The Asstt. General Mgr. / Chief Mgr. / Branch Mgr. State Bank of India

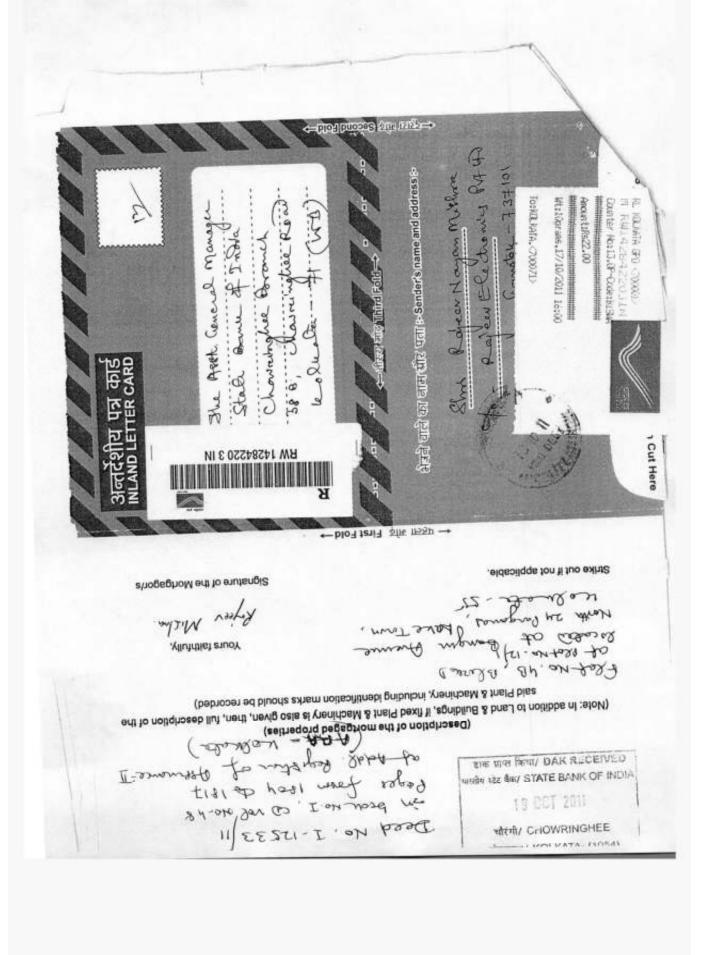
Chauringhee (Address)

LETTER OF CONFIRMATION FOR CREATION OF MORTGAGE BY DEPOSIT OF TITLE-DEEDS Dear Sir,

	Name/s of the Borrower Address/s (Father's / Husband's Name also to be mentioned)	M/2. Rajeer Electronics PH 40 m 6 marg, Ganglou-7371
2	Facilities & limits and the total Amount secured by the Mortgage	Cash Creek4 - 14.00 Cree
-	Date of deposit of title-deeds	17.10.2011
3	s 2 week of title deeds	SET Chasadaghee

- We are writing this to confirm that we had already deposited with the Bank on the aforesaid date the title-deeds relating of our property described hereunder with intent to create equitable mortgage as security for the mortgaged debt together with interest, costs, charges and expenses thereon due and
- We confirm that the said security shall also be for all other liabilities and indebtedness past, present and future to the Bank and shall subsist and continue notwithstanding the granting of totally new limits and facilities and / or accounts coming into credit and / or inter-changeability of limits and / or
- 3. We confirm that we have good and marketable title and that save the charge/s created in favour of the Bank, the mortgaged properties are free from all encumbrances. The mortgaged properties are in our physical possession *(a portion of the property is under tenancy occupation on monthly rent).
- 4. We have not entered into any agreement for transfer or alienation in respect of the mortgaged properties of whatsoever nature. We waive the application of Sections 61, 65A and 67 A of the Transfer of
- 5. We confirm that no proceedings for recovery of any statutory dues, taxes, etc. was initiated in the past nor any proceeding or levy or tax is pending against us under the Income Tax Act, 1961 or the Sales Tax Laws, and that no notice has been issued / or served on us under Rules 2, 16 or 51 or any

