17392/2021 I 16931/2021

भारतीय गैर न्यायिक

भारत

पचास रुपये रु.50

FIFTY RUPEES Rs.50

INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

AD 555840

21 260662

A.R.A - IV

Additional Registrar of Assurances-IV, Kolkata

20 DEC 2021

DEED OF MORTGAGE WITHOUT POSSESSION

THIS DEED OF MORTGAGE WITHOUT POSSESSION is executed at Kolkata on this 15th day of DECEMBER, Two Thousand and Twenty –One, (2021);

Vrst Case No. 5881 dt. 15.12

J (1)- 300

J (2)-

Total 350/-

Realised on.....

ARA-IV Kolkata

61644

S. K. LATH & CO.
ADVOCATES
6A, Kiran Shankar Roy Road
Kolkata-700 001

NAME.....
ADD.....
Rs.....
17 AUG 2021
SUBRANJAN MUKHERJEE
Licensed Petition Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

17 AUG 2021

17 AUG 2021

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-IV
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
15 DEC 2021

Identified by me, Pradip Kumar Singh
Pradip Kumar Singh
S/o, B. N. Singh
S. K. Lath & Co. Advocates
6A, K. S. Roy Road
2nd Floor, Kolkata-700001

1	Date of Execution	15. 12. 2021
2	Place of Execution	Kolkata
3	Name/s of the Borrower/s	**M/s. Shri Dakshineshwari Maa Polyfabs Limited, PAN-AAXCS7468J**
4	Address/s of the Borrower/s	113/1 B, Chittaranjan Avenue, 7th Floor, Room No.7A, P.O. Chittaranjan Avenue, P.S. Bowbazar, Kolkata-700 073
5	Name/s of the Mortgagor/s	**M/s. Shri Dakshineshwari Maa Polyfabs Limited, PAN-AAXCS7468J**
6	Address/s of the Mortgagor/s	113/1 B, Chittaranjan Avenue, 7th Floor, Room No.7A, P.O. Chittaranjan Avenue, P.S. Bowbazar, Kolkata-700 073
7	Name, Age, designations of the authorised signatories executing the mortgage on behalf of the Mortgagor's	**Mr. Sajjan Bansal**, Age - 53 **[PAN: AEJPB5732P & Aadhaar No. 5853 4605 6320]**, son of Sri Om Prakash Bansal, residing at Rukmani Parasmani Apartment, Flat No.4RB, 92/1, Moulana Abdul Kalam Azad Sarani, Kankurgachi, P.O. Phoolbagan, P.S. Phoolbagan, Kolkata-700 054 being the Director of the mortgagor company represented through Board resolution dated 15.09.2021.
8	Name and Address of the Mortgagee	**STATE BANK OF INDIA (PAN: AAACS8577K)**, a body corporate constituted under the Bank of India Act, 1955 and having its central office at Madam Cama Road, Mumbai – 400021 and a branch among other places at STATE BANK OF INDIA, a body corporate constituted under the Bank of India Act, 1955 and having its Branch at Industrial Finance Branch, 4th Floor, Jeevandeep Building, 1, Middleton Street, PS-Shakespeare Sarani, PO- Middleton Row, P.S. Maidan, Kolkata -700 071 represented by its authorized official Mr. Sandeep Choudhary, son of – Mr. Manoranjan Choudhury, having PAN – ADJPC0035F, Aadhaar No – 843126612136, Mobile no. 9903057399, residing at Dream Park Complex, Block-E, Dakshin Kumrakhali, Sonarpur Station Road, P.O. & P.S. Sonarpur, Pin – 700103.
9	Aggregate Limit (of the facilities/limits) sanctioned to the Borrower/s	**Rs. 171.73 crores** **Rupees One Hundred Seventy One Crore and Seventy Three Lakhs Only.**

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10 Terms of Repayment governing the above facilities/limits

1) Working Capital facilities (Both Fund Based and Non Fund Based) are repayable on demand and applicable to following limits as per sanction letter IFBK/AMT-IV/21-22/145 dated 25.08.21

Nature of Facility	Limit (In Crores and Rs.)
Cash Credit	49.00
CCECL	1.67
Bank Guarantee	8.00
Credit Exposure Limit (CEL)	10.88

2) Term Loan being TL-I (Rs.42.73 Crores) and TL-II (5.75 Crores) shall be repaid as per the sanction letter no.BR/578A dated 22.12.2017 and IFBK/AMT-IV/2020-21/269 dated 16.12.2020 with present effective ROI as 9.05% (2.10% above MCLR - 6M).
3) The repayment schedule of Term Loan (TL-III) for Rs.40 Crores shall be repaid door to door tenor of 7 years 7 Months with 1 year moratorium. TL will be repaid in 27 quaterly instalments and the first instalment will start from 30.09.2022 and the last instalment will be on 31.03.2029 in the following manner.

