

S. Saranya

Mortgage -
ARA - II (Rajshahi)

D 5558/22
5558/22



अभिभवका पश्चिम बंगाल WEST BENGAL 03/03/2023 53AB 277693

Serial No. 1241 Date 03/03/2023
 BK No. 1 No. 1902-2022 Page No. 202666-202722
 Being No. 05558 Year 2022
 Carriage Paper Stamp
 Copying Fee Ordinary
 Copying Fee Special
 Transit Charges for Mail
 Railway Charges

4.00
 10.00
 10.00
 427.00

 451.00

Under Article P (1) & F (1) _____
 Under Article G (a) & G (b) _____
 Value of Stamp _____
 Value of Court Fee _____
 Value of Carriage Paper _____
 Value of Copying Fee _____
 Value of Transit Charges _____
 Value of Railway Charges _____
 Value of Other Charges _____
 Total Charges _____
 Paid and Deficient _____

S. Saranya

Record Keeper
Registrar of Assurances
Kolkata

03/03/2023

1
Addl. Registrar of Assurances-I
Kolkata

NAME: Sukhendu Kr. Samanta
ADD: S/O. Saini Deb Samanta
Ra: 2/5, Sarai, Sec Road,
P.S. Bhowanipally
Kolkata-30, Service

12 MAR 2021
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
3, K. S. Roy Road, Kol-1

2/9/21

12 MAR 2021

~~**12 MAR 2021**~~

5167/2022

D

5558/22



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL



239893

2/1498894/22

12-19
21/05/22

Additional Registrar of Assurances-II
Kolkata

Certified that the Document is admitted to
Registration by the Registrar of Assurances
and stamped in accordance with the provisions
of the Act and the Rules made thereunder.
Additional Registrar
Kolkata

23 MAY 2022

DEED OF MORTGAGE (SIMPLE MORTGAGE)
(WITHOUT POSSESSION)

Date of Execution : 21st Day of May 2022
Place of Execution : Kolkata.

007706

Sl. No.....
Name.....
Add.....
AMT.....100.....

20 MAY 2022

20 MAY 2022

S.B.I.
Madam Cama Road.
Mumbai-400021

[Signature]

SOMNATH TANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



[Handwritten mark]

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
21 MAY 2022

Sushruti K. Samanta,
570 Chhatra Samanta,
Kamruchi P. S. Diba,
P.O. Shyamban



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

GRN Details

GRN: 192022230031533691 Payment Mode: Online Payment
GRN Date: 21/05/2022 10:05:20 Bank/Gateway: HDFC Bank
BRN: 1799935184 BRN Date: 21/05/2022 10:07:47
Payment Status: Successful Payment Ref. No: 2001498894/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ashok Saraf
Address: 2/5 Sarat Bose Road
Mobile: 9830465491
Depositor Status: Others
Query No: 2001498894
Applicant's Name: Mr R Seth
Identification No: 2001498894/4/2022
Remarks: Mortgage, Mortgage without Possession by others

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001498894/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	169920
2	2001498894/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	55021
			Total	224941

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

- 3 Name/s of the Borrower/s (Father's/Husband's name also to be mentioned) : M/S.SUGAM SERENITY LLP
(PAN: ACQFS2908B),
LLPIN-AAC-7288
- 4 Address/s of the Borrower/s : Registered Office at Sukh Sagar Building,
Unit 1F/, 2/5 Sarat Bose Road, 1st Floor,
Kolkata-700 020, Post Office Elgin Road,
Police Station Bhowanipore,
District South 24 Parganas.
- 5 Name of the Mortgagors (Father's/Husband's name also to be mentioned) : 1.M/S.SUGAM GRIHA NIRMAAN LIMITED
(PAN: AAEC57354N),
CIN-U70109WB1989PLC045956,

2. M/S.ERODE MERCHANTS PRIVATE LIMITED
(PAN: AAACE5513F),
CIN-U67120WB1995PTC073778,

3. M/S.ALEXIA DEALERS PRIVATE LIMITED
(PAN: AAHCA0632L),
CIN-U51909WB2008PTC126236 and

4. M/S.ARYA PROJECTS LIMITED
(PAN: AACCA1732C),
CIN-U72300WB1978PLC031444.
- 6 Address/s of the Mortgagors: : **FOR M/S.SUGAM GRIHA NIRMAAN LIMITED-**
Registered Office at Sukh Sagar Building,
Unit 1F/, 2/5 Sarat Bose Road,1st Floor,
Kolkata-700 020, Post Office Elgin Road,
Police Station Bhowanipore,
District South 24 Parganas.

FOR M/S. ERODE MERCHANTS PRIVATE LIMITED-
Registered Office at Sukh Sagar Building,
Unit 1F/, 2/5 Sarat Bose Road,1st Floor,

Kolkata-700 020, Post Office Elgin Road,
Police Station Bhowanipore,
District South 24 Parganas.

FOR M/S.ALEXIA DEALERS PRIVATE LIMITED

Registered Office at Sukh Sagar Building,
Unit 1F/, 2/5 Sarat Bose Road, 1st Floor,
Kolkata-700 020, Post Office Elgin Road,
Police Station Bhowanipore,
District South 24 Parganas.

FOR M/S ARYA PROJECTS LIMITED-

Registered Office at 2 Ganesh Chandra
Avenue, Second Floor, Kolkata-700 013, Post Office
GPO, Police Station Hare Street, District -Kolkata.

7 Names, Age,
designations of the
authorised signatories
executing the Mortgage
on behalf of the
Borrower and
Mortgagors

: **FOR M/S. SUGAM SERENITY LLP. -
BORROWER-**

And

**FOR M/S. SUGAM GRIHA NIRMAAN
LIMITED, M/S. ERODE MERCHANTS PRIVATE
LIMITED, M/S ALEXIA DEALERS PRIVATE
LIMITED -**

--MORTGAGORS

As per Authorized Board Resolution dated
19.05.2022 passed by Board of directors,
authorized signatory is

Name - MR. ASHOK SARAF,

PAN No.: AJQPS0820D,

ADHAR No. 5399 5075 5762,

MOBILE No. 9830333712,

Son of Santosh Kumar Saraf, Age - 59 years,

Designation -Director.

**FOR M/S. ARYA PROJECTS LIMITED-
MORTGAGOR-**

As per Authorized Board Resolution dated

19.05.2022 passed by Board of directors,
authorized signatory is

Name - **MR. PRANAY ARYA,**

PAN No.: ADBPA 5728R

ADHAR No. 3811 1505 1848

MOBILE No. 9830965279

Son of RAMESH KUMAR ARYA Age - 34 years,

Designation - Director.

- 8 Name and Address of the Mortgagee : **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 Avenue, Post Office Park Circus, Police Station Beniapukur, Kolkata 700 017, represented through its Relationship Manager, MR. SANJEEV KUMAR, PAN No. AVMPK9946Q, ADHAR No. 860205036695, Mobile No. 9805501869, Son of Mr. Ajit Kumar Jaiswal, aged about 39 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 Gupta House, Malancha Awasan, Hatlara Road, Purbanchal Cooperative Society, Jhybagan, Post Office Ghuni, Police Station New Town, District, North 24 Parganas, Kolkata-700157.
- 9 Aggregate Limit (of the facilities/limits) sanctioned to the Borrower/s : Rs. 7, 00, 00,000/- (Rupees Seven Crores) only.

10 Terms of Repayment governing the above facilities/limits

: As per Letter of Arrangement being Letter No.: RMRE/SSLLP/2022-23/2, dated 19.05.2022--

PERIOD OF ADVANCE & REPAYMENT TERMS:

Working Capital:

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 **12.05.2022** is available for 36(thirty six) months from 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 Scheme.

REPAYMENT:

Repayment to be done in 05 quarterly instalments as per the repayment schedule mentioned hereunder, first instalment commencing on June 2024 and the last instalment falling due on June 2025. Interest to be paid as and when applied and also during moratorium period.

Loan will be liquidated in full on **June 2025** as per the schedule below:-

QUARTER	REPAYMENT
JUNE 2024	Rs.1.25 CRORE
SEPTEMBER 2024	Rs.1.25 CRORE
DECEMBER 2024	Rs.1.50 CRORE
MARCH 2025	Rs.1.50 CRORE
JUNE 2025	Rs.1.50 CRORE

11 Description of the Loan Documents for the Aggregate Limit executed by the Borrower and the Mortgagors / Guarantors

- i). Letter of Arrangement dated 19.05.2022.
- ii). Agreement of Loan-cum-Hypothecation- dated 19.05.2022, for Rs.7.00 Crores.
- iii). Guarantee Agreements- dated 19.05.2022, for Rs.7.00 Crores.
(hereinafter referred to as '**the said agreements**')

- 12 Facilities and Limits secured by the Mortgage in the aforesaid aggregate limit As per Letter of Arrangement dated 19.05.2022.

(Rs in Crore)

SL	FACILITY	EXISTING LIMIT	PROPOSED LIMIT
A] FUND BASED LIMITS:			
a	Working Capital (Builder Finance)	0.00	7.00
b	Term Loan	0.00	0.00
Total of Fund Based Limits		0.00	7.00
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	7.00

Interest at the rate of 4.10% above EBLR (which is presently 6.65% p.a.) is applicable. Effective interest before concessions is 10.75%.