J Q



MEMORANDUM FOR RECORDING CREATION OF MORTGAGE BY DEPOSIT OF TITLE DEEDS

(To be stamped as per stamp duty applicable in the State for Mortgage by Deposit of Title Deeds)

1	Borrower's Name (Fathers / Husband's name also to be mentioned)	M/s. Rajeer Electronius PV+ 47
2	Borrower's address	M. G. Marg. Gangton + 737101
3	Mortgagor's Name (Fathers/Husband's name also to be mentioned)	Mrc Rajeer Mrishra
4	Mortgagor's address	Ma mary, Gangton 73710
5	Name, age and designation of the person creating the mortgage, for and on behalf of the Mortgagor/representing the Company/ Firm/Trust/HUF/Society, etc.	-
6	Amount secured by the mortgage (In figures & in words)	Rs 14 00 00 000 1. Rupees Faureteen Groxes and
		plus interest, enhanced interest, fees, commiss charges, costs and expenses including the legal of (hereinafter referred to as "the Mortgage Debt")
7	Date of deposit of title-deeds	17.10.2011
8	Name of the Bank's Official with whom the title deeds were delivered to and deposited by the Mortgagor/s	P. Sagh
9	Place of Deposit of title-deeds	SBE charmingher
1810 1812	Full description of the mortgaged property (Note: In addition to Land & Buildings, if fixed Plant & Machinery is also given, then, full description with identification marks,	North Juo cet sq ft, East Joo ha

efficer of the Bank the above title-deeds with intent to create security by way of

 The Mortgagor confirmed that the mortgage shall secure all earlier, present and future credit facilities, granted or continued or that may be granted or continued under or in respect of the mortgage debt and that it shall subsist notwithstanding 24 Parsaughe granting of totally new limits, facilities or accounts coming into credit, or inter-changeability of limits, cancellation of DITH

The Mortgagor confirmed that the maximum amount intended to be secured by the mortgage was for the purpose of certain limits, etc. Section 79 of the Transfer of Property Act, 1882, and for no other purpose.

4. While making the deposit, the Mortgagor stated that the title deeds so deposited were the only title deeds in the possession, power and control of the Mortgagor in respect of the mortgaged properties.

5. The Mortgagor further stated that the property is in his actual possession and he has a clear and marketable title thereto, free from all encumbrances and save the charge's created in favour of the Bank, there are no mortgages, charges, lien, lease or other encumbrances or attachments thereon nor such encumbrances shall be created in whatsoever manner or attachment allowed to be levied on the mortgaged properties, so long as the Borrower continues to be indebted

The Mortgagor confirmed that if more than one property has been mortgaged, then each of the properties shall be liable as joint and several charge for the satisfaction of the mortgaged debt

 The mortgagor confirmed that no proceedings for recovery of any statutory dues, taxes, etc. was initiated in the past nor any proceeding or levy or tax is pending against the Mortgagor under the Income Tax Act, 1961 or the Sales Tax Laws, and that no notice has been issued or served on the Borrower under Rules 2,16 or 51 or any other Rules of the Second Schedule to the income Tax Act, 1961, or under any other law for the hime being in force

For and on behalf of State Bank of India

Cham Under Branch

For and on behalf of State Bank of India

Mame and Designation of the Officer

T-P.SA kolke

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₹. 100



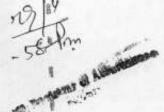
Rs. 100 ONE HUNDRED RUPEES

PIRT INDIA

शिक्तम्ब्राव्या पश्चिम वंगाल WEST BENGAL

L 254999

1870 165





May

26.09.11

THIS INDENTURE is made on this 26 th day of September Two Thousand Eleven BETWEEN 1. SRI SANDEEP KUMAR BUDHIA, by occupation commission agent 2. SRI SUDHIR KUMAR BHUDIA by occupation – Chartered Accountant, , both sons of Sri Shanker Dayal Bhudia, both by faith Hindu, Citizen of India and residing at Flat No. 4B, 4th Floor, Plot No. 12/1, Block No. *D*, Bangur Avenue, Kolkata – 700055, P.S. lake Town, hereinafter jointly called as the "VENDORS" (which expression shall unless excluded by or repugnant to