FY	Q1	Q2	Q3	Q4	Total
2023	0.00	0.93	0.93	0.93	2.80
2024	0.80	0.80	0.80	0.80	3.20
2025	1.00	1.00	1.00	1.00	4.00
2026	1.50	1.50	1.50	1.50	6.00
2027	1.90	1.90	1.90	1.90	7.60
2028	2.00	2.00	2.00	2.00	8.00
2029	2.10	2.10	2.10	2.10	8.40
Total	9.30	10.23	10.23	10.23	40.00

4) GECL-2 loan for Rs. 13.70 crore to be repaid by 18.03.2026.

11 Description of the loan Documents for the Aggregate Limit executed by the Borrower/s and the Guarantor/s

1) Letter of Sanction IFBK/AMT-IV/21-22/145 dated 25.08.2021
2) Agreement of loan-cum-Hypothecation dated 29-09-2021 for Rs.171.73 Crores.

12 Facilities and Limits secured by the Mortgage in the aforesaid aggregate limit

Name of the Facility	**limit**	**rate of interest with rests**

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Cash Credit	Rs.49.00 Crores	8.95% p.a. with yearly rests
BG	Rs. 8.00 Crores	Not Applicable
CCECL	Rs.1.67 Crores	Linked to 1Yr MCLR
Credit Exposure Limit	Rs.10.88 Crores	--
GECL 2	Rs.13.70 Crores	1.00% above EBLR
Term Loan (TL-I)	Rs. 42.73 Crores	9.05% p.a. with Monthly Rests
Term Loan (TL-II)	Rs. 5.75 Crores	9.05% p.a. with Monthly Rests
Term Loan (TL-III)	Rs. 40.00 Crores	9.05% p.a. with Monthly Rests

Total amount secured **Rs. 171.73 crores Rupees One Hundred Seventy One Crore and Seventy Three Lakhs 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 Mortgagor/s" unless contrary intention is expressed to mean and include the Borrower/s and/or Guarantor/s and/or the Mortgagor/s 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, Kartha 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 above mentioned Bank and/or its Branch/s and its successors and assigns.

WHEREAS the Mortgagee, at the request of the Mortgagor/s and/or the Borrower/s and/ or the Guarantor/s, agreeing or continuing to finance the business of the Borrower/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 hereinabove (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 Mortgagor/s more

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15 DEC 2011

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

GRN Details

GRN:	192021220135670998	**Payment Mode:**	Online Payment (SBI Epay)
GRN Date:	14/12/2021 17:41:09	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	0138221391033	**BRN Date:**	14/12/2021 17:12:18
Gateway Ref ID:	CHI2086413	**Method:**	State Bank of India NB
Payment Status:	Successful	**Payment Ref. No:**	2002606602/4/2021 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	SHRI DAKSHINESHWARI MAA POLYFABS LIMITED
Address:	113/1B, C R AVENUE, 7TH FLOOR KOLKATA -700073
Mobile:	8001500282
EMail:	rajkumar@shrimaagroup.com
Contact No:	8001500282
Depositor Status:	Others
Query No:	2002606602
Applicant's Name:	Ms S.K LATH AND CO
Identification No:	2002606602/4/2021
Remarks:	Mortgage, Mortgage without Posse. in f/o Financial Institution/Bank

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002606602/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	99970
2	2002606602/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	55014
			Total	**154984**