Interest concession of 0.25% has been provided for our Bank's Housing Loan penetration in excess of 30%. However, if the penetration of the Home Loan after sanction of our loan in the funded project is less than agreed / stipulated penetration level then this concession will be withdrawn with immediate effect and the concession extended for the said period will be recovered. If the penetration of Home Loan is less than 30%, then it will be treated as non-compliance of our terms. All concessions linked to penetration will be withdrawn and also Penal interest @1% will be charged.

Effective interest rate after concessions (10.75% - 0.75%) =10.00% calculated 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. 7, 00, 00,000/- (Rupees Seven 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 Mortgagors" unless contrary intention is expressed to mean and include the Borrower/s and/or Guarantor/s and/or the Mortgagors 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 Mortgagors 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 Mortgagors agreeing to execute mortgage in favour of the Mortgagee over or in respect of the various immovable properties belonging to the Mortgagors more specifically described in the Schedules II hereunder written as security for the due repayment by the Mortgagors 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 Mortgagors 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 Mortgagors hereby covenant with the Mortgagee that the Mortgagors 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 Mortgagors 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 - Kusumba, in the DistrictSouth 24 Parganas and Registration Sub-District of Sonarpur, 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 Mortgagors 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 Mortgagors 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 Mortgagors hereby charges in favour of the Mortgagee all the property and assets of the Mortgagors 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 Mortgagors in connection with its/his business and also funds created by the Mortgagors 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 Mortgagors 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 Mortgagors 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 Mortgagors 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 Mortgagors 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 Mortgagors 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 Mortgagors or as shall be directed by the Mortgagors/s.

2. It is also hereby agreed and declared that in the event of the Mortgagors 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 Mortgagors and discharge of the Mortgagors 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 Mortgagors personally in accordance with the terms and conditions contained in all or any of the said agreements or under these presents.

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

(a) The Mortgagors 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 the unencumbered, absolute and disposal properties of the Mortgagors 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 Mortgagors continue to be indebted or liable to the Bank.

(b) The Mortgagors 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 Mortgagors 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 Mortgagors 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 Mortgagors or on the mortgages 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 Mortgagors 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 Mortgagors 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 Mortgagors hereby covenants with the Mortgagee that at all times during the continuance of the security hereby created, the Mortgagors shall keep the mortgaged properties and every part thereof in a good state of repair and condition

and that the Mortgagors 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 Mortgagors 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 Mortgagors 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 Mortgagors 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 Mortgagors 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 Mortgagors 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 Mortgagors 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 Mortgagors 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 Mortgagors/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 Mortgagors property;

i) If the Mortgagors 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 Mortgagors capacity to repay any amounts under the said facilities;

k) If the Mortgagors 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 Mortgagors/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 Mortgagors 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 outstanding 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 Mortgagors 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 Mortgagors hereby agrees that although as between the Borrower/s and Mortgagors/s, the mortgaged properties comprised herein is a collateral security, but as between the Mortgagors and the Mortgagee the property hereby mortgaged shall constitute principal security and the Mortgagors 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 Mortgagors hereby irrevocably appoints the Mortgagee to be his/its attorney and in the name and on behalf of the Mortgagors to execute and do all such acts matters deeds and things which the Mortgagor sought to do and execute and generally to use the name of the Mortgagors in the exercise of all or any of the powers by these presents conferred on the Mortgagee.

11. All the obligations of a Mortgagors 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 Mortgagors or the Mortgagee interest 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 Mortgagors or the Borrower/s or the Guarantor/s and whether jointly or singly with one another or others.

13. The Mortgagors 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 Mortgagors/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 Mortgagors through the Attorneys and engineers of the Mortgagee and if the Mortgagors shall not do so then the Mortgagee shall be entitled to engage its attorneys and engineers and the Mortgagors 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 Mortgagors to the Mortgagee with interest and they shall until repayment be a charge on the mortgaged properties.

15. The Mortgagors 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 Mortgagors 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 Mortgagors 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 Mortgagors as Borrower/s or the Guarantor/s and /or the Mortgagors hereunder and in particular the provisions against release or discharge of the Guarantor/s from liability under all or any of the said agree-

ments 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 Mortgagors 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 Mortgagors personally or by Facsimile (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 Mortgagors 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 Mortgagors. No part of mortgaged property has been rented out by the Mortgagee nor does Mortgagee have its physical possession on the subject property.

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 Mortgagors.

20. The Market value of Mortgaged property under this Deed of Mortgage for registration purpose is Rs. 7, 00, 00,000/- (Rupees Seven Crores) only.

THE SCHEDULE I ABOVE REFERRED TO
(FLOW OF TITLE / History of the land property)

1. SALE DEED Being No. 9192 for the year 2010.

One Shyam Das alias Shyam Das Lalwani alias Shyam Das Tharoomal purchased through 12 different sale deeds i.e. 05028 of 1955 and 11 others in between the period from 1955 to 1972 total land measuring 404.25 decimals equivalent to 244 Cotthas 9 chittack 630 sq. ft. all comprised in R.S. No.138, J.L. No. 50, lying situate within the limits of P.S. Sonarpur, Mouza Kusumba in the District of 24 Parganas (South) and being a portion of Municipal Holding No. 709 and also a portion of Municipal Holding No. 710 Kusumba within Ward No.7 of the Rajpur-Sonarpur Municipality.

By a Deed of Gift dated 31 July, 2003 made between Gurmukhdas therein called the Grahita and Shyamdas therein called the Data and duly registered in Book No. 1, Volume No. 25, Pages 407 to 418, Being No. 2721 for the year 2006 and registered with the A.D.S.R., Sonarpur, the said donor Shyam Das for the consideration therein mentioned, absolutely transferred by way of absolute gift in favour of the said Gurmukh Das All Those several pieces and parcels of land containing a total land area of 87.65 decimals equivalent to 53 Cotthas 0 chittacks 20 .34 sq. ft.

By a deed of gift dated 6th October. 2007 made between Gurmukh Das therein called the Grahita and Shyam Das therein called the Data and duly registered in Book No. I. Volume No. 36, pages 117 to 132, Being No. 10844 for the year 2008 and registered with the A.D.S.R., Sonarpur, the said donor Shyam Das for the consideration therein mentioned absolutely transferred by way of absolute gift in favour of the said donee Gurmukh Das All Those several pieces and parcels of land containing a total land area of 117.77 decimals equivalent to 71 Cotthas 4 Chittacks 0 sq. ft.

Thereafter all the lands transferred by way of gift out of the said remaining total Lands so had by the said Shyam Das he had intended to sell all those several Pieces and parcels of Land of diverse areas altogether containing 224.60 Decimals equivalent to 135 Cattish 14 Chittacks and 5.76 Sq. ft. recorded comprised in R.S. No. 138 J.L. No. 50 lying situated within the limits of P.S. Sonarpur, Mouza - Kusumba, District 24- Parganas (South) within ward No. 7 of the Rajpur Sonarpur Municipality.

Thereafter said Land measuring 224.60 Decimals which is part of above referred total Schedule land property and which was owned and by Shyam Das , he has transferred the same as vendor by Deed of Sale dated 22.09.2010 in favour of SUGAM GRIHA NIRMAAN PRIVATE LIMITED(now SUGAM GRIHA NIRMAAN LIMITED) , ERODE MURCHANTS PRIVATE LIMITED, ALEXIA DEALERS PRIVATE LIMITED and ARYA PROJECTS LIMITED and said deed of sale was duly executed and registered in the office of the ARA-1, Kolkata and recorded in Book I, Volume No. 22, Pages from 8161 to 8184, Being No. 9192 for the year 2010.

2. SALE DEED Being No. 9193 for the year 2010.

One Gurmukh Das purchased through 07 different sale deeds i.e. 03964 of 1957 and 06 others in between the period from 1957 to 1974 total land measuring 404.25 decimals equivalent to 122.50 decimal or 74 Cotthas 01 chittack 36 sq. ft.

Out of the said lands an area of 10 chittacks (equivalent to 1.03 decimal) in R.S. Dag No. 1605 and 9 chittacks equivalent to 0.93 decimals) in R.S. Dag No.1607 was sold to Liaquat Au Laskar and four others by Sri Shyamdas by a duly made sale deed dated 3 June, 1982 which was registered with the Sub-Registrar, Sonarpur, Being No. 2805 for 1982.

AND WHEREAS by a Deed of Gift dated 31 July, 2003 made between Gurmukhdas therein called the Grahita and Shyamdas therein called the Data and duly registered in Book No. I, Volume No. 25, Pages 407 to 418, Being No 2721 for the year 2006 and registered with the A.D.S.R., Sonarpur, the said donor Shyam Das for the consideration therein mentioned, absolutely transferred by way of absolute gift in favour of the said donee Gurmukhdas All those several pieces and parcels of land containing a total area of 87.65 decimals equivalent to 53 Cotthas 0 chittacks 20.34 sq. ft. by a Deed of Gift dated 6th October, 2007 made between Gurmukhdas therein called the Grahita and Shyam Das therein called the Data and duly registered in Book No. I, Volume No. 36, Pages 117 to 132, being No. 10844 for the year 2008 AND registered with THE A.D.S.R., Sonarpur, the said donor Shyam Das for the consideration therein mentioned absolutely transferred by way of absolute gift in favour of the said donee Gurmukhdas All Those several pieces and parcels of land containing a total area of 71 Cotthas 4 chittacks 0 sq. ft.

