पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक ६८१/११

दिनांक 28/12/11 सन २०

दस्तऐवजाचा प्रकार— करोडा

सादर करणाराचे नाव— श्री. संजीव अशोकराव

खालीलप्रमाणे फी मिळाली:—

		रु.	पै.
नोंदणी फी	गट क्र. 323 मधील		
नक्कल फी (फोलिओ	मौजे आंबेमोहोळ		
पृष्ठांकनाची नक्कल फी	फॉर्म नं. १ ते ५ व ७		
टपालखर्च			
नकला किंवा शोधने (कलम ६४ ते ६७)			
शोध किंवा निरीक्षण	करोडा रु. १९८१—		
दंड—कलम २५ अन्वये	२०११ फरी		
कलम ३४ अन्वये		७५०	२५
प्रमाणित नकला (कलम ५७) (फोलिओ	३० पानी		
इतर फी (मागील पानावरील) बाब क्र.			
" "			
" "			
" "			
" "			
फक्त पाचशे पन्नास एकूण		७५०	=००

दस्तऐवज नक्कल रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल. यां कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

सह दुय्यम निबंधक लोणावळा

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा. हवाली करावा.

सादरकर्ता

येरवडा मु.—५,००० पु. (१०० पानी)—१-२०१०—पीए ४*-(इए) १४७

0471283 **इतर फीची अनुसूची**

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.

२. रुजवात फी.

३. फाईल करण्याची फी.

अनुच्छेद अकरा अन्वये.

अनुच्छेद वीस अन्वये.

४. मुखत्यारनामा अनुप्रमाणन.

५. गृहभेट फी.

६. सुरक्षित ताबा फी.

७. मोहोरबंद पाकिटांचा निक्षेप.

८. मोहोरबंद पाकिटे उघडणे.

९. मोहोरबंद पाकिटे परत मागे घेणे.

१०. अडत.

११. परिचारिका किंवा स्त्री परिचाराची सेवा.

१२. न्युन आकारित फीची वसुली.

१३. जड संग्रहाच्या वस्तूंच्या लिलीचे उत्पन्न.

१४. विलेख इ. च्या नकला ... ण्याचा टपाल खर्च.

१५. प्रवास खर्च.

१६. भत्ता.

दुय्यम निबंधक

दस्तऐवज परत केला.

Friday, December 30, 2011
3:14:49 PM

पावती

Original
नोंदणी 39 म.
Regn. 39 M

पावती क्र. : 5567
दिनांक 30/12/2011

[redacted]नाद देवले

दस्त ऐवजाचा अनुक्रमांक लवल - 05410 - 2011

दस्ता ऐवजाचा प्रकार गहाणखत

सादर करणाराचे नाव:बँक ऑफ बडोदा शाखा झवेरी बाजार,122,शेख मेमन स्ट्रीट,त्रिशाला बिल्डींग,मुंबई 400002 तर्फे मॅनेजर एस बी देशपांडे - -

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी (18)	:-	360.00
		30360.00

बाजार मुल्य: 0 रु. कर्जाची रक्कम: 35500000रु.

भरलेले मुद्रांक शुल्क: 177500 रु.

देयकाचा प्रकार :डीडी/धनाकर्ष

बँकेचे नाव व पत्ता: एच डी एफ

डीडी/धनाकर्ष क्रमांक: 013967 1/2011

नोटिस फी	:-	0.00
मोजणी फी	:-	0.00
सेवा फी (सेतू सोसायटी रु.20 + एजन्सी रु.50 + जादा-प्रत @ रु.2)	:-	0.00
RPAD फी देण्या-याच्या पक्षकाराची संख्या (0x 50रु.)	:-	0.00
		0.00
एकूण	रु.	30360.00

आपणास हा दस्त अंदाजे 3:29PM ह्या वेळेस मिळेल

दुय्यम निबंधक
सह दुय्यम निबंधक
लोणावळा

क़पया कार्यालयाच्या बाहेर जातांना खालील कागदपत्रे मिळाल्याची खात्री करावी

1 मूळ दस्त
2 सुची क्रमांक दोनची प्रत
3 पावती
4 फेर फार सुचनापत्राची आदयप्रत
5 मोजणीची प्रतिक्षा क्रमांक

