Date: 07/11/2022



To Indian Bank MCB Mission Row Kolkata14, India Exchange Place, 1st Floor, Kolkata-700001, WB

Subject- Submission of original title deeds of properties owned by Senco Gold limited

Kind attention: K.C.Gupta, Branch Manager

Dear Sir.

We refer to your sanction letter(Ref no.MCB/MSR/SGL/2021-22/913 dated 21/10/2021) and subsequent discussion regarding submission of title deed of property situated at A-II/92- A, Lajpat Nagar-II, New delhi-110024 towards additional collateral security.

Commercial Property at A-II/92 -A, Lajpat Nagar-II, New Delhi-110024

Original	registered	Sale deed	no 3287	dated	23.02.2011.	
Ant au Burn	Poster FO	seite deed	110 2501	dated	23.02.2011.	

- → Driginal memo of Substitution of Property bearing No L & DOP-811/5020 dated 20.06.73.
- Original Deed of Conveyance dated 22.03.68 registered vide no 2092 dated 30.03.68
- (f) Original Lease deed dated 22.03.68 registered vide no 2093 dated 30.03.68
 - Original Conveyance Deed dated 19.02.96 registered vide no 2938 dated 18.04.96
- →f) Original Agreement to sell vide no 3025 dated 02.05.94 >
- Original registered General Power of Attorney vide no 2428 dated 02:05.94 along with original Will vide no 2143 dated 02.05.94 X 312498 10 P.LE
- (A) Certified copy of relinquishment deed dated 27.12.1972 vide no 8006 dated 28.12.72
- TOriginal Letter of transfer of shop/flat/plot issued by Department of Rehabilitation dated 25.03.1968 jlCopy of Sanction plan dated 12.01.95.

We Request you to please acknowledge receipt of above documents.

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Thanking you

Yours truly,

For Senco Gold Limited

(Surendra Gupta) Company Secretary

as an authorised representative of Indian Bank

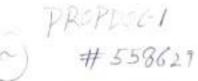
hereby acknowledge receipt of the above property documents in original from Senco Gold Limited.

Signature: Place: Kolkata Date:07/11/2022

Senco Gold Limited (3) Santon plan (New with 4 floor) Religious Level

CIN No.: U36911WB1994PLC064637

Registered & Corporate Office: "Diamond Prestige", 41A, A.J.C. Bose Road, 10th Floor, Kolkata-700 017, Phone: 033 4021 5000 / 5004, Fax No.: 033-4021 5025 Email: contactus@sencogold.co.in Website: www.sencogoldanddiamonds.com



INDIA NON JUDICIAL



Government of National Capital Territory of Delhi e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-DL04713344925289J

: 18-Feb-2011 03:07 PM

: NONACC (BK)/ dl-corpbk/ CORP CONNAUGHT/ DL-DLH

: SUBIN-DLDL-CORPBK09542582605762J

: SENCO GOLD LTD

: Article 23 Sale

: _A-II/92-A, LAJPAT NAGAR-II, NEW DELHI

7,50,00,000

(Seven Crore Fifty Lakh only)

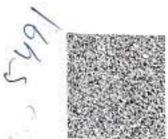
: PUNEETA DAWAR

SENCO GOLD LTD

: SENCO GOLD LTD

45,00,000

(Forty Five Lakh only)





SALE DEED FOR RS. 7,50,00,000/-

II-A/92-A, Lajpat Nagar, PROPERTY NO.

New Delhi.

Sale Deed. TYPE OF DEED :

"C" CATEGORY OF LOCALITY .

83.61 sq.mtr. TOTAL PLOT AREA 1.2

334.44 sq.mtr. COVERED/PLINTH AREA 1

Residential USE FACTOR

Pucca STRUCTURE TYPE

1995 YEAR OF CONSTRUCTION 3.0

Four Storey (Basement Floor, STOREY

Ground Floor, First Floor and

Second Floor)

0.9 AGE FACTOR 1

Rs. 54,600/- per sq.mtr. MINIMUM RATE OF LAND 4

Rs. 45,65,106/-1 COST OF LAND

Rs. 9,500/- x 334.44 sq.mtr. : COST OF CONSTRUCTION

x 0.9 = Rs. 28,59,462/-

Rs. 74,24,568/-24 TOTAL

Rs. 7,50,00,000/-TRANSACTION VALUE :

Rs. 22,50,000/-STAMP DUTY 0 3%

Rs. 22,50,000/-CORPORATION TAX 8 3% :