IN WORDS: **ONE LAKH FIFTY FOUR THOUSAND NINE HUNDRED EIGHTY FOUR ONLY.**

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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042002606602/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print 12312	Signature with date
1	Mr Sajjan Bansal Rukmani Parasmani Apartment, Flat No.4RB, 92/1, Moulana Abdul Kalam Azad Sarani, Kankurgachi,, City:- , P.O:- Phool Bagan, P.S:- Phool Bagan, District:- South 24-Parganas, West Bengal, India, PIN:- 700054	Representative of Mortgagor [Shri Dakshineshwari Maa Polyfabs Limited]			15/12/21

Sl No.	Name of the Executant	Category	Photo	Finger Print 12311	Signature with date
2	Mr Sandeep Choudhury Dream Park Complex Block-E Dakshin Kumrakhali Sonarpur Station Road Rajpur, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700103	Representative of Mortgagee [STATE BANK OF INDIA]			15/12/21

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Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Pradip Kumar Singh Son of Mr B N Singh 6a, K S Roy Road, City:- , P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	Mr Sajjan Bansal, Mr Sandeep Choudhury		12313 	Pradip Kumar Singh 15/12/2021

(Mohul Mukhopadhyay)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal

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specifically described in the Schedules I 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 Mortgagor/s 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 above mentioned aggregate limit, the Mortgagor/s hereby covenant with the Mortgagee that the Mortgagor/s 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 Mortgagor/s 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 which is more particularly described in Schedule I 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 and building") and all the estate right, title, interest claim, demand of the Mortgagor/s 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 buildings in the possession of the Mortgagor/s or which it can without suit procure TO HAVE AND TO HOLD the said land and buildings 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 in consideration of the premises, the Mortgagor/s hereby agrees, assign, transfer and assure unto the Mortgagee ALL AND SINGULAR the engines, boilers, motors, machinery (whether fixed or movable and whether attached to the said land and building or not),plant, electric and other installations, implements, equipments, tools, utensils, appliances, accessories, articles, chattels and things which now are or which may

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at any time hereafter during the continuance of this security be affixed, installed or erected or be brought in or placed upon the said land and buildings by the Mortgagor/s for the purpose of his/their/its business (and all such assets are hereinafter referred as "the plant") AND ALL THE ESTATE RIGHT TITLE INTEREST claim, demand of the mortgagor/s in to and upon the said plant or any part thereof AND ALSO all receipts, documents, writings and other evidence of title to the plant and the component parts thereof in the possession of the mortgagor/s or which the mortgagor/s can without suit procure TO HAVE AND HOLD the plant unto the mortgagee absolutely SUNJECT however to the proviso for redemption hereinafter contained.

(d) In further pursuance of the said agreements and consideration of the premises, the Mortgagor/s hereby charges in favour of the Mortgagee all the property and assets of the Mortgagor/s 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 Mortgagor/s in connection with its/his business and also funds created by the Mortgagor/s 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 Mortgagor/s 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 Mortgagor/s 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.

(e) Provided that if the Mortgagor/s 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 Mortgagor/s 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 Mortgagor/s 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 Mortgagor or as shall be directed by the Mortgagor/s.

2. It is also hereby agreed and declared that in the event of the Mortgagor failing to pay the mortgaged 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

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to cause the mortgaged properties to be sold through the intervention of the Court or SARFAESI Act or any other legal recourse and the proceeds of sale be applied and to apply the proceeds of sale in payment of the dues owing and payable by the Mortgagor/s and discharge of the Mortgagor/s obligations and liabilities under all or any of the said agreements/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 Mortgagor/s personally in accordance with the terms and conditions contained in all or any of the said agreements or under these presents.

3. **The Mortgagor/s hereby covenants with the Mortgagee as follows**:

(a) The Mortgagor/s 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 Mortgagor 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 Mortgagor/s continue to be indebted or liable to the Bank.

(b) The Mortgagor/s confirms and declares that it/he has actual possession of (a) the mortgaged properties and has absolute power and authority to mortgage the mortgaged properties in favour of the Mortgagee. The Mortgagor/s 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 Mortgagor/s 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 Mortgagor/s 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 Mortgagor/s 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 Mortgagor/s 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

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Mortgagee and also shall not lease out or allow any attachment, distress or execution to be levied thereon.