Friday, December 30, 2011
3:43:00 PM

पावती

Original
नोंदणी 39 म.
Regn. 39 M

दस्तऐवजाचा अनुक्रमांक लवल-5410-2011 पावती क्र. : 69
गावाचे नाव देवले दिनांक 30/12/2011
अर्जाचा अनुक्रमांक लवल - 00175 -
दस्ता ऐवजाचा प्रकार गहाणखत

सादर करणाराचे नाव:रामस्वरूप जेठमलजी सोनी - -

पृष्टांकनाची न. फी (फ़ोलीओ)/शेरे	:-	60.00
		60.00
नोटिस फी	:-	0.00
मोजणी फी	:-	0.00
सेवा फी (सेतू सोसायटी रु.20 + एजन्सी रु.50 + जादा-प्रत @ रु.2)	:-	0.00
RPAD फी देण्या-याच्या पक्षकाराची संख्या (0x 50रु.)	:-	0.00
		0.00
एकूण	रु.	60.00

दुय्यम निबंधक
लोणावळा

दुय्यम निबंधक
लोणावळा

कृपया कार्यालयाच्या बाहेर जातांना खालील कागदपत्रे मिळाल्याची खात्री करावी

1 मूळ दस्त
2 सुची क्रमांक दोनची प्रत
3 पावती
4 फेर फार सुचनापत्राची आदयप्रत
5 मोजणीची प्रतिक्षा क्रमांक

दुय्यम निबंधक: लोणावळा

दस्तक्रमांक व वर्ष: 5410/2011

Friday, December 30, 2011
3:16:48 PM

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.
Regn. 63 m.e.

गावाचे नाव : देवले

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) गहाणखत
मोबदला रू. 35,500,000.00
बा.भा. रू. 0.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) गट क्र.: 323/ब इतर वर्णनः गांव मौजे देवले ता.मावळ जि.पुणे येथील मिळकतीचे वर्णन पुढीलप्रमाणे
1) गट नं.323 च्या मंजुर लेआऊट मधील प्लॉट नं.1 क्षेत्र 500 चौ मी यांसी आकार 00 रु 36 पैसे
2) गट नं.323 च्या मंजुर लेआऊट मधील प्लॉट नं.2 एकुण क्षेत्र 500 चौ मी यांसी आकार 00 रु 36 पैसे यापैकी क्षेत्र 250 चौ मी
3) गट नं.323 च्या मंजुर लेआऊट मधील प्लॉट नं.3 क्षेत्र 500 चौ मी यांसी आकार 00 रु 36 पैसे
4) गट नं.323 च्या मंजुर लेआऊट मधील प्लॉट नं.4 क्षेत्र 515 चौ मी यांसी आकार 00 रु 36 पैसे
5) गट नं.323 च्या मंजुर लेआऊट मधील प्लॉट नं.5 क्षेत्र 500 चौ मी यांसी आकार 00 रु 36 पैसे
6) गट नं.323 च्या मंजुर लेआऊट मधील प्लॉट नं.7 क्षेत्र 752 चौ मी
7) गट नं.321/अे मधील प्लॉट नं.9 क्षेत्र 516.25 चौ मी
8) गट नं.321/अे मधील प्लॉट नं.10 क्षेत्र 506.25 चौ मी
9) गट नं.321/अे मधील प्लॉट नं.11 क्षेत्र 552.50 चौ मी
10) गट नं.321/अे मधील प्लॉट नं.12 क्षेत्र 570 चौ मी
11) गट नं.321/अे मधील प्लॉट नं.13 क्षेत्र 500 चौ मी
12) गट नं.321/अे मधील प्लॉट नं.14 क्षेत्र 500 चौ मी
13) गट नं.321/अे मधील प्लॉट नं.15 क्षेत्र 500 चौ मी
14) गट नं.321/अे मधील प्लॉट नं.16 क्षेत्र 500 चौ मी
15) गट नं.321/अे चा पार्ट मधील प्लॉट नं.27 अॅमीनीटी स्पेस मोकळी जागा क्षेत्र 2358.5 चौ मी
16) गट नं.321/डी क्षेत्र 00 हे 44.88 आर म्हणजेच 4488 चौ मी असा या गहाणखताचा विषय आहे.