Rs. 45,00,000/-TOTAL STAMP

IN-DL04713344925289J e-STAMP CERTIFICATE NO. :

18.02.2011 CERTIFICATE ISSUE DATE :

Purita Dawn

SENCO BOLD L Managing Director

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Deed Related Detail

Deed Name SALE

SALE WITHIN MC AREA

Land Detail

Tehsil/Sub Tehsil Sub Registrar V

Area of Building 0

Building Type

Village/City

Laipat Nagar

Place (Segment)

Lajpat Nagar

Property Type

Residential

Area of Property

Money Related Detail

Consideration Amount 75,000,000.00 Rupees

Stamp Duty paid 4,500,000,00 Rupees

Value of Registration Fee 50,000,00 Rupees

Pasting Fee 100.00 Ruppes

This document of SALE

SALE WITHIN MC AREA

Presented by: Sh/Smt

S/o W/o

R/o

Puneeta Dawar

Navneet Dawar

e-1/72 Lajpat Ngr ND

in the office of the Sub Registrar, Delhi this 23/02/2011 day Wednesday between the hours of

Registrar/Sub Registrar

Sub Registrar V Signature of Presenter Delhi/New Delhi

Execution admitted by the said Shri/Ms Puneeta Dawar

and Shri/Ms Senco Gold Ltd Th MD Mr Sankar Sen

Who is/are identified by Shri/Smt/Km. Harpreet Singh S/o W/o D/o naninder singh R/o 31/21 old Rajinder ND and Shri/Smt./Km Suman S/o W/o D/o Sankar Sen R/o 11 Abdul Rasul Aven Kolkata

(Marginal Witness). Witness No. II is known to me.

Contents of the document explained to the parties who understand the conditions and admit them as correct.

Certified that the left (or Right, as the case may be)hand thumb impression of the executant has been affixed in my presence

Vendor(s) Mortgagor(s) admit(s) prior receipt an entire consideration Rs.75,000,000.00 Rupeess seven crore, fifty lakh. Only

The Balance of entire consideration of Rs. Rupees . has been paid to the

Vendor(s)/Mortgagor(s) by R/o 728 CIT RD Kolkata

Sh./Ms. Senco Gold Ltd Th MD S/o W/o .

vendee(s) /Mortgagee(s) in my presence. He/They /were also referrified by the aforesaid witnesses.

Registrar/Sub Registrar Sub Registrar V

Delhi/New Delhi

Date 24/02/2011

INDENTURE

THIS INDENTURE made on this 23M day of February, 2011, BETWEEN PUNEETA DAWAR wife of Navneet Dawar, residing at E-I/72, Lajpat Nagar, New Delhi 110 024, P.S. Lajpat Nagar, (PAN AAHPD2135J), hereinafter to be refered as "VENDOR" (which term or expression shall unless excluded by or repugnant to the subject of the context be deemed to mean and include her heirs, administrators, successors and assigns) of ONE PART and SENCO GOLD LIMITED (PAN No. AADCS6985J), a company incorporated under the Companies Act, 1956 having its registered office at 7 & 8, C.I.T.Road, Kolkata 700 014, represented by Mr. Sankar Sen, son of Late P.C. Sen, Managing Director hereinafter to be referred as "PURCHASER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its

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successor and successors-in-office and assigns) of the SECOND PART.

WHEREAS by a Lease Deed dated 22nd March, 1968 between the President of India and Matwala Ram, the President of India granted lease for a period of 99 years in respect of land ad-measuring 100 square yards and known as A-II/92-A Lajpat Nagar, New Delhi, to said Matwala Ram and the said Lease Deed was registered in the office of the Sub-Registrar III, New Delhi on 30th March, 1968 in Book No. I, Serial No. 2093, Volume No. 1945, Pages 102 to 104.

AND WHEREAS by a Deed of Conveyance of Building constructed on Lease Hold sites sold otherwise than on publication dated 22nd March, 1968, between the President of India and Matwala Ram, the President of India sold the single storied building standing at A-II/92-

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Annual Director





A Lajpat Nagar, New Delhi, to said Matwala Ram and the said Deed of Conveyance of Building constructed on Lease Hold Sites sold otherwise than Publication was registered in the office of the Sub-Registrar III, New Delhi on 30th March, 1968 in Book No. I, Serial No. 2093, Volume No. 1945, Pages 99 to 101.

AND WHEREAS the said Matwala Ram died on 01.10.1972.

AND WHEREAS Mr. N. N. Malik, son of Matwala Ram applied for mutation of his name instead of the deceased Matwala Ram to the Government of India, Ministry of Works and Housing, Land & Development Office, Nirman Vihar, New Delhi.

