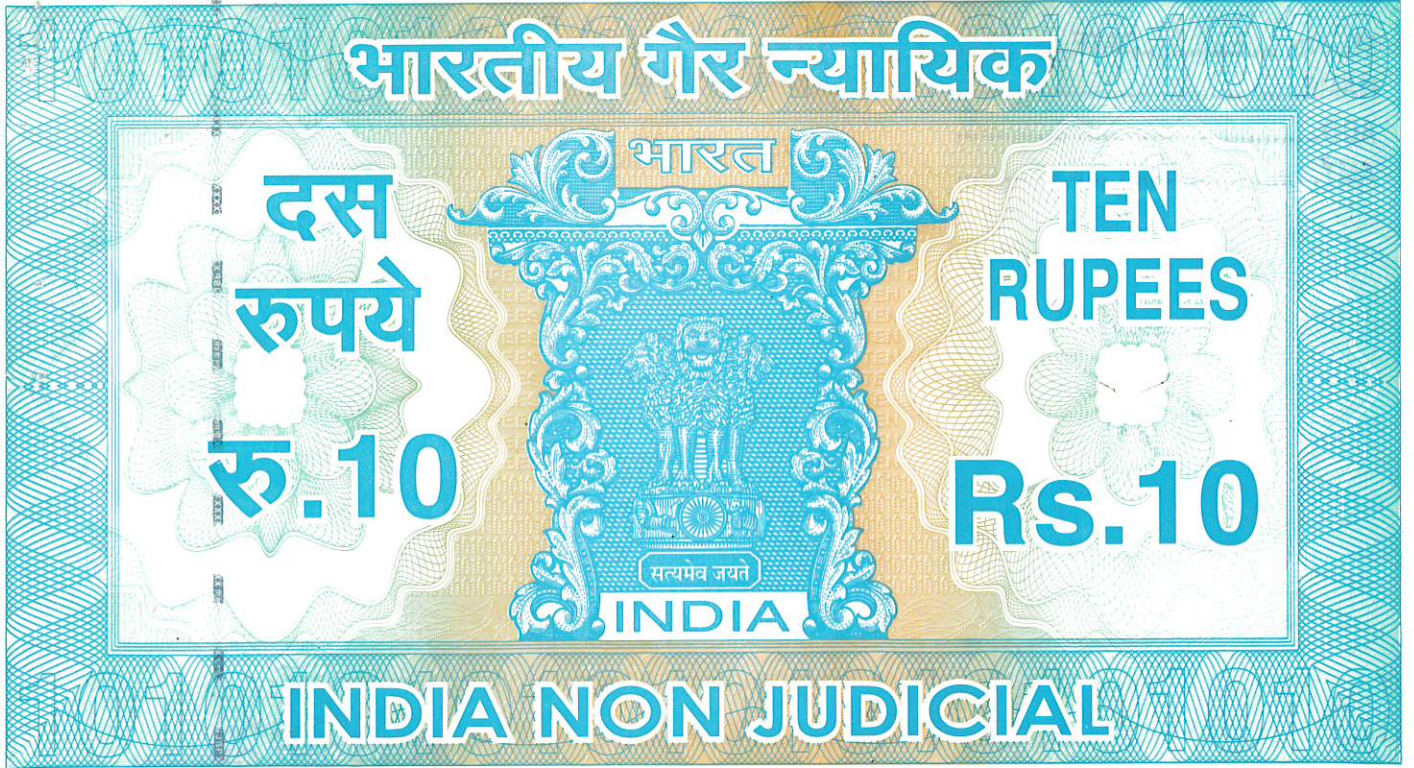


6/9/2021

I

565/21



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

48AB 470107

Q.No. 1903-2-1600150/2021

A.R.A.  
III

MEMORANDUM OF MORTGAGE

(By Deposit of Title Deeds)

Certified that the document is admitted to registration. The Signature, Seal and the Assent of the parties are the part of this document.

Additional Registrar

This Memorandum of Deposit of Title Deeds executed on this the 19<sup>th</sup> day of Jan<sup>y</sup> 2021,

(Two Thousand Twenty-One)

BY

Additional Registrar of  
Assurances (I) Kolkata

9 JAN 2021

19 JAN 2021

SL. No. 28973 DATE.....  
NAME.....  
ADD.....  
AMT. 102

Tatini Majumdar Adv  
H-C Cal

*Mousumi Ghosh*  
MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE

*[Signature]*  
Additional Registrar of  
Assurances III

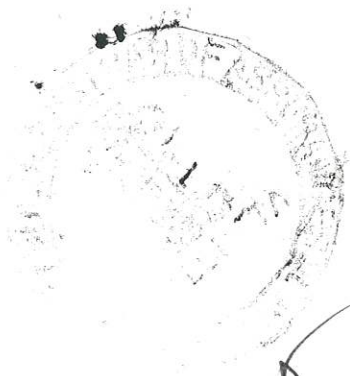
19 JAN 2021

Tanum Parina  
F/W - Dhoni Bhushan Parina  
39, Rani Rush Moni Path  
city centre Durgam - 16  
PIN code - 713216  
P.S. - Anandinda  
P.O. - city centre  
@ Business