In the events aforesaid the said Gurmukhdas Lalwani also known as Gurmukhdas since deceased became entitled to a total of 325.96 decimals equivalent to 197 Cottha 3 chittack 11.34 sq. ft. of the land lying situate in Mouza Kusumba, R.S. No. 138, L.R. Khatian No. 593 within Ward No. 7 of Rajpur-Sonarpur Municipality comprised in several R.S. Dags and L.R. Dag Nos., P. S. Sonarpur, Sub-Registration Office Sonarpur, P.O. Narendrapur, District 24 Parganas (South).

On or about 29th October, 2007 the said Gurmukhdas Lalwani died testate after having made and published his last Will and Testament dated 10th October, 2007 whereof he appointed his elder son the said Rajesh Lalwani as the sole Executor of the said Will and whereby he bequeathed his various properties in favour of his various legatees as stated in the said Will.

By his said Will the said Testator Gurmukhdas did not make any bequeath in respect of a total of 13 decimal of land comprised in R.S. Dag NO. 1591 and L.R. Dag No. 1663 and he did bequeath the land containing 26 decimals comprised in R.S. Dag No.

1561 and L.R. Dag No. 1634 in favour of his brother Shyamdas which both areas are not the subject matter of these presents.

AND WHEREAS the said Testator Gurmukhdas by his said Will Bequeathed an area of 261 decimals equivalent to 157 Cotthas 14 chittacks 21.60 sq. ft. in favour of his sons being the Vendors herein viz. RAJESH LALWANI and RAKESH LALWANI .

In P L A No 108 of 2010 filed in the High Court at Calcutta in its testamentary and intestate jurisdiction, the Hon'ble High Court at Calcutta was pleased to grant a probate of the said Will in favour of and unto the said Rajesh Lalwani with effect and within the State of West Bengal, the said Rajesh Lalwani had undertaken to administer the said properties and credits according to the said Will and to make a full and true inventory thereof and exhibited the same before the Hon'ble court within the time stated in the order/probate dated 19th May, 2010.

The said Executor assented to the vesting of the immovable property (land) bequeathed under the said Will in favour of the respective legatees particulars whereof are stated in the said Will, the viz. RAJESH LALWANI and RAKESH LALWANI have out of the said total land measuring 261 decimals equivalent to 157 Cotthas 14 chittacks 21.60 sq. ft. agreed to sell and the Purchasers have agreed to purchase an area containing 171.03 decimals equivalent to 103 Cottha 5 chittack 25.6 sq. ft. out of 261 decimals equivalent to 157 Cotthas 14 chittacks 21.60 sq. ft.

Thereafter said Land measuring 171.03 Decimals which is part of above referred total Schedule land property and which was owned and possessed by Rajesh Lalwani and Rakesh Lalwani , have transferred the same as vendors by Deed of Sale dated 22.09.2010 in favour of SUGAM GRIHA NIRMAAN PRIVATE LIMITED(now SUGAM GRIHA NIRMAAN LIMITED), ERODE MURCHANTS PRIVATE LIMITED, ALEXIA DEALERS PRIVATE LIMITED and ARYA PROJECTS LIMITED and said deed of sale was duly executed and registered in the office of the ARA-I, Kolkata and recorded in Book I, Volume No. 22, Pages from 8185 to 8207, Being No. 9193 for the year 2010.

3. SALE DEED Being No. 9194 for the year 2010 ----

One Gurmukhdas during his life time by a Bengali Sale deed executed on 11th June, 1957 made between (1) Sajjat Ali Mondal and (2) Sauket All Mondal therein called the Kobala Data and the said Gurmukhdas (alsoknown as Gurmukhdas Lalwani) therein called the Grahita and duly registered in Book No. 1, Volume No. 50, pages 231 --

233, Being No. 3964, for the year 1957 at the office of A. D.S.R. Barui-pur, District 24 Parganas (South), the said Gurmukhdas (also known as Gurmukhdas Laiwani) since deceased for the consideration and in the premises therein mentioned purchased and acquired —

All those pieces or parcels of land containing an area of

- (a) 13 decimals Land comprised in R.S. Dag No, 1591.
- (b) 3 decimal land comprised in Dag No. 1541.
- (c) 6 decimal land comprised in Dag No. 1558.
- (d) 7 decimal land comprised in Dag No, 1559.
- (e) 16 decimal land comprised in Dag No. 1560

and the said Gurmukh Das did thus purchased total land area containing 45 decimal (more or less) at Mouza Kusumba Gram, J.L. No. 50, Touzi No. 259, R.S. 138, Pargana Medanmolla, Khatian Nos. 257, 235 within P.S. Sonarpur. A. D.S.R. Barui-pur (presently Sonarpur) in the present District of 24 Parganas (South).

After purchasing the said land in pursuance of the said registered Bengali sale Kobala deed executed on 11 June 1957 registered as being No. 3964 with A. D.S.R. Barui-pur, the said Gurmukhdas Laiwani was in exclusive possession and was exercising all rights of absolute occupation and paying annual rent in respect of the said entire Land and had been possessing and enjoying the same without any objection, restriction, dispute and denial whatsoever.

Out of the said land measuring about 13 decimals comprised in Dag No, 1591, the said Gurmukhdas Laiwani separated an area of 5 decimals therefrom and gave the same for the purpose of construction of a -temple, and he continued to hold, own and possess absolutely the remaining area of 8 decimals comprised in Dag No, 1591 as his personally occupied land and a heritable and transferable Estate subject to payment of annual land revenue to the Government of West Bengal.

On or about 29 October, 2007 the said Gurmukhdas Laiwani died testate after having made and published his last Will and Testament dated 10th October, 2007 and he appointed his elder son the said Rajesh Laiwani as the sole Executor of the said Will and he thereby bequeathed his various properties in favour of his various legatees as stated in the said Will.

The said remaining land measuring 8 decimals comprised in Dag No. 151 was not bequeathed by the said Gurmukhdas Laiwani in favour of anybody under his last Will

and Testament dated 10 October, 2007 and consequently the said 8 decimals of land comprised in Dag No. 1591 was inherited by (1) MRS. KAMALA LALWANI wife of late Gurmukhdas also known as Gurmukhdas Lalwani, (2) MRS. RHEA SAHJWANI, wife of Sri Kishore Sahjwani and daughter of the said late Gurmukhdas also known as GurmukhdasLalwani, (3) MRS. BABITA SAWLANI wife of Sri Gopal Sawlani and daughter of the said late Gurmukhdas also known as Gurmukhdas Lalwani, (4) RAJESH LALWANI, son of late Gurmukhdas also known as Gurmukhdas Lalwani, and (5) RAKESH LALWANI son of the said late Gurmukhdas alias Gurmukhdas Lalwani - Vendors herein and subject to payment of annual land revenue payable in respect thereof and the said vendors are having a heritable and transferable estate thereto.

on the basis of their aforesaid representations and assurances the said Vendors have agreed to sell and relying on the correctness thereof and believing the same to be true and correct the Purchasers have agreed to purchase the said land measuring 8 decimals comprised in Dag No. 1591 .

Thereafter said Land measuring 08 Decimals which is part of above referred total Schedule land property and which were owned and possessed by Mrs. Kamala Lalwani & 04 Ors. i.e. ((1) MRS. KAMALA LALWANI wife of late Gurmukhdas also known as Gurmukhdas Lalwani, (2) MRS. RHEA SAHJWANI, wife of Sri Kishore Sahjwani and daughter of the said late Gurmukhdas also known as Gurmukhdas Lalwani, (3) MRS. BABITA SAWLANI wife of Sri Gopal Sawlani and daughter of the said late Gurmukhdas also known as Gurmukhdas Lalwani, (4) RAJESH LALWANI, son of late Gurmukhdas also known as Gurmukhdas Lalwani, and (5) RAKESH LALWANI) as vendors transferred the same by Deed of Sale dated 22.09.2010 in favour of SUGAM GRIHA NIRMAAN PRIVATE LIMITED(now SUGAM GRIHA NIRMAAN LIMITED), ERODE MURCHANTS PRIVATE LIMITED, ALEXIA DEALERS PRIVATE LIMITED and ARYA PROJECTS LIMITED and said deed of sale was duly executed and registered in the office of the ARA-I, Kolkata and recorded in Book I, Volume No. 22, Pages from 8208 to 8227, Being No. 9194 for the year 2010.

4. SALE DEED Being No. 9195 for the year 2010 ----

By and in pursuance of a registered Sale Deed (Sat kabala) made between Shyamdas & Co. -a Partnership Firm therein called the GRAHITA and Md Mohosin Au Mondai therein called DATA (Seiler) and duly registered in Book No. I, Volume No. 42, Pages 118- 121 Being No. 2565 for the year 1976 and executed on 20 July 1976 the said

Mohosin Ali Mondal for the consideration and in the premises therein stated sold and transferred and the said Purchaser Shyamdas & Co. a Partnership Firm purchased All that piece or parcel of land measuring 8 Decimals recorded in J.L. No. 50. R.S. 138. Touzi No. 259. R.S. Dag No.1568. L.R Dag No. 1640 within Mouza Kusumba, Sub-registration Office Sonarpur, District 24 Parganas (South).

Thereafter said Land measuring 08 Decimals which is part of above referred total Schedule land property which was owned and possessed by Shyam Das & Co. who transferred the same as vendor by Deed of Sale dated 22.09.2010 in favour of SUGAM GRIHA NIRMAAN PRIVATE LIMITED(now SUGAM GRIHA NIRMAAN LIMITED), ERODE MURCHANTS PRIVATE LIMITED, ALEXIA DEALERS PRIVATE LIMITED and ARYA PROJECTS LIMITED and said deed of sale was duly executed and registered in the office of the ARA-1, Kolkata and recorded in Book I, Volume No. 22, Pages from 8228 to 8243, Being No. 9195 for the year 2010.