AND WHEREAS by Deed of Relinquishment dated 21st December, 1972 executed by Inder L. Malik, son of

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Late Matwala RAM in favour of Mr. N.N. Malik, said Inder L. Malik relinquished his share in A-II/92-A Lajpat Nagar, New Delhi and the said Relinquishment Deed was registered in the office of Sub-Registrar, New Delhi on 23.12.1972 in Book No. I, Serial No. 7961, Volume No. 3039, Page 169.

AND WHEREAS by Deed of Relinquishment dated 27th December, 1972 executed by Smt. Jawala Devi, wife of Late Matwala Ram, Smt. Savitri Devi daughter of Late Matwala Ram and Raj Kumari daughter of Late Matwala Ram and in favour of Mr. N.N. Malik, said Smt. Jawala Devi, Smt. Savitri Devi and Raj Kumari relinquished their shares in A-II/92-A Lajpat Nagar, New Delhi and the said Relinquishment Deed was registered in the office of Sub-Registrar, New Delhi on 28.12.1972 in Book No. I. Serial No. 8006, Volume No. 3041, Page 106 to 107.

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AND WHEREAS by Deed of Relinquishment dated 26th February, 1973 executed by R. N. Malik son of Late Matwala Ram in favour of Mr. N.N. Malik, said R. N. Malik relinquished his share in A-II/92-A Lajpat Nagar, New Delhi and the said Relinquishment Deed was registered in the office of Sub-Registrar, New Delhi on 18.05.1973 in Book No. I, Serial No. 3281, Volume No. 3144, Page 5.

AND WHEREAS the Government of India, Ministry of Works and Housing, Land & Development Office, Nirman Bhawan, New Delhi, by a Memorandum No. L & DO PS II/5020 dated 20th June, 1973 substituted the name of Mr. N.N.Malik in place of deceased Matwala Ram.

AND WHEREAS by Agreement to Sale dated 2nd May, 1994, between Shri N.N. Malik and Smt. Puneeta

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Dawar, Shri N.N. Malik agreed to sell, convey, transfer and assign all his rights, title and interest along with leasehold rights in the land and building ad-measuring 100 square yards at A-II/92-A Lajpat Nagar, New Delhi and the said Agreement to Sale was registered in the office of the Sub-Registrar III, New Delhi on 2nd May, 1994 in Book No. I, Serial No. 3025, Volume No. 8256, Pages 243 to 247.

AND WHEREAS by General Power of Attorney dated 2nd May, 1994, Shri N. N. Malik appointed one Navneet Dawar as his lawful attorney to perform various acts on his behalf including execution of conveyance deed before the competent registering authority and the said General Power of Attorney was registered in the office of the Sub-Registrar III, New Delhi on 2nd May, 1994 in Book No. IV, Serial No. 2428, Volume No. 2114, Pages 158 to 163.

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AND WHEREAS by Conveyance Deed dated 19th February, 1996, between the President of India and Puneeta Dawar and Naveent Dawar being the Constituted Attorney of Shri N.N.Mallik as confirming party, the President of India has granted freehold rights and sold all residuary and reversionary rights, title and interest in land ad-measuring 100 square yards at A-II/92-A Lajpat Nagar, New Delhi and the said Conveyance Deed was registered in the office of the Sub-Registrar, New Delhi on 18th April, 1996 in Book No. 1, Serial No.2938, Volume No. 685, Pages 55 to 56.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of a sum of Rs. 7.50 crores (Rupees Seven Crores and Fifty Lakhs only) to the VENDOR paid by the PURCHASER at or immediately before the execution of these presents the receipt whereof the VENDOR doeth hereby admit and

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acknowledge and of and from the same and every part thereof acquit, release and discharge the PURCHASER and also the said property she the VENDOR doeth by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto the PURCHASER, free from encumbrances, attachments and other defect in title ALL THAT the land ad-measuring 100 square yards and building hereon in premises No. A-II/92-A Lajpat Nagar, New Delhi more fully mentioned and described in the schedule hereto OR HOWSOEVER otherwise the said property now or heretofore were or was situate, butted, bounded called known, numbered, described and distinguished TOGETHER with the land or ground whereupon or on party whereof the same is erected and built together further with all houses or other buildings, erections, fixtures, walls, yards, courtyards, and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances

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whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property claim and demand whatsoever both at law and in equity of the VENDOR into and upon the said property or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in custody, power or possession of the VENDOR or any person or persons whom she can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD, OWN, POSSES AND ENJOY the said property and every part thereof hereby