5. And the Mortgagor/s hereby covenants with the Mortgagee that at all times during the continuance of the security hereby created, the Mortgagor/s 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 Mortgagor/s with an insurance company of repute notified by the Mortgagee and shall pay all premia 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 Mortgagor/s 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 Mortgagor/s 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 Mortgagor/s 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 Mortgagor/s 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 instalment 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 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 Mortgagor/s 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 Mortgagor/s in its application are found to be untrue or false or incorrect;

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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 Mortgagor/s

g) If winding of meeting to pass such a resolution is issued;

h) A receiver being appointed for all or any part of the Mortgagor/s property;

i) If the Mortgagor/s 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 Mortgagor/s capacity to repay any amounts under the said facilities;

k) If the Mortgagor/s 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 Mortgagor/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 Mortgagor/s 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 outstandings 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 Mortgagor/s further covenants that in the event of the default in payment of the mortgaged debt and or the performance of the obligations, the Mortgagee shall at its option also be entitled notwithstanding the power of sale, to file a suit against the Mortgagor/s for the recovery of the mortgaged debt by

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

11. All the obligations of a Mortgagor/s 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 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 Mortgagor/s or the Mortgagee interse 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 Mortgagor/s has or is entitled or any other security which the Mortgagee now holds or may hold hereinafter from the Mortgagor/s or the Borrower/s or the Guarantor/s and whether jointly or singly with one another or others.

13. The Mortgagor/s 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

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OF ASSURANCES-IV, KOLKATA

15 DEC 2021

and apportionment of the compensation payable for the mortgaged properties or any part thereof shall be conducted by the Mortgagor/s through the Attorneys and engineers of the Mortgagee and if the Mortgagor/s shall not do so then the Mortgagee shall be entitled to engage its attorneys and engineers and the Mortgagor/s 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 Mortgagor/s to the Mortgagee with interest and they shall until repayment be a charge on the mortgaged properties.

15. The Mortgagor/s 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 defence of the rights of the Mortgagee as for the protection and security of the mortgaged properties and for the demand realisation 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 Mortgagor/s 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 Mortgagor/s 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 Mortgagor/s as Borrower/s or the Guarantor/s and/or the Mortgagors thereunder and in particular the provisions against release or discharge of the Guarantor/s from liability under all or any of the said agreements 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 Mortgagor/s 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 Mortgagor/s personally or by Fascimile (Fax), e-mail, Courier 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 Mortgagor/s 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.

SEAL OF THE ADDL. REGI

SCHEDULE I HEREINABOVE REFERRED TO:

(Description of the land and buildings)

ALL THAT piece and parcel of factory converted land in toto measuring 686.5 Decimal comprised in several Dags which is more particularly described hereunder lying at Mouza- Amriya , J.L. No.86 under P.S- DADPUR, PO-Ati, under the area of Bagnan Gram Panchayat, District- Hooghly within the limit of District Sub Registry Office- Hooghly, Additional District Sub-Registry Office - Chinsurah in the District Hooghly , West Bengal.

Sl No.	R.S. Dag Number	L.R. Dag Number	L.R. Khatian Number	Area (In Decimal)
01	711	825	1933	79
02	701	897	1933	54
03	852	913	1933	12
04	707	890	1933	27
05	698	894	1933	11
06	899	895	1933	11
07	700	896	1933	45
08	703	899	1933	44
10	708	901	1933	15
11	713	827	1933	5
12	714	828	1933	5
13	702	898	1933	32
14	705	900	1933	8
15	709	902	1933	38
16	744	909	1933	15
17	743	910	1933	3.5
18	742	911	1933	13
19	851	912	1933	20
20	853	915	1933	41
21	850	916	1933	5
22	849	917 & 826	1933	36
23	848	918	1933	4
24	854	920	1933	12
25	661	847	1933	50
26	1084	904	1933	19
27	706	891	1933	30
28	659	845	1933	11
29	660	846	1933	8
30	662	848	1933	10
31	657	843	1933	23

The entire composite property is butted and bounded as follows: -

North – LR Dag No.803,804,805,829,842,844,830 & 831
South – LR Dag No.919,923,921 & 939
East – LR Dag No.848 to 851, 854,883,886,863,887,888,885,889&940
West – LR Dag No.905,824,919 & Durgapur Highway

SEAL OF THE ADDL REGISTRAR OF ASSURANCE
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

15 DEC 2021

IN WITNESS WHEREOF, the Mortgagor and the Mortgagee have executed these presents on the day, month and year first hereinabove written.