5. SALE DEED Being No. 09750 for the year 2010 ----

One Gurmukhdas during his life time by a Bengali Sale deed executed on 11.02.1957 made between Chamed Ali Sardar & 03 others therein called the Kobala Data and the said Gurmukhdas (also known as Gurmukhdas Lalwani) therein called the Grahita and duly registered in Book No. 1, Volume No. 07, pages 258 — 261, Being No. 0764, for the year 1957 at the office of A. D.S.R. Baruiipur, District 24 Parganas (South), the said Gurmukhdas (also known as Gurmukhdas Lalwani) since deceased for the consideration and in the premises therein mentioned purchased and acquired total land area containing 53 decimal (more or less) at Mouza Kusumba Gram, J.L. No. 50, Touzi No. 259, R.S. 138, Pargana Medanmolla, Dag Nos. 1561,1562 within P.S. Sonarpur. A. D.S.R. Baruiipur (presently Sonarpur) in the present District of 24 Parganas (South).

On or about 29th October 2007 the said Gurmukhdas Lalwani died testate after having made and published his last Will and Testament dated 10th October. 2007 whereof he appointed his elder son the said Rajesh Lalwani as the sole Executor of the said Will and whereby he bequeathed his various properties in favour of his various legatees and therein he also bequeathed his right in a portion of said land measuring 26 decimal in R.S. Dag Nos. 1561, L.R. Dag Nos. 1634 as stated in the said Will in favour of his younger brother Sri Shyamdas also known as Shyamdas Lalwani and Shyamdas Tharoomal being the Vendor herein .

In P L A No 108 of 2010 filed in the High Court at Calcutta in its testamentary and intestate jurisdiction, the Hon'ble High Court at Calcutta was pleased to grant a probate of the said Will in favour of and unto the said Rajesh Lalwani with effect and within the State of West Bengal, the said Rajesh Lalwani had undertaken to administer the said properties and credits according to the said Will and to make a full and true inventory thereof and exhibited the same before the Hon'ble court within the time stated in the order/probate dated 19th May, 2010.

The said Executor assented to the vesting of the immovable property (land) bequeathed under the said Will in favour of the respective legatees particulars whereof are stated in the said Will, viz Sri Shyamdas also known as Shyamdas Lalwani and Shyamdas Tharoomal has land measuring 26 decimals and he agreed to sell and the Purchasers have agreed to purchase an area containing 26 decimals.

Thereafter said Land measuring 26 Decimals which is part of above referred total Schedule land property and which was owned and possessed by Shyam Das also known as Shyamdas Lalwani and Shyamdas Tharoomal as vendor and said RAJESH LALWANI, being the Executor of the last Will and Testament dated 10 October, 2007 of late Gurmukhdas (also known as Gurmukhdas Lalwani) appointed under the Probate dated 19th May, 2010 granted in P.L.A. No. 108 of 2010 by the Hon'ble High Court at Kolkata in its testamentary and intestate jurisdiction, hereinafter referred to as the 'EXECUTOR' transferred the same by Deed of Sale dated 08.10.2010 as Vendor and in favour of SUGAM GRIHA NIRMAAN PRIVATE LIMITED(now SUGAM GRIHA NIRMAAN LIMITED), ERODE MURCHANTS PRIVATE LIMITED, ALEXIA DEALERS PRIVATE LIMITED and ARYA PROJECTS LIMITED and said deed of sale was duly executed and registered in the office of the ARA-I, Kolkata and recorded in Book I, Volume No. 24, Pages from 2453 to 2472, Being No. 9750 for the year 2010.

6.SALE DEED Being No. 09751 for the year 2010 ----

One Sri Gurmukhdas alias Sri Gurmukhdas Lalwani purchased through 07 different sale deeds i.e. 03964 of 1957 and 06 others in between the period from 1957 to 1974 total land measuring 122.50 decimal or 74 Cotthas 01 chittack 36.40 sq. ft.

Out of the said land an area of 10 chittacks (equivalent to 1.03 decimal) in R.S. Dag No. 1605 and 9 chittacks (equivalent to 0.93 decimals) in R.S. Dag No.1607 was sold to Liaquat Ali Laskar and four others by Gurmukhdas Lalwani by a duly made sale

deed which sale deed dated 3 June, 1982 was duly registered with the Sub-Registrar, Sonarpur on 3rd June, 1982 being No. 2805 for the year 1982.

By a Deed of Gift dated 31 July, 2003 made between Gurmukhdas Lalwani therein called the Grahita and Shyamdas therein called the Data and duly registered in Book No. I, Volume No. 25, Pages 407 to 418, Being No. 2721 for the year 2006 and registered with the A.D.S.R., Sonarpur, the said donor Shyam Das for the consideration therein mentioned, absolutely transferred by way of absolute gift in favour of the said donee Gurmukhdas All Those several pieces and parcels of land containing a land total area of 87.65 decimals equivalent to 53 Cotthas 0 chittacks 20.34 sq. ft.

By a Deed of Gift dated 6th October, 2007 made between Gurmukhdas therein called the Grahita and Shyam Das therein called the Data and duly registered in Book No. I, Volume No. 36, Pages 117 to 132, being No. 10844 for the year 2008 AND registered with THE A.D.S.R., Sonarpur, the said donor Shyam Das for the consideration therein mentioned absolutely transferred by way of absolute gift in favour of the said donee Gurmukhdas All Those several pieces and parcels of land containing a total area of 71 Cotthas 4 chittacks 0 sq. ft.

in the events aforesaid the said Gurmukhdas Lalwani also known as Gurmukhdas, since deceased became entitled to a total of 325.96 decimals equivalent to 197 Cottha 3 chittack 11.34 sq. ft. of the land lying situate in Mouza Kusumba, R.S. No. 138, L.R. Khatian No.. 593 within Ward No. 7 of Rajpur-Sonarpur Municipality comprised in several R.S. Dags and L.R. Dag Nos. P.S. Sonarpur, Sub-Registration Office Sonarpur, P.O. Narendrapur, District 24 Parganas (South).

on or about 29th October, 2007 the said Gurmukhdas Lalwani died testate after having made and published his last Will and Testament dated 10 October, 2007 whereof he appointed his elder son the said Rajesh Lalwani as the sole Executor of the said Will and whereby he bequeathed his various properties in favour of his various legatees as stated in the said Will.

By his said Will the said Testator Gurmukhdas did not make any bequeath in respect of a total of 13 decimal of land comprised in R.S. Dag NO. 1591 and L.R. Dag No. 1663 and he did bequeath the land containing 26 decimals comprised in R.S. Dag No. 1561 and L.R. Dag No. 1634 in favour of his brother Shyamdas the said Testator Gurmukhdas by his said Will bequeathed an area of 261 decimals equivalent to 157 Cotthas 14 Chittacks 21.60 sq. ft. in favour of his sons being the Vendors herein.

In P.L.A. No. 108 of 2010 filed in the High Court at Calcutta in its testamentary and intestate jurisdiction, the Hon'ble High Court at Calcutta was pleased to grant a probate of the said Will in favour of and unto the said Rajesh Lalwani with effect and within the State of West Bengal, the said Rajesh Lalwani had undertaken to administer the said properties and credits according to the said Will and to make a full and true inventory thereof and exhibited the same before the Hon'ble court within the time stated in the order/probate dated 19th May, 2010.

The said Executor assented to the vesting of the immovable property (land) bequeathed under the said Will in favour of the respective legatees particulars whereof are stated in the said Will.

in the premises aforesaid the said RAJESH LALWANI and RAKESH LALWANI -Vendors herein have become entitled to the said respective areas of land total of 325.96 decimals equivalent to 197 Cottha 3 chittack 11.34 sq. ft.. RAJESH LALWANI and RAKESH LALWANI, both Sons of late Gurmukhdas alias Gurmukhdas Lalwani RAJESH LALWANI, being the Executor of the last Will and Testament dated 10 October, 2007 of late Gurmukhdas (also known as Gurmukhdas Lalwani) appointed under the Probate dated 19th May, 2010 granted in P.L.A. No. 108 of 2010 by the Hon'ble High Court at Kolkata in its testamentary and intestate jurisdiction, hereinafter referred to as the 'EXECUTOR'

Thereafter said land measuring 87 Decimals out of said 325.96 decimals which is part of above referred total Schedule land property was owned and possessed by Rajesh Lalwani and Rakesh Lalwani as Vendors and said RAJESH LALWANI, being the Executor of the last Will and Testament dated 10 October, 2007 of late Gurmukhdas (also known as Gurmukhdas Lalwani) appointed under the Probate dated 19th May, 2010 granted in P.L.A. No. 108 of 2010 by the Hon'ble High Court at Kolkata in its testamentary and intestate jurisdiction, hereinafter referred to as the 'EXECUTOR' transferred the same by Deed of Sale dated 08.10.2010 in favour of SUGAM GRIHA NIRMAAN PRIVATE LIMITED (now SUGAM GRIHA NIRMAAN LIMITED), ERODE MURCHANTS PRIVATE LIMITED, ALEXIA DEALERS PRIVATE LIMITED and ARYA PROJECTS LIMITED and said deed of sale was duly executed and registered in the office of the ARA-1, Kolkata and recorded in Book I, Volume No. 24, Pages from 2473 to 2495, Being No. 9751 for the year 2010.