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SENCE GOLD LIMITED

granted, sold, conveyed and transferred or expressed and intended so to be inclusive of the rights or free and uninterrupted passage or running water, soil, gas and electricity through the sewers, water courses, drains, cables, pipes, wires which now are or may at any time hereinafter be in under or passing through the building or any part thereof unto and to the use of the PURCHASER forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc whatsoever AND the Vendor doeth hereby for herself covenant with the PURCHASER THAT notwithstanding any act, deed, or thing whatsoever, by the VENDOR or by any of his predecessors and ancestors in title, done or executed or knowingly suffered to the contrary she the VENDOR had at all material times heretofore and now has good right, full power, absolute authority indefeasible title to grant, sell, convey, transfer, assign

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and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the PURCHASER in the aforesaid manner AND THAT the purchaser shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof and receive rent, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the VENDOR or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him or from or under any of his ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the VENDOR well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made

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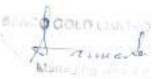
or suffered by the VENDOR or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER the Vendor and all persons having and lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for him the vendor or from or under any of his predecessors or ancestors in title shall AND that the said property is not affected by any attachment, including attachment under any certificate, case or proceedings, started at the instance of the Income Tax Authorities under the Public Demand Recovery Act or any other Acts or otherwise whatsoever and that there is no certificate case or proceedings against the Vendor for realization of any arrears of Income Tax or Estate Duty or other taxes and dues or otherwise under Public Demand Recovery Act and/or any other Acts for the time being in force and that the said property is not affected by any notice or scheme

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of any Govt. or any other Public body or Authority AND that no declaration has been made or published for acquisition of the said property or any party thereof under the Land Acquisition Act or any other Acts for the time being in force and that the said property or any part thereof is not affected by any notice of acquisition or requisition under the Defence of India Act or Rules framed thereunder or any other Acts or Enactments whatsoever and will from time to time and at all times hereafter at the request and costs of the PURCHASER do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the PURCHASER, according to the true intent and meaning of these presents as shall or may by reasonably required AND FURTHERMORE THAT the Vendor shall at all times hereafter indemnify and keep indemnified the purchaser

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against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the convenants hereinunder contained.

THE SCHEDULE ABOVE REFERRED

All that piece and parcel of land and building admeasuring 100 square yards be the same a little more or less situate lying at and being Plot/Premises No. II/A-92 A, Lajpat Nagar, New Delhi,

On the North:- II/A-91 B, Lajpat Nagar, New Delhi.

On the East: Common Municipal Road

On the South:- II/A-92 B, Lajpat Nagar, New Delhi

On the West:- Service Lane

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MEMO OF CONSIDERATION

Received of and from the abovenamed Purchaser the within mentioned sum of Rs. 7,50,00,000/- (Rupees Seven Crores & Fifty Lakhs only) by the following:-

- Bank Draft/Pay Order No.000926 dated 19.02.2011
 drawn on HDFC Bank, New Delhi Service Branch
 for Rs.30,00,000/- (Rupees Thirty Lakhs Only)
 - (ii) Bank Draft/Pay Order No. 000927 dated 19.02.2011 drawn on HDFC Bank, New Delhi Service Branch for Rs. 1,47,00,000/- (Rupees One Crore & Fourty Seven Lakhs only)
 - (iii) Bank Draft/Pay Order No. 466778 Dated 22 02 2011

 drawn on Standard Claster of Rs. 5,73,00,000 (Rupect Free French

 Soventy Three Lakks only)

 Only being the full consideration.

Witness:-

Sucantearsez

FORM-A

gole 5 of the Delhi Stamp (Prevention C. Undervaluation of Instruments) Rules. 2007)