SIGNED AND DELIVERED by the

MORTGAGOR in the presence of:

Shri Dakshineshwari Maa Polyfabs Limited

Director

SIGNED AND DELIVERED by the

MORTGAGEE in the presence of:

SANDEEP CHOUDHARY
Asst. Gen. Manager & RM-AMT IV
SBI IFB Kolkata

STATE BANK OF INDIA 01936 IFB KOLKATA

All at Kolkata and all in the presence of:

WITNESSES:-

Signature:- Neha Mehta

1. Name: **Neha Mehta, Advocate**
   Address: 6A, K.S. Roy Road, Kolkata-700001

Signature:- Shilpa Dutta

2. Name: **Shilpa Dutta, Advocate**
   Address: 6A, K.S. Roy Road, Kolkata-700001

DRAFTED BY:

Kapil Lath, Advocate

KAPIL LATH, ADVOCATE

(Enrollment No. – F/517-01)

S. K. Lath & Co., Advocates

6a, K.S.Roy Road, 2nd Floor, Kolkata 700 001

OF THE ADDL. RE

KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

15 DEC 2021

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signatures of the executants					
	Presentants					
		Little	Ring	Middle (left	Fore hand)	Thumb
		Thumb	Fore	Middle (right	Ring hand)	Little
		Little	Ring	Middle (left	Fore hand)	Thumb
		Thumb	Fore	Middle (right	Ring hand)	Little
		Little	Ring	Middle (left	Fore hand)	Thumb
		Thumb	Fore	Middle (right	Ring hand)	Little

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
सत्यमेव जयते
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

15 DEC 2021

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

SANDEEP CHOUDHURY

MONORANJAN CHOWDHURY

24/03/1973

Permanent Account Number

ADJPC0035F

FOR MORTGAGE & CREATION

Signature

08122005

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/17538/00680

To
Sandeep Choudhary
সন্দীপ চৌধুরী

S/O: Manoranjan Choudhary
DREAM PARK COMPLEX BLOCK-E, FLAT-1E
DAKSHIN KUMRAKHALI SONARPUR STATION ROAD,
Rajpur Sonarpur(M)
Narendrapur,South 24 Parganas
West Bengal - 700103

08/03/2014

KL812789741FT
81278974

For MORTGAGE CREATION.

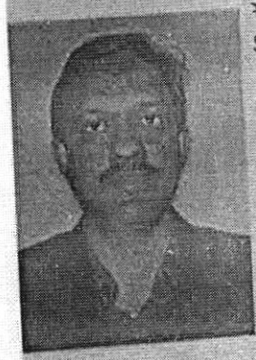
আপনার আধার সংখ্যা / Your Aadhaar No. :

8431 2661 2136

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India



সন্দীপ চৌধুরী
Sandeep Choudhary
পিতা : মনোরঞ্জন চৌধুরী
Father : Manoranjan Choudhary

জন্মতারিখ/DOB: 24/03/1973
পুরুষ / Male

8431 2661 2136

আধার – সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAJJAN BANSAL
OM PRAKASH BANSAL

10/12/1968

Permanent Account Number

AEJPB5732P

Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, UTIITSL
प्लाट नं: ३, सेक्टर ११, सी.बी.डी.बेलापूर,
नवी मुंबई-४०० ६१४.

भारत सरकार
GOVERNMENT OF INDIA

Sajjan Bansal
DOB: 10/12/1968
Male / MALE

5853 4605 6320

आधार साधारण मानुषের अधिकार

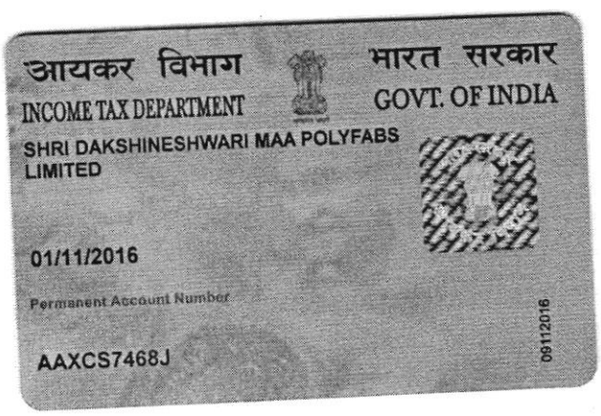
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