By virtue of said six conveyances containing all together an area of 524.63 Satak equivalent to 317 Cotthas 06 Chittacks and 18.22 square feet said SUGAM GRIHA NIRMAAN PRIVATE LIMITED(now SUGAM GRIHA NIRMAAN LIMITED), ERODE MURCHANTS PRIVATE LIMITED, ALEXIA DEALERS PRIVATE LIMITED and ARYA PROJECTS LIMITED became the joint owners of said entire property and duly mutated in records of the concerned B.L. & L.R.O. and the municipality and they are the joint owners thereof.

Said joint owners have for the sake of convenience and other good reasons formed two lots, of the said entire lands and got the said two Lots separately assessed by the said Rajpur - Sonarpur Municipality, being -

- (a) Municipal Holding No. 710 Kusumba containing an area of 139 Cotthas 4 Chittacks 8.7 sq. ft. within the limits of ward no. 7 of the Rajpur Sonarpur Municipality, P.S. Sonarpur.
- (b) Municipal Holding No. 1479 Kusumba containing an area of 178 Cotthas 0 Chittacks 9.52 sq. ft within the limits of Ward No. 7 of the Rajpur Sonarpur Municipality, P.S. Sonarpur.

Said respective Municipal Holdings are also duly mutated in the Joint names of the said owners in the records of the Rajpur- Sonarpur Municipality.

Said joint owners have obtained the use / nature of land comprised in the said premises being Municipal Holding No. 1479 Kusumba converted by the concerned authorities and the Vendors are entitled to use the land of the said premises for the purpose of construction of new buildings containing self-contained flats/units for residential / other lawful uses.

Said joint owners have decided to take up the Development of the said Holding No.1479 Kusumba containing an area of 178 Cotthas 0 Chittacks 9.52 sq. ft. lying situate within Ward No. 7 of the Rajpur - Sonarpur Municipality and the said land is hereinafter referred to as the said 'Land'/'Premises'.

Said joint owners have obtained sanctioned building plan No. 313/CB/07/17/ dated 16.03.2020 for construction of the 01 Block and 4 wings of G+7 storied new residential building viz.'SUGAM PRAKRITI' containing self-contained independent residential flats and other units measuring total Built-Up area 232791.36 sq. ft. on the land of

the said Municipal Holding No. 1479 Kusumba (hereinafter called the said Land/Premises').

Said joint owners have entered into one Registered Development Agreement with the developer viz. SUGAM SERENITY LLP on 21.01.2020, and duly registered at ARA-I at Kolkata and recorded in Book No. 1, Volume No. 1901-2020, Pages from 16852 to 16917, Being No.190100328, For the Year 2020 to construct residential complex consisting of 01 Block and 4 wings of G+7 storied residential building viz.'SUGAM PRAKRITI' in the said subject land.

As per this agreement Owners' allocation shall be 22% of sale proceeds and Developer's allocation shall be 78 % of sale proceeds of the said housing project.

One General Power of Attorney has been executed on 20.02.2020 by SUGAM GRIHA NIRMAAN LIMITED & 03 Others as owners and therein SUGAM SERENITY LLP- (Partners-Sri Ashok Saraf and Sri Arvind Kumar Saraf) is appointed as Attorney and duly registered at ARA-I at Kolkata and recorded in Book No. 1, Volume No. 1901-2020, Pages from 31006 to 31056, Being No.190100639, For the Year 2020.

Construction of said building on said land has been started by said developer which is in its full swing.

In the manner as aforesaid said SUGAM GRIHA NIRMAAN PRIVATE LIMITED(now SUGAM GRIHA NIRMAAN LIMITED), ERODE MERCHANTS PRIVATE LIMITED, ALEXIA DEALERS PRIVATE LIMITED and ARYA PROJECTS LIMITED have become present owners of the said property which is good and marketable and free from all encumbrances and they have their khas and peaceful possession upon the said property which has been fully described in Schedule II hereunder written and herein for the sake of brevity referred to as "**said MORTGAGED PROPERTY**" / "**said PREMISES**", free from all encumbrances liabilities and lis-pendens whatsoever.

THE SCHEDULE II ABOVE REFERRED TO

ALL THOSE the pieces and parcels of land containing an area of 294 decimal equivalent to 178 Cotthas 0 Chittack 9.52 sq. ft. (more or less) or 8 Bighas 18 Cotthas & 9.52 Sq. ft. (more or less) and proposed housing project/residential complex viz. 'SUGAM PRAKRITI' to be constructed upon this land Consisting of 01 Block and 4 wings of G+7 storied measuring total Built-Up area 232791.36 sq. ft. in said residential complex lying and situated at Mouza Kusumba, Pargana Madanmalla, J.L. No. 50, R.S. No. 138, Touzi No. 259, Police Station: Sonarpur, Sub Registration Office : Sonarpur, in the District of 24 Parganas (South) numbered as Municipal Premises No.

1479, Kusumba, P.O. Narendrapur, Kolkata-700103, within the limits of Ward No. 7 of the Rajpur- Sonarpur Municipality and comprised in the L.R. Khatian Nos. 2831, 2832, 2833 and 2834 and the following many Dag numbers----

L.R. Dag No.	R.S. Dag No.	Area (Decimal)
1629	1556	20
1635	1562	27
1634	1561	26
1633	1560	16
1631	1558	06
1612	1541	03
1639	1567	08
1640	1568	08
1651	1579	48
1632	1559	07
1652	1580	14
1650	1578	19
1653	1581	02
1654	1582	13
1655	1583	09
1677	1605/2506	13
1679	1606	05
1678(P)	1605(P)	27
1680(P)	1607(P)	07
1656(P)	1584(P)	04
1657(P)	1585(P)	12

Total Area 294 Decimal Equivalent to 178 Cotthas 0 Chittack 9.52 sq. ft. or 8 Bighas 18 Cotthas & 9.52 Sq. ft. (more or less) in the State of West Bengal and butted and bounded in the manner following, that is to say:--

ON THE EAST : Premises no. 710 Kusumba.
 ON THE SOUTH : By Public Road.
 ON THE WEST : By Public Land.
 ON THE NORTH : By Public Road/ By Others Land.

WITNESS WHEREOF the Borrower and Mortgagors 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. *Sushruti Samanta.*



SUGAM SERENITY LLP.

Ashokraj.

Partner / Authorized Signatory

SIGNATURE OF BORROWER
SUGAM SERENITY LLP.
Authorized signatory Vide Firm
Board Resolution dated 19.05.2022

Dipujan Bhowmik
2. *Dipujan Bhowmik*
G8, D. D Mandal Chhat
KOL-700076

SUGAM GRIHA NIRMAAN LTD.

Ashokraj.

Director

SIGNATURE OF MORTGAGOR No. 1
M/S.SUGAM GRIHA NIRMAAN LIMITED
Authorized signatory Vide Company
Board Resolution dated 19.05.2022

ERODE MERCHANTS PVT. LTD

Ashokraj.

Director

SIGNATURE OF MORTGAGOR No. 2
M/S.ERODE MERCHANTS PRIVATE LIMITED
Authorized signatory Vide Company
Board Resolution dated 19.05.2022

ALEXIA DEALERS PVT LTD
Ashokanand
 Director

SIGNATURE OF MORTGAGOR No. 3
 M/S.ALEXIA DEALERS PRIVATE LIMITED
 Authorized signatory Vide Company
 Board Resolution dated 19.05.2022

For ARYA PROJECTS LTD.

[Signature]
 Authorised Signatory

SIGNATURE OF MORTGAGOR No. 4
 M/S.ARYA PROJECTS LIMITED
 Authorized signatory Vide Company
 Board Resolution dated 19.05.2022

[Signature]



SIGNATURE OF MORTGAGEE BANK - SBI

DRAFTED BY ME

AK Mishra

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

SPECIMEN FORM FOR TEN FINGERPRINTS(30)

	<i>Ashok Saraf</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

	<i>P. Jay</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

	<i>Sanjay Kumar</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

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



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUGAM GRIHA NIRMAAN LIMITED

11/01/1989

AAECS7354N

Permanent Account Number

15112073

इस कार्ड में खाने / पावने पर कृपया नोटिफिकेशन / अधिसूचना
 आयकर सेवा केंद्र, एनएसडी (एन
 डी एसडी), कबीरनगर रोड नं. 341, प्लॉट नं. 997/8,
 मॉडल कॉलोनी, नर धर्मपुर चौक के पास,
 पाना - 411 016

*If this card is lost / someone's lost card is found,
 please inform / return to:*
 Income Tax PAN Services Unit, NSDL,
 5th Cross, Maini Siding,
 Plot No. 341, Survey No. 997/8,
 Model Colony, Near Deep Bungalow Chowk,
 Panaji - 411 016

Tel: 91-29-2721 8080, Fax: 91-29-2721 8081
 e-mail: raiinfo@nsdl.co.in

PERMANENT ACCOUNT NUMBER
AAACCESS13F

ERODE MERCHANTS PRIVATE LIMITED

DATE OF INCORPORATION/FORMATION
28-08-1993


 2007 2008, Y.A. 11
 COMMISSIONER OF INCOME TAX, W.S. - 11

ທ່ານ ຈຳນວນ / ທ່ານ ທີ່ ພົວພັນ ທີ່ ພົວພັນ ທີ່ ພົວພັນ
 ທີ່ ພົວພັນ ທີ່ ພົວພັນ / ທ່ານ ທີ່ ພົວພັນ
 ທີ່ ພົວພັນ ທີ່ ພົວພັນ ທີ່ ພົວພັນ,
 ຕ.ຊ.,
 ທີ່ ພົວພັນ,
 ພວມມາ - 700 000.