Name	of office of Registrar/Sub-Registrar Sub Reg V , Mehraul & Father's name of the transferor PUNETTAL DAWAR W/o	NAVNEET
Addre	ss of the transferor E-I/72 , Luibat Magan, New D	e llai
Name	& Father's name of the transferee Sem to Gold Ltd., Rep. by M	- Sankar Seu
Addre	8 Father's name of the transferor PUNEETA DAWAR W/o. ss of the transferor E-I/72, Lijbal Nagan, New D. 8 Father's name of the transferee. Sem to Gold Ltd., Rep. by M. ss of the transferee. 728, CII Rd. kol-14	
If the p	roporty was transferred earlier (Yes/No): NO	
(a) If y	es, amount of consideration thereof ;	
Amou	nt of consideration of the present transfer	
Other	Information -	
nicas	e of agricultural land: N.A.	
(6)	Name of the Revenue Estate :	(i)iiiiiii
(ii)	Name of village :	
(10)	Khasra number (s)	
(1991)	Area of land under transfer (in hact/sq. mt/.):	B 80
Iricas	e of non-agricultural land:	
(1)	Locatin of the property:	
(a)	Name of the colony/locality :	
(b)	SI. No. of the colony/locality in the list colonies.localities:	
(c)	Category of the colony/locality:	
(If the	name of colony / locality is not included in the list of cold les / localities, the cate	egory, of the n∈
Factor	Area (in sq. mtr.) : 8.3.61.3q, M/s	-
255	anduse Pacification	
-7F:III	this corresponding value of the following land uses as applicable in your case)	
(2)	Residential-1	
(6)	Fac. of Prublic purposes 1	
(c)	Private public purpose (e.g. private schools, colleges, hospitals)	
(d)	Industrial - 2	
(e)	Commercial - 3	
(iv)	Land Marks, if any, with the help of which the	
	Property can be located:	

C.	Incas		area to the plot:		\				
	(i)	Total	· · ·						
(ii (i·	(ii)	Landuse*:							
		'(Fill the corresponding value of the foll-wing land uses as applicable in your case)							
		٨.	Residential - 1		.\				
		3.							
		1.	Private public purpose (e.g. private schools, colleges, hospitals)						
		1,	Industrial - 2						
		3.	Commercial -3	-0.000000000000000000000000000000000000	No. 30				
	(iii)	Total plinth area of the property (in sq. mir.): 334-44 Sq. M/~.							
	(iv)	Plinth area under transfer (in sq. mtr.): 83.61 39, 1972							
	(v)	/ear	rof construction: 1995						
	(vi)		ure of contruction*:						
		(In case of colonies falling in categorie; 'G' and 'H', please mention the corresponding value of the ollowing type of structure applicable in cour case;							
			Yucca •	1,0					
			Semi-pucca -	0.75					
			Katcha -	0.5					
t)	In ca	se of Fi	ats:						
	(1)	Con	structed by ODA/Co-operative Groun Ho	pusing					
		Soci	iety (CGHS)/Private builder:						
	(ii)	Plint	th area of the flat (in sq. mtr.) :	1					
	(iti)	Whe	ether number of storeys in the building	THE ST OF M					
		of yo	our flat exceeds four or not (Yes/No)	12 Car 163	ah wa af tha Francisco				
			VERFICA		ature of the Transferor				
	1,	PUM	NEETA DAWAR	DELINODERCHYS	olemnly deciate that				
#ha	t is state	di pov	e is true to the best of my knowledge and	belief.					
	/	er: toda	ay, this 23 ml	dayor February 2011					
1	SENCO	SOLD	LIMPED	1 1	20000000				
Sign	tature of		erae Director	Mind S	Signature of Transferor				

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year in the first above written.

SIGNED, SEALED & DELIVERED

Purity Dower

PUNEETA DAWAR at New Delhi

In presence of:

- 1. HAR PREET SINGH SIO Marinder Singh RIO 31/21, Old Royandera Nogari, New Delhi-60
 - 2. SUBHANKAR SEN SJO Shankah San RJO II, Abdul Ratul Avenue Kalkata 700026.

Sugarleanses

SIGNED, SEALED & DELIVERED for

And on behalf of SENCO GOLD LTD.

Managing Direct

at New Delhi in presence of:

- 1. HARPREET SINGH SIO Meninden Singh Plo 31/21, Old Rayandra Plo 31/21, Old Rayandra Norgan, News Delhi -60 PS 6149R
 - 2. SUBHANKAR SEN RO 11, Abdul Ratul Avenue Kolkata 700026

DLA- WB- 012001306831

Swartan St2

Reg. No.

Reg. Year

Book No.

3287

2011-2012





विक्रेता



IInd Party



केता



Witness

गवाह

Ist Party

IInd Party

Ist Party

Puneeta Dawar

IInd Party क्रेता :-

Senco Gold Ltd Th MD Mr Sankar Sen

Witness

गवाह

Harpreet Singh, Suman

Certificate (Section 60)

Registration No.3,287

on page 183 to 200 on this date

in Book No.1 Vol No 10,965

23/02/2011

and left thumb impressions has/have been taken in my presence.

day Wednerday

Sub Registrar

Sub Registrar V

New Delhi/Delhi

Date 24/02/2011