Address
RUKMANI PARASMANI APPT FLAT NO
4RB, 92/1 MOULANA ABDUL KALAM AZAD
SARANI, Kankurgachi, Kolkata,
West Bengal - 700054

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001

Bansal


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SHRI DAKSHINESHWARI MAA POLYFABS LIMITED
01/11/2016
Permanent Account Number
AAXCS7468J
09112016

Shri Dakshineshwari Maa Polyfabs Limited

Director

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

GZG1944263

নির্বাচকের নাম : প্রদীপ কুমার সিং
Elector's Name : Pradip Kumar Singh

পিতার নাম : ব্রহ্ম নাথ সিং
Father's Name : Bramha Nath Singh

লিঙ্গ / Sex : পুং / M
জন্ম তারিখ
Date of Birth : XX / XX / 1983

Pradip Kumar Singh

GZG1944263

ঠিকানা:
6এ কিরোন শঙ্কর রায় রোড 45 হেয়ার স্ট্রীট কলকাতা 700001

Address:
6A KIRON SHANKAR ROY ROAD 45
HARE STREET Kolkata 700001

Date: 14/08/2007
144-বড়বাজার নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
144-Bara Bazar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিস্টে নাম তোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

039/0820

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAACS8577K

नाम /NAME

STATE BANK OF INDIA

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

01-07-1955

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

STATE BANK OF INDIA 01936 IFB KOLKATA

Major Information of the Deed

Deed No :	I-1904-16931/2021	Date of Registration	20/12/2021
Query No / Year	1904-2002606602/2021	Office where deed is registered	
Query Date	13/12/2021 5:22:52 PM	1904-2002606602/2021	
Applicant Name, Address & Other Details	S K LATH AND CO 6A, KIRAN SHANKAR ROY ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9062852396, Status :Solicitor firm		
Transaction		Additional Transaction	
[0307] Mortgage, Mortgage without Posse. in f/o Financial Institution/Bank		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 171,73,00,000/-		Rs. 175,47,91,272/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,00,020/- (Article:40(b))		Rs. 55,098/- (Article:A(1), E)	
Remarks			

Land Details :

District: Hooghly, P.S:- Dadpur, Gram Panchayat: BABNAN, Mouza: Amriya, Jl No: 86, Touzi No: 0000 Pin Code : 712305

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-825 (RS :-)	LR-1933	Industrial Use	Industrial Use	79 Dec	171,72,99,970 /-	171,72,99,970/-	
L2	LR-897 (RS :-)	LR-1933	Industrial Use	Industrial Use	54 Dec	1/-	33,32,560/-	
L3	LR-913 (RS :-)	LR-1933	Industrial Use	Industrial Use	12 Dec	1/-	7,40,569/-	
L4	LR-890 (RS :-)	LR-1933	Industrial Use	Industrial Use	27 Dec	1/-	16,66,280/-	
L5	LR-895 (RS :-)	LR-1933	Industrial Use	Industrial Use	11 Dec	1/-	6,78,855/-	
L7	LR-899 (RS :-)	LR-1933	Industrial Use	Industrial Use	44 Dec	1/-	27,15,419/-	
L8	LR-901 (RS :-)	LR-1933	Industrial Use	Industrial Use	15 Dec	1/-	9,25,711/-	
		TOTAL :			**242Dec**	**17172,99,976 /-**	**17273,59,364 /-**	

District: Hooghly, P.S:- Dadpur, Gram Panchayat: BABNAN, Mouza: Amriya, Jl No: 86, Pin Code : 712305

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L6	LR-896 (RS :-)	LR-1933	Industrial Use	Industrial Use	45 Dec	1/-	27,77,134/-	
L9	LR-827 (RS :-)	LR-1933	Industrial Use	Industrial Use	5 Dec	1/-	3,08,570/-	
L10	LR-828 (RS :-)	LR-1933	Industrial Use	Industrial Use	5 Dec	1/-	3,08,570/-	
L11	LR-898 (RS :-)	LR-1933	Industrial Use	Industrial Use	32 Dec	1/-	19,74,850/-	