Sural to the due

Government of West Bengal ment of Finance (Revenue) ,Directorate of Registration and Stamp Revenue Office of the A. R. A. - II KOLKATA, District- Kolkata ture / LTI Sheet of Serial No. 11494 / 2011, Deed No. (Book - I , 12533/2011)

of the Presentant

the Presentant Photo		Finger Print	Signature with date		
, Mishra	(\$ a		Rycer Mich. 26/9/2011		
	26/09/2011	LTI 26/09/2011			

itting the Execution at Office.

ure of the person(s) admitting		Photo	Finger Print	Signature
Imission of Execution By	Status	Piloto	***************************************	
andeep Kumar Budhia ddress -Flat No: 4 B, 4th oor, Plot- 12/1, Block- D, angur Avenue, Kol, hana:-Lake Town, istrict:-North 24-Parganas,	Self	P	LΠ	Somethin Broh
/EST BENGAL, India, P.O. :- in :-700055		26/09/2011	26/09/2011	
odhir Kumar Budhia ddress - Flat No. 4 B., 4th loor, Plot - 12/1, Block D., Bangur Avenue, Kol, Bana: - Lake Town, District - North 24 Parganas,	Self		ETI	Solher 10. Rodhler
NEST BENGAL, India, P.O. :- Pin :-700055		26/09/2011	26/09/2011	
Rajeev Mishra Address - 3 B, Middleton Street Kol.	Self	15.4		Ryleev Mahn 26/9/11
Thana Shakespeare Sarani, District Kolkata, WEST BENGAL, India, P.O. Pin		1/2/4	LTI	26/7/11
-700071		26/09/2011	26/09/2011	

Identifier of above Person(s)

Agarwal '1, Lake Town, Block A, Kol, Thana: -Lake strict: -North 24-Parganas, WEST BENGAL, O. - Pin -700089

Signature of Identifier with Date

(Sudhakar Sahu) ADDL. REGISTRAR OF ASSURANCES-II Office of the A. R. A. - II KOLKATA

16/00/2011



Government Of West Bengal Office Of the A. R. A. - II KOLKATA District:-Kolkata

Endorsement For Deed Number: I - 12533 of 2011 (Serial No. 11494 of 2011)

yment of Fees:

26/09/2011

rtificate 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 23,5 of Indian Stamp Act 1899.

yment of Fees:

nount By Cash

Rs. 0/- on 26/09/2011

nount by Draft

Rs 20661/- is paid, by the Bankers cheque number 710037, Bankers Cheque Date 24/09/2011, Bank Name State Bank of India, CHOWRINGHEE, received on 26/09/2011

(Under Article : A(1) = 20570/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 26/09/2011)

ertificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs -1870169/-

Certified that the required stamp duty of this document is Rs.- 112220 /- and the Stamp duty paid as: Impresive Rs - 100/

eficit stamp duty

Deficit stamp duty Rs. 112200/- is paid, by the Bankers cheque number 710038, Bankers Cheque Date 24/09/2011, Bank Name State Bank of India, CHOWRINGHEE, received on 26/09/2011

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

Presented for registration at 13.23 hrs on :26/09/2011, at the Office of the A. R. A. - II KOLKATA by Rajeev Mishra, Claimant.