(3)क्षेत्रफळ (1)

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) रामस्वरूप जेठमलजी सोनी - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: फ्लॅट नं.3 व 4 मस्कती महाल,119 लोहार चाळ, प्रिन्सेस स्ट्रीट मुंबई 400002 ; तालुका: -; पिन: -; पॅन नम्बर: AMPS4879H .

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) बँक ऑफ बडोदा शाखा झवेरी बाजार,122,शेख मेमन स्ट्रीट,त्रिशाला बिल्डींग,मुंबई 400002 तर्फे मॅनेजर एस वी देशपांडे - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: --; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: -.

(7) दिनांक करून दिल्याचा 30/12/2011
(8) नोंदणीचा 30/12/2011
(9) अनुक्रमांक, खंड व पृष्ठ 5410 /2011
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 177500.00
(11) बाजारभावाप्रमाणे नोंदणी रू 30000.00
(12) शेरा

सह दुय्यम निबंधक
लोणावळा

THE SEAL OF THE JOINT SUB-REGISTRAR OF LONAVALA

Designed & developed by Indo Solutions Pvt.Ltd.

OFFICE OF THE SUB-REGISTRAR
VADGAON - MAVAL
DIST:- PUNE
MAH/CCRA/14/YEAR - 2000

भारत 25355 SPECIAL ADHESIVE महाराष्ट्र
186636 DEC 29 2011
Rs.0177500 PB 0005
INDIA STAMP DUTY MAHARASHTRA

अक्षरी रु. एकशहात्तर सत्याहत्तर हजार पाचशे रुपये

सह दुय्यम निबंधक मावळ

नांव रामस्वरूप जेठमलजी सोनी
पत्ता मुंबई
हस्ते स्वतः
पावती क्र. ____/____ दिनांक 29/12/2011
पहाट रु. 938/दस्तऐवज/2011

सह दुय्यम निबंधक मावळ

1,77,500/-
S.O.

THE SEAL OF THE JOINT SUB-REGISTRAR OF LONAVALA

ल.व.ल.		
५४९०	७	२७
२०११		

MORTGAGE DEED

THIS DEED OF MORTGAGE executed at Mumbai this 30th day of December, 2011 between

MR. RAMSWAROOP JETHAMALJI SONI, Adult, Indian Inhabitant, residing at Flats No.3 and 4, Maskati Mahal, 119, Lohar chawl, Princess Street, Mumbai 400 002, hereinafter for sake of brevity referred to as **"MORTGAGOR"** (which expression shall unless it he repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the one part;

AND

BANK OF BARODA, a Body Corporate, Constituted under the Banking Companies (Acquisition and transfer of Undertakings) Act, 1970 having its Head Office at Mandvi, Baroda, Gujarat State and amongst other Branch at 122, sheikh Memon Street, Trishla Building, Mumbai 400 002, known as Zaveri Bazar Branch, hereinafter referred to as **"MORTGAGEES"** (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the other part;

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

सर्वसा. ११३ मई.
Gen 113 me.

मूळ प्रत [अहस्तांतरणीय] 24344
ORIGINAL COPY [NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT 9C663E

ठिकाण/Place.....लोणावळा.....दिनांक/Date.....20/12/2011

.....याच्याकडून/

Received from.....रामदास भिकाजी सोनी

रु./Rs.....(रुपये/Rupees) ५९६५०/- रु. (फक्त) पाच हजार सहाशे

.....रुपये फक्त) मिळाले.

on account of.....ठाकरसी मार्ग

रोखपाल वा लेखापाल
Cashier or Accountant.

(सही/Signature)
(पदनाम/Designation)

M.P.10

9909

THE SEAL OF THE JOINT SUB-REGISTRAR OF LONAVALA

ल.व.ल.		
५४९०	२	२७
२०११		

ल.व.ल.		
4890	3	29
२०१?		

WHEREAS:

A. Mortgagor is absolutely seized and possessed of and well and sufficiently entitled to following immoveable properties :-

1) Plot No 01, admeasuring 500 Sq. meters, assessed at Rs 00.36 paise, bearing Gut No. 323.