**M/s TT Distilleries Private Limited (TTDPL)**, (PAN AADCT8753B) a Company within the meaning of Companies Act, 1956 with Corporate Identification Number U74999WB2011PTC158086 and having its Registered Office at Uttar Kamakhyaguri, (Master Para) Kamakhyaguri, Polich Station- Shamuktala, Post Office- Kargipara, District- Alipurduar, West Bengal, Pin- 736121 (**herein referred to as 'company' / 'TTDPL'**), represented by Pinaki Ranjan Saha (PAN CNRPS9741Q), (Aadhar 8077 6704 3397) son of Naresh Chandra Saha, by religion Hindu, by occupation Business, by nationality Indian, residing at c/o Naresh Chandra Saha, Vill. Uttarkamakhyaguri, Police Station- Kumargram, Post Office- Kamakhyaguri, District- Alipurduar, West Bengal, Pin- 736202 and (1)**PINAKI RANJAN SAHA** (PAN CNRPS9741Q), (Aadhar 8077 6704 3397) & (2)**PIJUSH KANTI SAHA**, (PAN ESCPS1452N), (Aadhar 6243 3245 3726), both sons of Naresh Chandra Saha, by religion Hindu, by occupation Business, by nationality Indian, both are residing at c/o Naresh Chandra Saha, Vill. Uttarkamakhyaguri, Polich Station- Kumargram, Post Office- Kamakhyaguri, District- Alipurduar, West Bengal, Pin- 736202, herein referred to as '**MORTGAGORS**'; ( Which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their successors, administrators, legal representatives, executors and assigns) of the **ONE PART**;

#### IN FAVOUR OF

**M/s IFCI VENTURE CAPITAL FUNDS LIMITED** (hereinafter referred as "IFCI Venture"), (PAN AAACR3037R) a public limited company incorporated under the provisions of Companies Act, 1956 having its registered office at IFCI Tower, 61, Nehru Place, Police Station- Kalkaji, Post Office- Nehru Place, District- South Delhi , Pin- 110019, hereinafter referred to as "**MORTGAGEE**" ( Which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include it's successor-in-office, administrators, legal representatives, executors and assigns) of the **OTHER PART**;



Additional Registrar of  
Assurances (B) Kolkata

11 9 JAN 2021

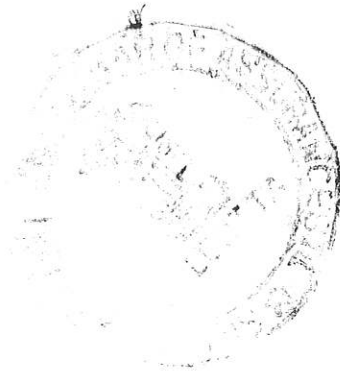


**WHEREAS** as per details in annexure hereunder written, the mortgagors herein, executing this instant memorandum of depositing of title deed for securing the financial assistance under Venture Capital Fund For Scheduled Castes (hereinafter referred to as "VCFSC") availed by **M/s TT Distilleries Private Limited (TTDPL)**, (PAN AADCT8753B) a Company within the meaning of Companies Act, 1956 with Corporate Identification Number U74999WB2011PTC158086 and having its Registered Office at Uttar Kamakhyaguri, (Master Para) Kamakhyaguri, Polich Station-Shamuktala, Post Office- Kargipara, District- Jalpaiguri, West Bengal, Pin- 736121(hereinafter referred to as the 'Borrower') of **Rs.1,87,00,000 (Rupees One Crore Eighty Seven Lakh Only)** on the terms and conditions mentioned in the Investment Agreement dated 08.10.2020.

**AND WHEREAS** the Mortgagor company has already deposited on 08.10.2020 the documents of title relating to its property listed in First Schedules, hereunder in Annexure- I & II, with IFCI Venture, under VCF-SC at their registered office, with intent to create an Equitable Mortgage on first charge basis in favour of the IFCI Venture by deposit of title deeds to which the documents relate to and described hereunder for the purpose of securing repayment of financial assistance of **Rs.1,87,00,000 (Rupees One Crore Eighty Seven Lakh Only)**, together with interest and other charges as per Investment Agreement dated 08.10.2020 executed by and between Borrower Company and IFCI Venture.