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

xecution is admitted on 26/09/2011 by

1. Sri Sandeep Kumar Budhia, son of Sri Shanker Dayal Bhudia , Flat No:4 B, 4th Floor, Plot- 12/1, Block-D. Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, P.O. - Pin -700055 , By Caste Hindu, By Profession : Others

> (Sudhakar Sahu) ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 1 of 2

26/09/2011 14:03:00



Government Of West Bengal Office Of the A. R. A. - II KOLKATA District:-Kolkata

Endorsement For Deed Number : I - 12533 of 2011 (Serial No. 11494 of 2011)

- Sri Stidhir Kumar Budhia, son of Sri Shanker Dayal Bhudia, Flat No:4 B, 4th Floor, Plot- 12/1, Block- D, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, P.O.:-Pin -700055, By Caste Hindu, By Profession: Others
- 3 Mr Rajeev Mishra, son of Sri Brij Bihari Mishra, 3 B. Middleton Street, Kol, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. Pin:-700071, By Caste Hindu, By Profession Service

Identified By Narendra Agarwal, son of Late Dwarka Das Agarwal, F A- 154/1, Lake Town, Block- A, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700089, By Caste: Hindu, By Profession: Business.

(Sudhakar Sahu) ... ADDL REGISTRAR OF ASSURANCES-II



hul

(Sudhakar Sahu)
ADDL. REGISTRAR OF ASSURANCES-II
EndorsementPage 2 of 2

mean and include their respective heirs, executors, administrators, representatives and assigns) of the ONE PART AND MR. RAJEEV MISHRA son of Sri Brij Bihari Mishra, by faith Hindu, by occupation Service, resident of P.S. Road, Gangtok, Sikkim, Pin – 737101 and presently residing at 3B. Middleton Street, Kolkata – 700071, P.S. – Shakespeare Sarani, a Citizen of India, hereinafter referred to as the PURCHASER (which expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include his heirs, successors, executors, legal representatives and/or assigns) of the OTHER PART.

WHEREAS:

- By a Conveyance dated 29th day of May, 1997, registered with the office of ADSR Bidhannagar Salt lake City, North 24 Parganas and recorded in Book No.1, Volume No. 47, Pages 339 to 350, Being No.1784, for the year 1998, one Sri Subol Chandra Ghosh therein referred to as the Vendor of the one Part and one Sri Shyamal Saha, being the proprietor of M/s Loknath Enterprise, therein referred to as the Confirming Party, the said Sri Subol Chandra Ghosh with the consent of the said Sri Shyamal Saha sold, conveyed & transferred in favour of one Hemant Kumar Lunia and Usha Lunia all that a flat being No. 4B, measuring about 757 square feet built up area more or less on the back portion of the fourth floor of the five storeyed building together with undivided proportionate impartible share and interest in the land of the premises situated at Plot No. 12/1, Block No. "D", Bangur Avenue, Kolkata - 700055, more fully and particularly described in the Second Schedule hereunder written and herein after collectively referred to as the said UNIT free from all encumbrances at the consideration but subject to several restrictions, covenants and terms and conditions mentioned the said conveyance, hereinafter referred to as the said PRINCIPAL DEED.
- B. By a Conveyance dated 27th day of June 2003, registered with the office of ADSR Bidhannagar Salt lake City, North 24 Parganas and recorded in Book No.1, Being No.6640, for the year 2004, the said Hemant Kumar Lunia and

Surrech a Rueling

Usha Lunia sold transferred and conveyed their respective right title and interest in the said Unit in favour of Sri Dandeep Kumar Bhudia and Sri Sudhir Kumar Bhudia, the Vendors herein, free from all encumbrances with all easement right attached with the said Unit but subject to several restrictions and covenants mentioned in the said Principal Deed.