In case this card is lost/ found, kindly inform/write to
 the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technical),
 P-1,
 Charnghee Square,
 Calcutta- 700 005.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

ALEXIA DEALERS PRIVATE LIMITED



28/05/2008

Permanent Account Number

AAHCA0632L

03/05/2008

आयकर विभाग, एन.ए. रोड, मुंबई - 400 012
आयकर सेवा केंद्र, एन.ए. रोड
आयकर सेवा केंद्र, एन.ए. रोड, मुंबई - 400 012
एन.ए. रोड, मुंबई - 400 012

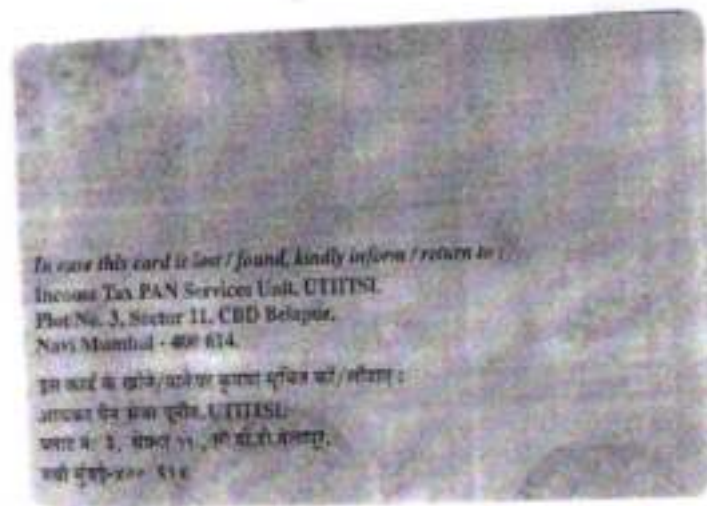
If this card is lost / someone's card used to provide
PAN services / return to
Income Tax PAN Service Unit, NSDL,
10 Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Park, Mumbai - 400 012

Tel: 91-22-24984000, Fax: 91-22-24981884,
e-mail: tax@nsdl.co.in


REG. NO. 198 / OVERSEAS ACCOUNT NUMBER
AACCAT30C
REG. NO. 198
ARVA PROJECTS LIMITED

DECLARATION BY THE CHAIRMAN OF THE COMPANY
27-05-2022

[Signature]
Chairman, ARVA PROJECTS LIMITED
27-05-2022




नाम / नाम संख्या / PERMANENT ACCOUNT NUMBER
AJQPS0820D

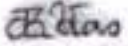


नाम / NAME
ASHOK SARAF

पिता का नाम / FATHER'S NAME
SANTOSH KUMAR SARAF

जन्म तिथि / DATE OF BIRTH
02-11-1993

PRINTED SIGNATURE



 अशोक सराफ, प.सं. 41
 COMMISSIONER OF INCOME-TAX, W.B. - II

Ashok Saraf for Rego office 21/05/2022

यह कार्ड के बिना / बिना कार्ड के प्राप्त नहीं करेंगे
 यदि सहायता की सुविधा / सेवा का है
 संपर्क करने योग्य.
 017,
 शीर्षक सहायक,
 कार्यालय - 700 060.
 In case this card is lost/missing, kindly inform returns to
 the issuing authority :
 Assistant Commissioner of Income-tax,
 P-1,
 Chatterjee Nagar,
 Calcutta-700 060.



भारत सरकार
GOVERNMENT OF INDIA



अशोक सराफ
Ashok Saraf
जन्म तिथि/ DOB: 02/11/1963
पुरुष / MALE



5399 5075 5762

MERA AADHAAR, MERI PEHACHAN

Ashok Saraf For Regn. office
21/05/2022



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

जन्मज: सन्तोष कुमार सराफ,
सिद्धार्थ बिल्डिंग फ्लैट-55बी,
14/2, बुद्धान् रोड, आलिपोरे,
कोल्कता,
वेस्ट बंगाल - 700027

Address

S/O: Santosh Kumar
Saraf, Sidharth Building
Flat-5B, 14/2, Burdwan
Road, Alipore, Kolkata,
West Bengal - 700027



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRANAY ARYA
RAMESH KUMAR ARYA

04/07/1987
Permanent Account Number
ADBPA5728R



Pranay Arya

Signature

Pranay

ভারত সরকার
Union Identification Authority of India
GOVERNMENT OF INDIA

স্মারক নং / Number No.: **190205558**

কেন্দ্র
 To: Prady Aya
 ৩৩৭/৬৩
 ৩৩৭/৬৩
 ৩৩৭/৬৩
 ৩৩৭/৬৩
 ৩৩৭/৬৩

৩৩৭/৬৩
৩৩৭/৬৩
৩৩৭/৬৩

স্মারক নং / Your Aadhaar No.:
3811 1505 1843

স্মারক - সামগ্রিক মানুষের অধিকার

ভারত সরকার
Union Identification Authority of India
GOVERNMENT OF INDIA

কেন্দ্র
 To: Prady Aya
 ৩৩৭/৬৩
 ৩৩৭/৬৩
 ৩৩৭/৬৩

স্মারক নং / Your Aadhaar No.:
3811 1505 1843

স্মারক - সামগ্রিক মানুষের অধিকার

ভারত সরকার
Union Identification Authority of India
GOVERNMENT OF INDIA

স্মারক

- স্মারক পরিচয় প্রমাণ, পরিচয় প্রমাণ নয়।
- পরিচয় প্রমাণ প্রমাণ পরিচয় প্রমাণ নয়।

স্বপ্নপ্রমাণ

- স্মারক is proof of identity, not of citizenship.
- To establish identity, a citizen needs a PAN.

• স্মারক নং (UID) নয়।

• স্মারক পরিচয় প্রমাণ, পরিচয় প্রমাণ নয়।

• স্মারক is valid throughout the country.

• Aadhaar will be helpful in easing Government and Non-Government services in future.

ভারত সরকার
Union Identification Authority of India
GOVERNMENT OF INDIA

কেন্দ্র
 To: Prady Aya
 ৩৩৭/৬৩
 ৩৩৭/৬৩
 ৩৩৭/৬৩

3811 1505 1843

Prady Aya



TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr. Sanjeev Kumar (PF ID 7097700), s/o Shri Ajit Kumar Jaiswal, PAN No AVMPK9946Q, working as Manager at State Bank of India, SME EXIM Branch (Code - 04288), is hereby authorised to represent State Bank of India, SME EXIM Branch for execution of Documents / Registered Mortgage of the properties (proposed security) of borrowing company M/s Sugam Serenity LLP (LLPIN-AAC-7288) and it's land owners for security of already sanctioned credit facilities by our Bank.

The details of the properties to be mortgaged are:

All those pieces and parcels of land containing an area of 294 decimal equivalent to 8 Bighas 18 Cottahs & 9.52 Sqft (more or less) on which the proposed housing project/residential complex named and styled as 'SUGAM PRAKRITI' would be constructed upon this land consisting of 01 Block and 4 wings of (G+7) storied Buildings in said residential complex with 231 flats and 182 car parking spaces.

Survey Nos.

LR Dag No- 1629, 1635, 1634, 1633, 1631, 1612, 1639, 1640, 1651, 1632, 1652, 1650, 1653, 1654, 1655, 1677, 1679, 1678(P), 1680(P), 1656(P), 1657(P).

L.R. Khatian Nos. 2831, 2832, 2833 and 2834,

Mouza-Kusumba

Total Area : 294 decimal equivalent to 8 Bighas 18 Cottahs& 9.52 Sqft

Situated at Holding No. 1479, Kusumba, P.O. Narendrapur, PS-Sonarapur, Under Ward No 7, Sonarapur, Dist: South 24 Parganas, West Bengal, India, Pin-700103.

Boundaries:

On the North by: By Public Road, By Others Land

On the South by: By Public Road

On the East by: Premises no. 710 Kusumba

On the West by: By Public Land.


Assistant General Manager

State Bank of India

SME Exim Branch

Date: 21.05.2022

bank.sbi

Swift Code-SBININ58815

04288@sbi.co.in

এস.এম.ই. এঞ্জিন শাহ

ভারত চেম্বার অফ কমার্স

৯/১, সৈয়দ আমির আলী আভিনিকি

৪র্থ ফ্লোর, কোলকাতা - ৭০০ ০১৭

एस.एम.ई. एंजिन शहा

भारत चेंबरा अफ कमारस

९/१, साईद आमिर आली एबेनु

४थ फ्लोर, कोलकाता - ७०० ०१७

SME Exim Branch

Bharat Chamber of Commerce

9/1, Syed Amir Ali Avenue

4th Floor, Kolkata - 700 017

21/05/2022 Query No.:19022001498894 / 2022 Deed No : 190205558 / 2022, Document is digitally signed.