L12	RS-698		Industrial Use	Shali	11 Dec	1/-	6,78,855/-	
L13	LR-900 (RS :-)	LR-1933	Industrial Use	Industrial Use	8 Dec	1/-	4,93,713/-	
L14	LR-902 (RS :-)	LR-1933	Industrial Use	Industrial Use	38 Dec	1/-	23,45,135/-	
L15	LR-909 (RS :-)	LR-1933	Industrial Use	Industrial Use	15 Dec	1/-	9,25,711/-	
L16	LR-910 (RS :-)	LR-1933	Industrial Use	Industrial Use	3.5 Dec	1/-	2,15,999/-	
L17	LR-911 (RS :-)	LR-1933	Industrial Use	Industrial Use	13 Dec	1/-	8,02,283/-	
L18	LR-912 (RS :-)	LR-1933	Industrial Use	Industrial Use	20 Dec	1/-	12,34,282/-	
L19	LR-915 (RS :-)	LR-1933	Industrial Use	Industrial Use	41 Dec	1/-	25,30,278/-	
L20	LR-916 (RS :-)	LR-1933	Industrial Use	Industrial Use	5 Dec	1/-	3,08,570/-	
L21	LR-917 (RS :-)	LR-1933	Industrial Use	Industrial Use	6 Dec	1/-	3,70,285/-	
L22	LR-826 (RS :-)	LR-1933	Industrial Use	Industrial Use	30 Dec	1/-	18,51,422/-	
L23	LR-918 (RS :-)	LR-1933	Industrial Use	Industrial Use	4 Dec	1/-	2,46,856/-	
L24	LR-920 (RS :-)	LR-1933	Industrial Use	Industrial Use	12 Dec	1/-	7,40,569/-	
L25	LR-847 (RS :-)	LR-1933	Industrial Use	Industrial Use	50 Dec	1/-	30,85,704/-	
L26	LR-904 (RS :-)	LR-1933	Industrial Use	Industrial Use	19 Dec	1/-	11,72,567/-	
L27	LR-891 (RS :-)	LR-1933	Industrial Use	Industrial Use	30 Dec	1/-	18,51,422/-	
L28	LR-845 (RS :-)	LR-1933	Industrial Use	Industrial Use	11 Dec	1/-	6,78,855/-	
L29	LR-846 (RS :-)	LR-1933	Industrial Use	Industrial Use	8 Dec	1/-	4,93,713/-	
L30	LR-848 (RS :-)	LR-1933	Industrial Use	Industrial Use	10 Dec	1/-	6,17,141/-	
L31	LR-843 (RS :-)	LR-1933	Industrial Use	Industrial Use	23 Dec	1/-	14,19,424/-	
		TOTAL :			**444.5Dec**	**24 /-**	**274,31,908 /-**	
	Grand Total :				**686.5Dec**	**17173,00,000 /-**	**17547,91,272 /-**	

Mortgagor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Shri Dakshineshwari Maa Polyfabs Limited** 113/1 B, Chittaranjan Avenue, 7th Floor, Room No.7A,, City:- , P.O:- COOLUTOLA, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073 , PAN No.:: AAxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Mortgagee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**STATE BANK OF INDIA** Industrial Finance Branch, 4th Floor, Jeevandeep Building, 1, Middleton Street,, City:- , P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx7K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr Sajjan Bansal** Son of Mr Om Prakash Bansal Rukmani Parasmani Apartment, Flat No.4RB, 92/1, Moulana Abdul Kalam Azad Sarani, Kankurgachi,, City:- , P.O:- Phool Bagan, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AExxxxxx2P, Aadhaar No: 58xxxxxxxx6320 Status : Representative, Representative of : Shri Dakshineshwari Maa Polyfabs Limited (as authorised signatory)
2	**Mr Sandeep Choudhury (Presentant)** Son of Mr Manoranjan Choudhury Dream Park Complex Block-E Dakshin Kumrakhali Sonarpur Station Road Rajpur, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ADxxxxxx5F, Aadhaar No: 84xxxxxxxx2136 Status : Representative, Representative of : STATE BANK OF INDIA (as authorised signatory)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pradip Kumar Singh Son of Mr B N Singh 6a, K S Roy Road, City:- , P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Mr Sajjan Bansal, Mr Sandeep Choudhury