- C. Since purchase as aforesaid, the Vendors herein are seized and possessed of or otherwise well and sufficiently entitled to the said Unit free from all encumbrances, having good and marketable title therein.
- D. By an agreement dated 14th September 2011, the Purchaser herein has agreed to purchase and the Vendors have agreed to sell transfer convey assign their respective right title and interest in respect of the said Unit, more particularly and fully described in the SECOND SCHEDULE hereunder at and for a consideration of Rs.8,00,000/- (Rupees Eight Lakhs only) free from all encumbrances, as aforesaid, together with easement right attached thereto but subject to the terms and conditions, restrictions mentioned in the said Principal Deed.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs.8,00,000/- (Rupees Eight Lakhs only) paid by the Purchaser to the Vendors on or before execution of these presents (the receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof acquits, releases, exonerates and discharges the Purchaser as also the said Unit hereby sold or intended to be sold) the Vendors do hereby grant transfer convey assign and assure unto and in favour of the Purchaser ALL THAT the residential Flat no. 4Bon the fourth Floor of the Building situated lying at the said Plot No. 12/1, Block No. "D", Bangur Avenue, Kolkata - 700055, more fully and particularly described in the Second Schedule hereunder written, TOGETHER WITH undivided proportionate share or interest in the land comprised in the said premises, TOGETHER WITH all easements or quasi-easements or other stipulations or provisions for the beneficial use and enjoyment of the said Unit TOGETHER WITH

Surabu Buelvic

the right to use the common areas facilities and installations at the said building in common with the owners and/or occupiers of other Units and with all benefits and facilities as more fully stated in the said Principal Deed free from all encumbrances, charges, liens, lispendens, claims, demands whatsoever TO HAVE AND TO HOLD the said Unit, more fully described in the Second Schedule hereunder written, hereby granted conveyed, transferred, assigned and assured or otherwise expressed or intended so to be to the Use of the Purchaser absolutely and for ever TOGETHER WITH all other rights and privileges easements or quasi-easements or other stipulations or provisions for the beneficial use and enjoyment of the said Unit including those contained in the said Principal Deed SUBJECT TO obligations, restrictions and covenants contained in the said Principal Deed;

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:-

- a) NOTWITHSTANDING any act, deed, matter or thing made, done, committed, executed or knowingly permitted or suffered to the contrary by the Vendors, the Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Unit mentioned in the second schedule hereunder written hereby granted conveyed, transferred, assigned and assured or otherwise expressed to be for a perfect and indispensable estate of inheritance without any manner or condition whatsoever to alter defeat or encumber and make void the same.
- b) It shall be lawful for the Purchaser, from time to time and at all times hereafter peaceably quietly to enter into and upon and to hold possess and enjoy the said Unit AND ALSO to receive the rents issues and profits thereof without any interruption, disturbances, claims or demands whatsoever from or by the Vendors or any other person or persons lawfully or equitably claiming any estate, right, title and interest whatsoever from through or under or in trust for the Vendors;

Sunabu Brahic

- c) THAT the Vendors have duly paid the municipal rates and taxes and the maintenance charges in respect of the said Unit and there is no outstanding in respect of the said Unit as on the date of the execution of these presents.
- The interest in the said Unit which the Vendors do hereby profess to transfer subsists AND THAT the Vendors have good right full power and absolute authority to grant convey transfer assign and assure the said Unit in favour of the Purchaser.
- e) The said Unit hereby transferred and conveyed are freed and are discharged from and against all manner of encumbrances, charges, liens, trusts and attachments and the Vendors shall keep the purchaser well and sufficiently saved, defended, harmless and indemnified from and against all rights, titles, interests, liabilities, claim, demand, encumbrances whatsoever made, done, executed or occasioned or suffered by the Vendors;

 The said Unit is
- The said Unit is not affected by any attachment including attachment under any certificate case or any proceeding started at the instance of Income Tax authorities or other Government Authorities under the Public demand Recovery Act or any other Act or Acts or otherwise.
- g) The Vendors and all persons lawfully or equitably claiming any estate right title and interest whatsoever in the said Unit or any part thereof from, through, under or in trust for the Vendor shall from time to time and at all times hereafter at the requests of the Purchaser make do acknowledge execute or cause to be done, made, acknowledged and executed all such further or other acts, deeds, matters things and assuring the said Unit hereby sold, conveyed, assigned and assured and every part thereof unto and to the use of the Purchaser in the manner aforesaid as may or shall reasonably required by the Purchaser.
- h) The Vendors shall indemnify and to keep the Purchaser indemnified and harmless against any loss and damage sustained by the Purchaser for any act of the Vendors in respect of the said Unit.