**AND WHEREAS** the Mortgagors no.2&3 also have already deposited on 08.10.2020 the documents of title relating to their property listed in First Schedule hereunder in Annexure- III hereinafter, with IFCI Venture under VCF-SC at their registered office, with intent to create an Equitable Mortgage on second charge basis in favour of the IFCI Venture by deposit of title deeds to which the documents relate to and described hereunder for the purpose of securing repayment of the abovementioned amount, together with interest and other charges as per Investment Agreement dated 08.10.2020 executed by and between Borrower Company and IFCI Venture.

The description of the property in respect of the title deed and documents in First Schedule has been morefully mentioned in Second Schedule in each annexure hereunder written.



Additional Revision of  
Assurance

11 9 JAN 2010

The Mortgagors further declare that the documents so deposited are all that were in their possession and control and that the property is not charged or encumbered or in litigation in any way whatsoever.

Be it mentioned that the possession of the property remains with the Mortgagors and the Mortgagors shall pay all the Govt. taxes and the Mortgagee has no power to collect the Rent or Lease of the property mortgaged and part thereof.

(Annexure I)

**FIRST SCHEDULE**

(List of documents of title, evidences, deeds and writings)

**DESCRIPTION OF THE TITLE DEEDS/DOCUMENTS  
DEPOSITED BY THE MORTGAGOR**

Sr. No.	Description of Document
1.	Copy of Deed No. 2375 of 1977 in favor of Mr. Rasik Chandra Chanda.
2.	Copy of Sale Deed No. 0052 of 2010 in favor of TarunParira.
3.	Copy of Gift Deed No. 200302293 of 2015 in favor of NilimaParira.
4.	Copy of Sale Deed No. 2000330467 of 2015 in favor of Balram Sarkar.
5.	Copy of Gift Deed No. 200305115 of 2018 in favor of M/s T T Distilleries Pvt. Ltd.
6.	Porcha in the name of TT Distilleries Pvt. Ltd., Under L.R. Ithatian No. 983.
7.	Conversion Letter in the name of M/s T T Distilleries Pvt. Ltd.

**SECOND SCHEDULE**

(Description of immovable property)

All the piece and parcel of land measuring more or less 33 (thirty three) Decimal land which is lying and situated at Mouza Karjipara, J.L No. 111, under C.S. Khatian No. 571, R.S. Khatian



*[Handwritten signature]*

Additional Registrar of  
Assurance, Guwahati

19 JAN 2021



No. 414, L.R. Khatian No. 889, comprised in C.S. Dag No. 1. 62, under R.S. Dag No. 162/757, Additional District Sub Registry Office Jalpaiguri, P.S. Samuktala, 2 No. Tatpara Gram Panchayet, formerly in the District Jalpaiguri, now in the District Alipurduar. The property is together with the plant and machinery attached to the earth or permanently fastened to anything attached to the earth, fixture and fittings erected/ installed or to be erected/installed thereon and every part thereof.

**(Annexure II)**

**FIRST SCHEDULE**

(List of documents of title, evidences, deeds and writings)

**DESCRIPTION OF THE TITLE DEEDS/DOCUMENTS**

**DEPOSITED BY THE MORTGAGOR**

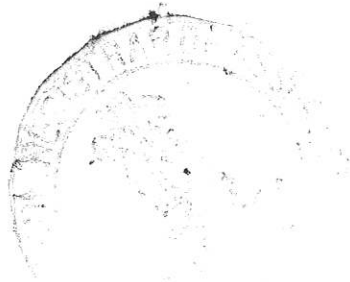
<b>Sr. No.</b>	<b>Description of Document</b>
1.	Copy of Deed No. 1344726 of 2020 in favor of M/s T. T. Distilleries Pvt. Ltd.
2.	Revenue records in favor of Arati Debnath..
3.	Certified Map of property.

**SECOND SCHEDULE**

**(Description of immovable property)**

All the piece and parcel of land at L.R. Khatian no. 889 within Tatpara-II Gram Panchayat of Mouza Karjipara, under Police Station- Samuktala, Additional District Sub Registry Office at Alipurduar, District- Alipurduar and B.L.& L.R.O. Alipurduar-II, under Govt of West Bengal J.L. no. 69, area about 3.50 decimals in R.S. Plot no. 162/757 classification of land –Sahari, presently vacant. The property is together with the plant and machinery attached to the earth or permanently fastened to anything attached to the earth, fixture and fittings erected/ installed or to be erected/installed thereon and every part thereof.

Together with all buildings and structures thereon attached to earth or permanently fastened to anything attached thereto.



