-Akurdi, P.S.-NIGDI, District-Pune, Maharashtra, India, PIN - 411035

Identified by Shri Debanjan Sarkar, Son of Shri Debasis Sarkar, S - 3/6, A.p. Nagar, P.O, Sonarpur, Thana: Sonarpur, South 24-Parganas, WEST-BENGAL, India, PIN - 700150, by caste Hindu, by profession Others

Execution is admitted on 18-06-2018 by Mr Bikash Agarwal, Director, Jiten Commercial Private Limited (Private Limited Company), 26, Mahamaya Mandir Road, P.O - Garia, P.S - Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084; Director, Kriston Merchants Private Limited (Private Limited Company), 26, Mahamaya Mandir Road, P.O.- Garia, P.S.- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084; Director, Rajwada Developers Private Limited (Private Limited Company), 26, Mahamaya Mandir Road, P.O.- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Shri Debanjan Sarkar, Son of Shri Debasis Sarkar, S - 3/6, A.p. Nagar, P.O, Sonarpur, Thana: Sonarpur, South 24-Parganas, WEST-BENGAL, India, PIN - 700150, by caste Hindu, by profession Others

Executed by Attorney

Execution by Mr Bikash Agarwal, Son of Late Rajendra Kumar Agarwal, 26, Mahamaya Mandir Road, P.O, Garia, Thana: Sonarpur, South 24-Parganas, WEST-BENGAL, India, PIN - 700084, by caste Hindu, by profession Business as the constituted attorney of, 1. Mr Parveen Agarwal, 26, Mahamaya Mandir Road, P.O, Garia, Thana: Sonarpur, South 24-Parganas, WEST-BENGAL, India, PIN - 700084, 2. Mrs Sarla Agarwala, Mrs Sarala Agarwal, 26, Mahamaya Mandir Road, P.O, Garia, Thana: Sonarpur, South 24-Parganas, WEST-BENGAL, India, PIN - 700084, 3. Shri RAJKUMAR AGARWAL, 26, Windsor Green, Mahamaya Mandir Road, P.O, Garia, Thana: Sonarpur, South 24-Parganas, WEST-BENGAL, India, PIN - 700084, 4. Shri HASMUKH PAREKH, 5/1, Russel Street, P.O, Middleton Row, Thana: Shakespeare Sarani, Kolkata, WEST-BENGAL, India, PIN - 700071, 5. Shri JAYSUKH PAREKH, 5/1, Russel Street, P.O, Shakespeare Sarani, Thana: Shakespeare Sarani, Kolkata, WEST-BENGAL, India, PIN - 700017, 6. Shri MEHUL JAYSUKH PAREKH, Shri MEHUL PAREKH, 5/1, Russel Street, P.O, Middleton Row, Thana: Shakespeare Sarani, Kolkata, WEST-BENGAL, India, PIN - 700071, 7. Shri NIKHIL PAREKH, 5/1, Russel Street, P.O, Middleton Row, Thana: Shakespeare Sarani, Kolkata, WEST-BENGAL, India, PIN - 700071 is admitted by him

Identified by Shri Debanjan Sarkar, Son of Shri Debasis Sarkar, S - 3/6, A.p. Nagar, P.O, Sonarpur, Thana: Sonarpur, South 24-Parganas, WEST-BENGAL, India, PIN - 700150, by caste Hindu, by profession Others

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 18/06/2018 12:53PM with Govt. Ref. No. 192018190249998621 on 18-06-2018, Amount Rs: 55,098/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 546878515 on 18-06-2018, 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 21716, Amount: Rs 50/-, Date of Purchase: 11/05/2018, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB, Online on 18/06/2018 12:53PM with Govt. Ref. No. 192018190249998621 on 18-06-2018, Amount Rs: 1,00,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 546878515 on 18-06-2018, Head of Account 0030-02-103-003-02

Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Major Information of the Deed :- I-1901-04613/2018-18/06/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2018, Page from 186908 to 186984
being No 190104613 for the year 2018.



Digitally signed by MALAY
CHAKRABORTY
Date: 2018.06.21 16:27:35 +05:30
Reason: Digital Signing of Deed.

(Malay Chakrabarty) 6/21/2018 4:27:22 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)