भारत सरकार
Government of India



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पंजीकरण क्रम/ Enrolment No.: 0000/00714/02085

Overseas Data: 880000001

To
श्री श्री कुमार
Sanjeev Kumar
Vijay Kumar Gupta
Gupta House
Malancha Awasan Hatlars Road
Putanchal Cooperative Society Jhybagan
Golden Residency
Rajahat Gopalpur(M)
Hatlars
North 24 Parganas West Bengal - 700157
9805501982

Home Data: 880000001

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

8602 0503 6695

VID : 8115 7619 4722 2227

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Overseas Data: 880000001



श्री श्री कुमार
Sanjeev Kumar
Sex: MALE/DOB: 07/07/1982
गुण MALE

Home Data: 880000001

8602 0503 6695

VID : 8115 7619 4722 2227

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सफ़्ट QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को प्राप्त करने में मदद करता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट करें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App से सहे।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



श्री श्री कुमार गुप्त, गुप्त घर, मलान्चा आवास हटलार्स रोड, पुटान्चल सहकारी सोसाइटी ज्यिबगन, राजहट गोपालपुर(म), नॉर्थ 24 पार्गना, वेस्ट बंगाल - 700157

Address:
Vijay Kumar Gupta, Gupta House, Malancha Awasan Hatlars Road, Golden Residency, Putanchal Cooperative Society Jhybagan, Rajahat Gopalpur(M), North 24 Parganas, West Bengal - 700157



8602 0503 6695

VID : 8115 7619 4722 2227

1947 | 22 helpline@uidai.gov.in | www.uidai.gov.in

Sanjeev Kumar



Sanjay Kumar



Major Information of the Deed

Deed No :	I-1902-05558/2022	Date of Registration	23/05/2022
Query No / Year	1902-2001498894/2022	Office where deed is registered	
Query Date	21/05/2022 12:58:24 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. 7,00,00,000/-	Rs. 23,63,06,532/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,70,020/- (Article:40(b))	Rs. 55,105/- (Article:A(1), E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Kusumba Road, Mouza: Kusumba, Premises No: 1479, , Ward No: 007 JI No: 50, Pin Code : 700103

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-1629 (RS :-)	LR-2831	Bastu	Bastu	20 Dec	33,33,333/-	87,27,278/-	Property is on Road
L2	LR-1635 (RS :-)	LR-2832	Bastu	Bastu	27 Dec	33,33,333/-	1,17,81,826/-	Property is on Road
L3	LR-1634 (RS :-)	LR-2833	Bastu	Bastu	26 Dec	33,33,333/-	1,13,45,462/-	Property is on Road
L4	LR-1633 (RS :-)	LR-2834	Bastu	Bastu	16 Dec	33,33,333/-	69,81,822/-	Property is on Road
L7	LR-1639 (RS :-)	LR-2833	Bastu	Bastu	8 Dec	33,33,333/-	34,90,911/-	Property is on Road
L8	LR-1640 (RS :-)	LR-2834	Bastu	Bastu	8 Dec	33,33,333/-	34,90,911/-	Property is on Road
L9	LR-1651 (RS :-)	LR-2831	Bastu	Bastu	48 Dec	33,33,333/-	2,09,45,468/-	Property is on Road
L11	LR-1652 (RS :-)	LR-2833	Bastu	Bastu	14 Dec	33,33,333/-	61,09,095/-	Property is on Road
L13	LR-1653 (RS :-)	LR-2831	Bastu	Bastu	2 Dec	33,33,333/-	33,33,333/-	Property is on Road
L14	LR-1654 (RS :-)	LR-2832	Bastu	Bastu	13 Dec	33,33,333/-	56,72,731/-	Property is on Road
L15	LR-1655 (RS :-)	LR-2833	Bastu	Bastu	9 Dec	33,33,333/-	39,27,275/-	Property is on Road
L16	LR-1677 (RS :-)	LR-2834	Bastu	Bastu	13 Dec	33,33,333/-	56,72,731/-	Property is on Road
L19	LR-1680 (RS :-)	LR-2833	Bastu	Bastu	7 Dec	33,33,333/-	33,33,333/-	Property is on Road

L20	LR-1656 (RS :-)	LR-2834	Bastu	Bastu	4 Dec	33,33,333/-	33,33,333/-	Property is on Road
L21	LR-1657 (RS :-)	LR-2831	Bastu	Bastu	12 Dec	33,33,340/-	52,36,367/-	Property is on Road
		TOTAL :			227Dec	500,00,002 /-	1033,81,876 /-	

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Kusumba Road, Mouza: Kusumba, Premises No: 1479, JI No: 50, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L5	LR-1631 (RS :-)	LR-2831	Bastu	Bastu	6 Dec	33,33,333/-	33,33,333/-	Property is on Road
L6	LR-1612 (RS :-)	LR-2832	Bastu	Bastu	3 Dec	33,33,333/-	33,33,333/-	Property is on Road
L12	LR-1650 (RS :-)	LR-2834	Bastu	Bastu	19 Dec	33,33,333/-	82,90,914/-	Property is on Road
		TOTAL :			28Dec	99,99,999 /-	149,57,580 /-	

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Kusumba Road, Mouza: Kusumba, , Ward No: 007 JI No: 50, Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L10	LR-1632 (RS :-)	LR-2832	Bastu	Bastu	7 Dec	33,33,333/-	33,33,333/-	Property is on Road
L17	LR-1679 (RS :-)	LR-2831	Bastu	Bastu	5 Dec	33,33,333/-	33,33,333/-	Property is on Road
L18	LR-1678 (RS :-)	LR-2832	Bastu	Bastu	27 Dec	33,33,333/-	1,17,81,826/-	Property is on Road
		TOTAL :			39Dec	99,99,999 /-	184,48,492 /-	
		Grand Total :			294Dec	700,00,000 /-	1367,87,948 /-	

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, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21	232791 Sq Ft.	0/-	9,95,18,584/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 29098.9 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Up to Foundation</p> <p>Floor No: 1, Area of floor : 29098.9 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Up to Foundation</p> <p>Floor No: 2, Area of floor : 29098.9 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Up to Foundation</p> <p>Floor No: 3, Area of floor : 29098.9 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Up to Foundation</p> <p>Floor No: 4, Area of floor : 29098.9 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Up to Foundation</p> <p>Floor No: 5, Area of floor : 29098.9 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Up to Foundation</p> <p>Floor No: 6, Area of floor : 29098.9 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Up to Foundation</p> <p>Floor No: 7, Area of floor : 29098.9 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Up to Foundation</p>					
Total :		232791.36 sq ft	0 /-	995,18,584 /-	

Mortgagor Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	SUGAM GRIHA NIRMAAN LIMITED 2/5, SARAT BOSE ROAD, City:- , P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx4N, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	ERODE MERCHANTS PRIVATE LIMITED 2/5, SARAT BOSE ROAD, City:- , P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx3F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

3	ALEXIA DEALERS PRIVATE LIMITED 2/5, SARAT BOSE ROAD, City:- , P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: AAxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	ARYA PROJECTS LIMITED 2, GANESH CHANDRA AVENUE, City:- , P.O:- GPO, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700013 , PAN No.:: AAxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	SUGAM SERENITY LLP 2/5, SARAT BOSE ROAD, City:- , P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: ACxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative



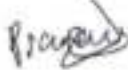


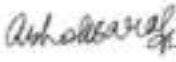
Mortgagee Details :

SI 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 :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SANJEEV KUMAR (Presentant) Son of Shri AJIT KUMAR JAISWAL Date of Execution - 21/05/2022, , Admitted by: Self, Date of Admission: 21/05/2022, Place of Admission of Execution: Office	 <small>May 21 2022 3:24PM</small>	 <small>LTI 21/05/2022</small>	Signature  <small>21/05/2022</small>
GUPTA HOUSE, MALANCHA AWASAN HATIARA ROAD PURBACHAL CO-OPERATIVE SOCIETY, City:- , P.O:- GHUNI, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AVxxxxxx6Q, Aadhaar No: 86xxxxxxxx6695 Status : Representative, Representative of : STATE BANK OF INDIA (as MANAGER)				
2	Name Mr ASHOK SARAF Son of Late SANTOSH KUMAR SARAF Date of Execution - 21/05/2022, , Admitted by: Self, Date of Admission: 21/05/2022, Place of Admission of Execution: Office	 <small>May 21 2022 3:25PM</small>	 <small>LTI 21/05/2022</small>	Signature  <small>21/05/2022</small>

14/2, BURDWAN ROAD, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx0D, Aadhaar No: 53xxxxxxxx5762 Status : Representative, Representative of : SUGAM GRIHA NIRMAAN LIMITED (as DIRECTOR), ERODE MERCHANTS PRIVATE LIMITED (as DIRECTOR), ALEXIA DEALERS PRIVATE LIMITED (as DIRECTOR)

3	Name	Photo	Finger Print	Signature
	Mr PRANAY ARYA Son of Mr RAMESH KUMAR ARYA Date of Execution - 21/05/2022, , Admitted by: Self, Date of Admission: 23/05/2022, Place of Admission of Execution: Office			
		May 23 2022 1:22PM	LTI 23/05/2022	23/05/2022
	9A, ALIPORE PARK PLACE, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8R, Aadhaar No: 38xxxxxxxx1848 Status : Representative, Representative of : ARYA PROJECTS LIMITED (as DIRECTOR)			
4	Name	Photo	Finger Print	Signature
	Mr ASHOK SARAF Son of Late SANTOSH KUMAR SARAF Date of Execution - 21/05/2022, , Admitted by: Self, Date of Admission: 21/05/2022, Place of Admission of Execution: Office			
		May 21 2022 3:25PM	LTI 21/05/2022	21/05/2022
	14/2, BURDWAN ROAD, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx0D, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SUGAM SERENITY LLP			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sukhendu Kumar Samanta Son of Late Sahadeb Samanta Rampurchak, Paschim Medinipur, City:- , P.O:- Shyamchak, P.S:-Debra, District:- Paschim Midnapore, West Bengal, India, PIN:- 721301			
	21/05/2022	21/05/2022	21/05/2022
Identifier Of Mr SANJEEV KUMAR, Mr ASHOK SARAF, Mr PRANAY ARYA, Mr ASHOK SARAF			