Land Details as per Land Record

District: Hooghly, P.S:- Dadpur, Gram Panchayat: BABNAN, Mouza: Amriya, JI No: 86, Touzi No: 0000 Pin Code : 712305

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 825, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.77000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L2	LR Plot No:- 897, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.17000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L3	LR Plot No:- 913, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.12000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L4	LR Plot No:- 890, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.27000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L5	LR Plot No:- 895, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.11000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L7	LR Plot No:- 899, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.44000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L8	LR Plot No:- 901, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.15000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited

District: Hooghly, P.S:- Dadpur, Gram Panchayat: BABNAN, Mouza: Amriya, JI No: 86, Pin Code : 712305

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L6	LR Plot No:- 896, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.45000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L9	LR Plot No:- 827, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.05000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L10	LR Plot No:- 828, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.05000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L11	LR Plot No:- 898, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.30000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L12	RS Plot No:- 698		Seller is not the recorded Owner as per Applicant.

L13	LR Plot No:- 900, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.08000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L14	LR Plot No:- 902, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.38000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L15	LR Plot No:- 909, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.15000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L16	LR Plot No:- 910, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.03000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L17	LR Plot No:- 911, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.13000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L18	LR Plot No:- 912, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.20000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L19	LR Plot No:- 915, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.08000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L20	LR Plot No:- 916, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.05000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L21	LR Plot No:- 917, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.06000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L22	LR Plot No:- 826, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.30000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L23	LR Plot No:- 918, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.04000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L24	LR Plot No:- 920, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.12000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L25	LR Plot No:- 847, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.50000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited

L26	LR Plot No:- 904, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.19000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L27	LR Plot No:- 891, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.30000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L28	LR Plot No:- 845, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.11000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L29	LR Plot No:- 846, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.08000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L30	LR Plot No:- 848, LR Khatian No:- 1933	Owner:শ্রী দক্ষিণেশ্বরী মা পলিফেবাস লি ., Gurdian:ডাইরেক্টর , Address:১৩১/১বি চিত্তরঞ্জন অ্যাভিনিউ , Classification:শালি, Area:0.10000000 Acre,	Shri Dakshineshwari Maa Polyfabs Limited
L31	LR Plot No:- 843, LR Khatian No:- 1933		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190416931 / 2021

On 15-12-2021

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

Presented for registration at 17:30 hrs on 15-12-2021, at the Private residence by Mr Sandeep Choudhury ,.

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

Execution is admitted on 15-12-2021 by Mr Sajjan Bansal, authorised signatory, Shri Dakshineshwari Maa Polyfabs Limited (Public Limited Company), 113/1 B, Chittaranjan Avenue, 7th Floor, Room No.7A,, City:- , P.O:- COOLUTOLA P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700073

Indetified by Mr Pradip Kumar Singh, , , Son of Mr B N Singh, 6a, K S Roy Road, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 15-12-2021 by Mr Sandeep Choudhury, authorised signatory, STATE BANK OF INDIA (Public Limited Company), Industrial Finance Branch, 4th Floor, Jeevandeep Building, 1, Middleton Street,, City:- , P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr Pradip Kumar Singh, , , Son of Mr B N Singh, 6a, K S Roy Road, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 17-12-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 55,098/- (A(1) = Rs 55,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 55,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2021 5:43PM with Govt. Ref. No: 192021220135670998 on 14-12-2021, Amount Rs: 55,014/-, Bank: SBI EPay (SBIePay), Ref. No. 0138221391033 on 14-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,00,020/- and Stamp Duty paid by by online = Rs 99,970/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2021 5:43PM with Govt. Ref. No: 192021220135670998 on 14-12-2021, Amount Rs: 99,970/-, Bank: SBI EPay (SBIePay), Ref. No. 0138221391033 on 14-12-2021, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 20-12-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 55,098/- (A(1) = Rs 55,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,00,020/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 61644, Amount: Rs.50/-, Date of Purchase: 17/08/2021, Vendor name: S Mukherjee

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 72756 to 72793

being No 190416931 for the year 2021.

Seal of the Additional Registrar of Assurances-II, Kolkata

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2022.01.14 21:36:26 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/01/14 09:36:26 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.

(This document is digitally signed.)