

ANNEXURE -

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ankur urza ltd.

The Asstt. General Manager
United Bank of India
Overseas Branch
15C, Hemanta Basu Sarani
Kolkata - 700 001.

Date: 11/12/2011

Dear Sir,

Re: Term Loan, Cash Credit, LC/BG Accounts etc. in the name of M/s. Ankur Urza Ltd.
with your Overseas Branch and State Bank of India, Chowringhee Branch -
Overall Limit Rs. 53.54 crores (UBI - Rs. 28.90 crores and SBI - Rs. 24.64 crores)

This is to place on record that pursuant to the Resolution of our Board of Directors dated 26.04.2011, our undersigned Director has deposited this day with you at your above address in the presence of (1) Shri Joseph Lawrence Tobias and (2) Shri Pankaj Prakash Prasad two of your officers, the under noted title deeds (as per Annexure) relating to our property at Mouza - Mukundpur, Village & P.O. Ranipur, P.S. Mejia, Dist. Bankura, W.B. and while making deposit has admitted and declared before the said officers that they have made the said deposit with intent to create security in your favour (by way of mortgage by deposit of title deeds as contemplated in Section 58(f) of the Transfer of Property Act, 1882) in respect of our property/properties situated at Mouza - Mukundpur, Village & P.O. Ranipur, P.S. Mejia, Dist. Bankura, W.B. covered thereby together with all lands and buildings, structures, erections, sheds outhouses, fixtures and fittings thereon and therein and all rights and appurtenances thereto both present and future for the due repayment to UBI consortium now or hereafter at any time or from time to time of all our liabilities and indebtedness as borrower or otherwise howsoever in respect of all monies to become due or remaining unpaid to UBI consortium in respect of accommodation and/or facilities granted and/or to be granted from time to time to us by United Bank of India from Overseas branch or any other branch and State Bank of India from Chowringhee Branch or any other branch by way of Term Loan, Cash Credit, Overdrafts, Discounting of Bills and Cheques and/or advances against Bills and Cheques, Letter of Guarantee, Letter of Credit or otherwise howsoever but so that the maximum amount to be secured by mortgage shall for the purpose of Section 79 of the Transfer of Property Act, 1882 (but for no other purpose) be limited to Rs. 53.54 crores (Rupees fifty three crore fifty four lacs only) and interest thereon and all other charges and costs.

Yours faithfully,

ANKUR URZA LIMITED

Director

Encl. 10 (ten) Original title deeds as per Annexure



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ankur urza ltd.

(LIST OF TITLE DEEDS)

- ✓ 1) Registered Sale Deed being No. **866** recorded in Book No. I, Vol. 3, Pages 3010 to 3034 registered on 08.08.2008 with S.R. Office, Saltora, Bankura in the name of Ankur Urza Ltd. having 2.8203 acres land.
- ✓ 2) Registered Sale Deed being No. **646** recorded in Book No. I, Vol. 3, Pages 512 to 534 registered on 15.06.2009 with S.R. Office, Saltora, Bankura in the name of Ankur Urza Ltd. having 4.78 acres land.
- ✓ 3) Registered Sale Deed being No. **727** recorded in Book No. I, Vol. 3, Pages 1940 to 1960 registered on 01.07.2009 with S.R. Office, Saltora, Bankura in the name of Ankur Urza Ltd. having 0.86 acres land.
- ✓ 4) Registered Sale Deed being No. **775** recorded in Book No. I, Vol. 3, Pages 2872 to 2906 registered on 13.07.2009 with S.R. Office, Saltora, Bankura in the name of Ankur Urza Ltd. having 1.12 acres land.
- ✓ 5) Registered Sale Deed being No. **902** recorded in Book No. I, Vol. 3, Pages 4756 to 4786 registered on 31.07.2009 with S.R. Office, Saltora, Bankura in the name of Ankur Urza Ltd. having 0.74 acres land.
- ✓ 6) Registered Sale Deed being No. **1342** recorded in Book No. I, Vol. 5, Pages 821 to 843 registered on 26.11.2009 with S.R. Office, Saltora, Bankura in the name of Ankur Urza Ltd. having 2.40 acres land.
- ✓ 7) Registered Sale Deed being No. **1343** recorded in Book No. I, Vol. 5, Pages 844 to 868 registered on 26.11.2009 with S.R. Office, Saltora, Bankura in the name of Ankur Urza Ltd. having 3.31 acres land.
- ✓ 8) Registered Sale Deed being No. **1372** recorded in Book No. I, Vol. 5, Pages 1317 to 1339 registered on 04.12.2009 with S.R. Office, Saltora, Bankura in the name of Ankur Urza Ltd. having 0.37 acres land.
- ✓ 9) Registered Sale Deed being No. **395** recorded in Book No. I, Vol. 2, Pages 1180 to 1200 registered on 30.04.2010 with S.R. Office, Saltora, Bankura in the name of Ankur Urza Ltd. having 0.09 acres land.
- ✓ 10) Registered Sale Deed being No. **889** recorded in Book No. I, Vol. 3, Pages 4604 to 4624 registered on 30.07.2010 with S.R. Office, Saltora, Bankura in the name of Ankur Urza Ltd. having 0.06 acres land.

ANKUR URZA LIMITED

Thiraj Thord
Director



(Description of the immovable properties)

	Deed No.	Deed No.	Deed No.	Deed No.	Deed No.	Deed No.	Deed No.	Deed No.	Deed No.	Deed No.
	866	646	727	775	902	1342	1343	1372	395	889
DAG No.	Area in decimal	Area in decimal	Area in decimal	Area in decimal	Area in decimal	Area in decimal	Area in decimal	Area in decimal	Area in decimal	Area in decimal
288	1.030			3.000	3.000		19.000		0.625	
289	4.000			10.000	12.000		59.000		1.875	
290	7.000			9.000			45.000		1.500	
291	21.000	44.000								
292	34.000	69.000								
294	47.000	94.000								
295	34.000	69.000								
296	38.000	76.000								
297							60.000		1.500	
298	12.000	8.000								
299	18.000	12.000			2.000					
300	12.000		86.000	38.000						
301				34.000			39.000	37.000	0.250	
302					23.000					
303				18.000	34.000					6.000
304							30.000		1.250	
305							8.000		0.250	
306							71.000		1.750	
371	54.000	106.000								
628						42.000				
629						54.000				
630						46.000				
631						98.000				
TOTAL	282.030	478.000	86.000	112.000	74.000	240.000	331.000	37.000	9.000	6.000

All the above landed properties aggregating 1655.030 decimal i.e. 16.5503 acre together with sheds, structures, building etc., constructed and/or to be constructed thereon, are situated at Mouza - Mukundpur, Village & P.O. Ranipur, P.S. Mejia, Dist. Bankura, West Bengal.