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Kusumba Road, Mouza: Kusumba, Premises No: 1479, Ward No: 007 JI No: 50, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1629, LR Khatian No:- 2831	Owner:সুগম গৃহ নির্মান প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড, কোল-20 , Classification:পুকুর, Area:0.05000000 Acre,	SUGAM GRIHA NIRMAAN LIMITED
L2	LR Plot No:- 1635, LR Khatian No:- 2832	Owner:আলেক্সিয়া ডিলারস প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড কোল-20, Classification:পুকুর, Area:0.07000000 Acre,	ALEXIA DEALERS PRIVATE LIMITED
L3	LR Plot No:- 1634, LR Khatian No:- 2833	Owner:এরোড মার্চেন্টস প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড কোল- 20, Classification:বাড়ি, Area:0.07000000 Acre,	ERODE MERCHANTS PRIVATE LIMITED
L4	LR Plot No:- 1633, LR Khatian No:- 2834	Owner:আর্য প্রজেক্টস লিমিটেড, Address:2, গণেশ চন্দ্র এডিনিউ, কোলকাতা-700 013 , Classification:বাড়ি, Area:0.04000000 Acre,	ARYA PROJECTS LIMITED
L7	LR Plot No:- 1639, LR Khatian No:- 2833	Owner:এরোড মার্চেন্টস প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড কোল- 20, Classification:বাড়ি, Area:0.02000000 Acre,	ERODE MERCHANTS PRIVATE LIMITED
L8	LR Plot No:- 1640, LR Khatian No:- 2834	Owner:আর্য প্রজেক্টস লিমিটেড, Address:2, গণেশ চন্দ্র এডিনিউ, কোলকাতা-700 013 , Classification:বাড়ি, Area:0.02000000 Acre,	ARYA PROJECTS LIMITED
L9	LR Plot No:- 1651, LR Khatian No:- 2831	Owner:সুগম গৃহ নির্মান প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড, কোল-20 , Classification:বাড়ি, Area:0.12000000 Acre,	SUGAM GRIHA NIRMAAN LIMITED
L11	LR Plot No:- 1652, LR Khatian No:- 2833	Owner:এরোড মার্চেন্টস প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড কোল- 20, Classification:বাড়ি, Area:0.04000000 Acre,	ERODE MERCHANTS PRIVATE LIMITED
L13	LR Plot No:- 1653, LR Khatian No:- 2831	Owner:সুগম গৃহ নির্মান প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড, কোল-20 , Classification:বাড়ি, Area:0.01000000 Acre,	SUGAM GRIHA NIRMAAN LIMITED
L14	LR Plot No:- 1654, LR Khatian No:- 2832	Owner:আলেক্সিয়া ডিলারস প্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড কোল-20, Classification:বাড়ি, Area:0.03000000 Acre,	ALEXIA DEALERS PRIVATE LIMITED

L15	LR Plot No:- 1655, LR Khatian No:- 2833	Owner:এরোড মার্চেন্টস গ্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড কোল-20, Classification:বাণ্য, Area:0.02000000 Acre,	ERODE MERCHANTS PRIVATE LIMITED
L16	LR Plot No:- 1677, LR Khatian No:- 2834	Owner:আর্য্য প্রজেক্টস লিমিটে, Address:2, গণেশ চন্দ্র এডিনিউ, কোলকাতা-700 013 , Classification:বাণ্য, Area:0.03000000 Acre,	ARYA PROJECTS LIMITED
L19	LR Plot No:- 1680, LR Khatian No:- 2833	Owner:এরোড মার্চেন্টস গ্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড কোল-20, Classification:বাণ্য, Area:0.02000000 Acre,	ERODE MERCHANTS PRIVATE LIMITED
L20	LR Plot No:- 1656, LR Khatian No:- 2834	Owner:আর্য্য প্রজেক্টস লিমিটে, Address:2, গণেশ চন্দ্র এডিনিউ, কোলকাতা-700 013 , Classification:বাণ্য, Area:0.04000000 Acre,	ARYA PROJECTS LIMITED
L21	LR Plot No:- 1657, LR Khatian No:- 2831	Owner:সুগম গৃহ নির্মাণ গ্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড, কোল-20 , Classification:বাণ্য, Area:0.09000000 Acre,	SUGAM GRIHA NIRMAAN LIMITED

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Kusumba Road, Mouza: Kusumba, Premises No: 1479, JI No: 50, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L5	LR Plot No:- 1631, LR Khatian No:- 2831	Owner:সুগম গৃহ নির্মাণ গ্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড, কোল-20 , Classification:বাণ্য, Area:0.02000000 Acre,	SUGAM GRIHA NIRMAAN LIMITED
L6	LR Plot No:- 1612, LR Khatian No:- 2832	Owner:অ্যালেক্সিয়া ডিলারস গ্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড কোল-20, Classification:বাণ্য, Area:0.01000000 Acre,	ALEXIA DEALERS PRIVATE LIMITED
L12	LR Plot No:- 1650, LR Khatian No:- 2834	Owner:আর্য্য প্রজেক্টস লিমিটে, Address:2, গণেশ চন্দ্র এডিনিউ, কোলকাতা-700 013 , Classification:বাণ্য, Area:0.05000000 Acre,	ARYA PROJECTS LIMITED

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Kusumba Road, Mouza: Kusumba, , Ward No: 007 JI No: 50, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L10	LR Plot No:- 1632, LR Khatian No:- 2832	Owner:অ্যালেক্সিয়া ডিলারস গ্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড কোল-20, Classification:বাণ্য, Area:0.02000000 Acre,	ALEXIA DEALERS PRIVATE LIMITED
L17	LR Plot No:- 1679, LR Khatian No:- 2831	Owner:সুগম গৃহ নির্মাণ গ্রাঃ লিমিটেড, Address:2/5 শরত বোস রোড, কোল-20 , Classification:বাণ্য, Area:0.01000000 Acre,	SUGAM GRIHA NIRMAAN LIMITED

L18	LR Plot No:- 1678, LR Khatian No:- 2832	Owner: অ্যালেক্সিয়া ডিলারস প্রাইভেট লিমিটেড, Address: 2/5 শরত বোস রোড কোল-20, Classification: বাণ্য, Area: 0.07000000 Acre,	ALEXIA DEALERS PRIVATE LIMITED
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On 21-05-2022

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

Presented for registration at 14:39 hrs on 21-05-2022, at the Office of the A.R.A. - II KOLKATA by Mr SANJEEV KUMAR .

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

Execution is admitted on 21-05-2022 by Mr ASHOK SARAF, DIRECTOR, SUGAM SERENITY LLP, 2/5, SARAT BOSE ROAD, City:- , P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Identified by Mr Sukhendu Kumar Samanta, , Son of Late Sahadeb Samanta, Rampurchak, Paschim Medinipur, P.O: Shyamchak, Thana: Debra, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Service

Execution is admitted on 21-05-2022 by Mr SANJEEV KUMAR, 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 Mr Sukhendu Kumar Samanta, , Son of Late Sahadeb Samanta, Rampurchak, Paschim Medinipur, P.O: Shyamchak, Thana: Debra, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Service

Execution is admitted on 21-05-2022 by Mr ASHOK SARAF, DIRECTOR, SUGAM GRIHA NIRMAAN LIMITED, 2/5, SARAT BOSE ROAD, City:- , P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; DIRECTOR, ERODE MERCHANTS PRIVATE LIMITED, 2/5, SARAT BOSE ROAD, City:- , P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020; DIRECTOR, ALEXIA DEALERS PRIVATE LIMITED, 2/5, SARAT BOSE ROAD, City:- , P.O:- ELGIN ROAD, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700020

Identified by Mr Sukhendu Kumar Samanta, , Son of Late Sahadeb Samanta, Rampurchak, Paschim Medinipur, P.O: Shyamchak, Thana: Debra, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 55,105/- (A(1) = Rs 55,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 55,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/05/2022 10:07AM with Govt. Ref. No: 192022230031533691 on 21-05-2022, Amount Rs: 55,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1799935184 on 21-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,70,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,69,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7706, Amount: Rs.100/-, Date of Purchase: 20/05/2022, Vendor name: S CHANDA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/05/2022 10:07AM with Govt. Ref. No: 192022230031533691 on 21-05-2022, Amount Rs: 1,69,920/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1799935184 on 21-05-2022, 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

On 23-05-2022

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.



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

Execution is admitted on 23-05-2022 by Mr PRANAY ARYA, DIRECTOR, ARYA PROJECTS LIMITED, 2, GANESH CHANDRA AVENUE, City:- , P.O:- GPO, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700013

Identified by Mr Sukhendu Kumar Samanta, , Son of Late Sahadeb Samanta, Rampurchak, Paschim Medinipur, P.O: Shyamchak, Thana: Debra, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Service

Sat

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 1902-2022, Page from 202666 to 202722

being No 190205558 for the year 2022.



CERTIFIED TO BE A TRUE COPY

Digitally signed by SATYAJIT BISWAS
Date: 2022.05.24 17:37:45 +05:30
Reason: Digital Signing of Deed.

Handwritten mark

(Satyajit Biswas) 2022/05/24 05:37:45 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.



Handwritten signature
Addl. Registrar of Assurances-II
Kolkata

Handwritten signature
CHECKED BY
23/03/2022

(This document is digitally signed.)