2) Plot No 02, admeasuring 250 Sq. Meters out of total plot area 500 Sq. meters, assessed at Rs 00.36 paise, bearing Gut No. 323.

3) Plot No 03, admeasuring 500 Sq. meters, assessed at Rs 00.36 paise, bearing Gut No. 323.

4) Plot No 04, admeasuring 515 Sq. meters, assessed at Rs 00.36 paise, bearing Gut No. 323.

5) Plot No 05, admeasuring 500 Sq. meters, assessed at Rs 00.36 paise, bearing Gut No. 323.

6) Plot No 07, admeasuring 752 Sq. meters, assessed at Rs 00.36 paise, bearing Gut No. 323. And

7) Plot No. 9, admeasuring 516.25 sq. meters, bearing Gat No.321/A part

8) Plot No.10, admeasuring 506.25 sq. meters bearing Gat No.321/A part

9) Plot No.11, admeasuring 552.50 sq. meters bearing Gat No.321/A part

10) Plot No.12, admeasuring 570 sq. metres, bearing Gat No.321/A part

11) Plot No.13, admeasuring 500 sq. metres, bearing Gat No.321/A part

12) Plot No. 14, admeasuring 500 sq. metres, bearing Gat No.321/A part

13) Plot No.15, admeasuring 500 sq. metres, bearing Gat N0.321/A

14) Plot No.16, admeasuring 500 sq. metres, bearing Gat N0.321/A part

ल.व.ल.		
४४७०	४	२९
२०११		

15) Plot no. 27 Amenity space, admeasuring 2358.5 sq. metres, bearing Gat N0.321/A part

16) N.A. Land bearing Gat No. 321 Hissa No. D, admeasuring 00 H 44.88 Are i.e. 4488 Sq. Meters

All situated at Village "Devale", Taluka Maval, District Pune, with structures/ constructed/to be constructed thereon, together with furniture, fixtures and fittings thereon both present and future more particularly in first schedule hereunder written.

B. Pursuant to the request made to the Mortgagee Bank by M/s. S.K. Ornaments Pvt Ltd., of which Mortgagor is the one of the director, Mortgagee Bank sanctioned and granted to M/s. S.K. Ornaments Pvt Ltd., an Overdraft under Baroda Trader Loan for Rs. 3,55,00,000/- against the mortgage of the above property described in First Schedule hereunder written.

C. By a registered Deed of Mortgage dated 6th December 2005, Mortgagors did create a mortgage in respect of their above property described in the First schedule hereunder written in favour of Mortgagee as security for due repayment of the amount due under the aforesaid overdraft under Boroda Trader Loan for Rs. 100,00,000/- granted by Mortgagees to M/s. S.K. TRADERS of which Mortgagor is sole proprietor, on the said deed of mortagage, and mortgagors paid stamp duty of Rs. 50,000/- said mortgage deed is duly registrar in the office of sub-registrar , Lonavala under Sr. No. 00305/2005 LVL. 6-12-05

D. By a registered Deed of Further Mortgage dated 26th October 2010, Mortgagors did create a mortgage in respect of their above property described in the First schedule hereunder written in favour of Mortgagee as security for due repayment of the amount due under the aforesaid overdraft under Baroda Trader Loan for Rs. 100,00,000/- granted by Mortgagees to M/s. S.K. TRADERS through it director Mr. Ramswaroop J. Soni of which Mortgagor is sole proprietor, on the said deed of mortgage, and mortgagors paid stamp duty of Rs. 50,000/- said mortgage deed is duly registrar in the office of sub-registrar , Lonavala under Sr. No. 4780/2010 LVL. 26-10-10

ल.व.ल.		
४४९०	५	२९
२०११		

E. Mortgagees by their letter of sanction dated 29th December 2011, sanctioned and enhanced to M/s. S.K. Ornaments Pvt Ltd, of which Mortgagor is the one of the director, an overdraft under Baroda Trader Loan with a limit of **Rs. 3,55,00,000/** total Loan amount Rs. 5,55,00,000/- (net increase **Rs. 3,55,00,000/-)** more particularly mentioned in Second Schedule hereunder written interalia against the mortgage in respect of the said property described in First Schedule hereunder written on the terms and conditions mentioned therein. Annexure I is copy of the letter of sanction dated 29/12/2011 issued by Mortgagee.