Additional Register of  
Assurance

10 9 JAN 2021

## (Annexure III)

**FIRST SCHEDULE**

(List of documents of title, evidences, deeds and writings)

**DESCRIPTION OF THE TITLE DEEDS DEPOSITED  
BY THE MORTGAGOR**

1. Copy of Deed No. 4021 of 1973 in favor of Mr. Mahadeb Ghosh from 1973 to 1986.
2. Copy deed of sale dated 07.04.1986 bearing No. 2678 of 1986 transferred in the name of Mangal Chandra Das.
3. Copy of Death certificate of late Sh. Mangal Chandra Das.
4. Copy of successor certificate of legal Heirs of late Sh. Mangal Chandra Das.
5. Copy of Sale Deed bearing No. 3031 of 2016.
6. Porcha R.S. Khatian No. 1789 in the name of Pinaki Ranjan Saha.
7. Porcha R.S. Khatian No. 1791 in the name of Pijush Kanti Saha.
8. Conversion Letter in the name of Pinaki Ranjan Saha.
9. Conversion Letter in the name of Pijush Kanti Saha.
10. Khazna Receipts in the name of Pinaki Ranjan Saha.
11. Khazna Receipts in the name of Pijush Kanti Saha Alipurduar.

**SECOND SCHEDULE****(Description of immovable property)**

All the piece and parcel of property being at District and District Sub Registrar – Alipurduar, Land measuring 17 (Seventeen) Decimal out of 0.66 (Zero point Six Six) Decimal, which is lying and situated at Mouza Dakshinnararthali, J.L. No. 14, [6 (six) Decimal land under L.R. Khatian No. 261/1 corresponding to L.R. Dag No. 1259, under R.S. Dag No. 755 and 11 (eleven) Decimal land under L.R. Khatian No. 261/1 corresponding to L.R. Dag No. 1257, under R.S. Dag No. 758, Additional District Sub Registry Office, Alipurduar. The property is together with the plant and machinery attached to the earth or permanently fastened to anything attached to the earth, fixture and fittings erected/ installed or to be erected/installed thereon and every part thereof. Together with all buildings and structures thereon attached to earth or permanently fastened to anything attached thereto.



Additional Registrar of  
Companies  
Assurance Department

19 JAN 2021

IN WITNESS WHEREOF the parties to these present hereto set and subscribed their respective hands the date month and year first above written.

In the present of:

**WITNESS:**

1. *Bhurat Chandra Mallik* 1.  
S/o Late - *Sarat Chandra Mallik*  
VILL+P.O. - *Barnesh Bazar* 2.  
P.S. - *Maynaguri*  
Dist - *Jalpaiguri* - 735224 3.  
state - *West Bengal*  
Occupation - *Business*

2. *Sanjay Mallik*  
S/o Late - *Sarat Ch. Mallik*  
VILL+P.O. - *Barnish Bazar*  
P.S. - *Maynaguri*  
Dist - *Jalpaiguri*  
state - *West Bengal*

**T. T. DISTILLERIES PVT. LTD.**

*Pinaki Ranjan Saha*

Director

*Pinaki Ranjan Saha*

*Pinaki Ranjan Saha*

**SIGNATURE OF MORTGAGORS**



**SIGNATURE OF THE MORTGAGEE**

Drafted by me:

*Tatini Majumdar*

Advocate

High Court, Calcutta

Enrolment No. *WB* 1813/2001

*WB* 1813/2001



*[Signature]*  
Additional Registrar of  
Companies, Kolkata  
10 JAN 2024



# SPECIMEN FORM FOR TEN FINGERPRINTS



Pinaki Ranjan Saha

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



Piyush Kanti Saha

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



Ashish

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



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



*[Handwritten signature]*

Additional Registrar of  
Companies, Kolkata

19 JAN 2021

*[Faint handwritten text]*



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

GRN: 19-202021-016170652-1

Payment Mode Online Payment

GRN Date: 09/12/2020 19:02:24

Bank : State Bank of India

BRN : IK0AVRNQL8

BRN Date: 09/12/2020 19:04:00

DEPOSITOR'S DETAILS

Id No. : 2001600150/8/2020

[Query No./Query Year]

Name : TATINI MAJUMDAR

Contact No. :

Mobile No. : +91 9831483225

E-mail : advtatini.m@gmail.com

Address : 5 HARI MOHAN ROY LANE KOLKATA 700015

Applicant Name : Mrs TATINI MAJUMDAR

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Mortgage, Mortgage without Possession by others

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	2001600150/8/2020	Property Registration- Stamp duty	0030-02-103-003-02	100010
2	2001600150/8/2020	Property Registration- Registration Fees	0030-03-104-001-16	55014

Total

155024

In Words : Rupees One Lakh Fifty Five Thousand Twenty Four only



Additional Registrar of  
Assurances (R.A.)

11 9 JAN 2021