Surah er Buelling

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT five storyed brick built pucca building together with a piece or parcel Raiyati Dakhali Satta Bishista land hereditamints and premises measuring an area of 3 Cottahs 4 Chittacks 33 square feet be the same a little more or less situated lying at and being Plot No. 12/1, Block No. "D", Bangur Avenue, Kolkata – 700055 being Municipal Holding No. 415/81, of Bangur Avenue under Ward No. 29 (formerly 22) of South Dum Dum Municipality, under ADSR Bidhannager (Salt Lake City), Police Station Lake Town, Comprised in Pargana Kalikata, being part of RS Plot (Dag) No. 1512 under Khatian No. 712, Mouza Shyamnagar formerly Krishnapur, JL No. 32/20, formerly No.17 RS No. 180, Touzi No. 228, 229, District North 24 Parganas, butted and bounded by as follows:-

IN THE NORTH

By 40 feet wide Road;

IN THE EAST

: By Plot No. 13;

IN THE SOUTH

: By Plot No. 43;

IN THE WEST

By Plot No. 12.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT one Residential Flat being No. 4B measuring built up area of 757 square feet be the same little more or less comprised of two Bedrooms, one Dinning cum Drawing space, two toilets, one Kitchen and one Varandah, on the back portion of the fourth floor of the five storeyed building being Municipal Holding No. 415/81/6 situated at the Premises mentioned and described in the First Schedule above, TOGETHER WITH undivided proportionate impartible and variable share and interest and ownership in the Land fully described in the First Schedule above together right to use and enjoy the common facilities/ services, all fixtures, sanitary and electrical installations, fittings, easement right available in the said building:

Sunab a Brokic

IN WITNESS WHEREOF the parties hereto have put their respective signatures on the day month and year first above written.

SIGNED SEALED AND DELIVERED by the PARTIES in the presence of:

Witnesses:

NARENDRA AGARWAL
154/1 LAKE TOWN Block. A
KOI- DG

Surentu Budlia. Sodnie Jer. B. Shia.

VENDORS

2

Santosh Grupts P-101/2 Kalindi honny Entale Kol-89

Rojear Muly.

PURCHASER

Prepared in my office

Pawan Kuman jijidin

Advocate High Court Calcutta

RECEIVED from the within named Purchaser the within mentioned consideration amount of Rs.8,00,000/- (Rupees Eight Lakhs only) for the said Unit fully described in the Second Schedule in the manner as follows :-

MEMO OF CONSIDERTION

Chancers 1. By a demand deaft No. 386409 dated 14-9-2011

Drawn on HDFC, Grang tok Branch.

Re-8-00,000:00 2,4 Total Q. 8,0

SIGNED AND RECEIVED by the

VENDORS in the presence of

WITNESSES:

NARENDRA AGARWAL 154/1 LAKE-TOWN Block-A KO1-89

Suncedo la Porcinia

VENDORS

Santoh Grupta P-101/2 Kalmoli houng smrt leo1 89

SPECIMEN FORM FOR TEN FINGER PRINTS

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DATED THIS THE 26 DAY OF September 20

INDENTURE

BETWEEN

SRI SANDEEP KUMAR BUDHIA AND ANOTHER

VENDORS

AND

PURCHASER

MR. PAWAN KUMAR JAJODIA
ADVOCATE

Room No. 65, 1st Floor 6, Old Post Office Street Calcutta 700 001.

of Registration under section 60 and Rule 69.

stered in Book - I Volume number 48 age from 1804 to 1817 seing No 12533 for the year 2011.



(Sudhakar Sahu) 08-October-2011 ADDL. REGISTRAR OF ASSURANCES-II Office of the A. R. A. - II KOLKATA West Bengal

No.1, Being No.0040, for the your -

Surrech to Broking