F. Mortgagor has agreed to execute this Deed of Mortgage in respect of his property described in First Schedule hereunder written in favour of the Mortgagees for securing the due repayment and redemption of the amounts due under the loan/credit facilities described in second Schedule hereunder written to cover and secure net increase of **Rs. 3,55,00,000/- (Rupees Three crores & Fifty Five Lakhs only)** granted by the Mortgagees to M/s. S.K. Ornaments Pvt Ltd, of which Mortgagor is the one of the director,.

NOW THIS INDENTURE OF FURTHER MORTGAGE WITNESSETH that in pursuance of the said agreement and in consideration of the further sum of **Rs. 3,55,00,000/- (Rupees Three crores & Fifty Five Lakhs only)** paid by the Mortgagee to M/s. S.K. Ornaments Pvt Ltd, of which Mortgagor is the Director Sole Proprietor more particularly mentioned in Second Schedule hereunder written HE the MORTGAGOR doth hereby agree and covenant with the Mortgagees that he shall repay to the Mortgagees at Mumbai, the said further sum of **Rs. 3,55,00,000/- (Rupees Three crores & Fifty Five Lakhs only)** which is mentioned in second schedule hereunder written in the manner and on the terms stated in the aforesaid letter of sanctions annexed hereto as Annexure I together with the agreed interest, costs charges and expenses thereon in the aforestated manner and also all other moneys by law or under these presents payable by M/s. S.K. Ornaments Pvt Ltd, to the Mortgagees (hereinafter collectively referred to as **"the Mortgage debt")**

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AND THIS INDENTURE ALSO WITNESSETH that the Mortgagor. doth hereby further mortgage his said property more particularly described in the first schedule hereunder in favour of the Mortgagee by way of mortgage for the purpose of securing the Mortgage debt payable hereunder PROVIDED always that if the Mortgagor shall pay to the Mortgagee the said sum of **Rs. 3,55,00,000/- (Rupees Three crores & Fifty Five Lakhs only)** together with the agreed rate of interest and in the aforesaid manner and also all other moneys by law or under these presents payable by the Mortgagor to the Mortgagee (hereinafter collectively referred to as "the Mortgage debt") then and in such case the Mortgagee shall at the request, cost, charges and expenses of the Mortgagor release the said property described in first schedule hereunder written by executing a Deed of Release/Reconveyance in favour of the Mortgagor.

2. The Mortgagor will at all times during the continuance of these presents and the security hereby created keep the mortgaged property described in first schedule hereunder written and every part thereof in good and substantial state of repair and working order and will also keep the same insured against loss or damage by fire, earthquake, strike, riot or other civil commotion or revolution and shall also take out insurance of such other risks as may from time to time be required and determined by the Mortgagees to be insured against in their full value (to be determined by the Mortgagees at its sole discretion) in some insurance office or offices of repute to be determined in writing by the Mortgagees aforesaid and shall pay all premia for renewal of such insurances one week before the same shall become due and will deliver to and leave with the Mortgagees all policies of such insurances and all receipts for premia therefore and shall not do or suffer to be done any act or commit or allow to be committed by default whereby any such insurance shall rendered void or voidable or any increased premium become payable therefore and all moneys hereby secured and subject thereto in trust for the Mortgagee or to the Mortgagees entitled to the same.

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3. The Mortgagor will permit the Mortgagees its employees and agents either alone or with workmen and other from time to time and at all reasonable times hereafter to enter into and upon the mortgage properties to inspect the same and if upon such inspection it appears to the Mortgagees that the mortgage property requires repairs the Mortgagees shall give notice thereof to the Mortgagor calling upon both the Mortgagors to repair the same or any part thereof and upon the failure of the Mortgagor to do so within one months of the date of such notice, it shall be lawful for but not obligatory upon the Mortgagees to repair the same or any part thereof at the expenses together with interest thereon at the rate aforesaid shall until the repayment be a charge upon the mortgaged property and from part of the mortgage debt and carry interest at the rate aforesaid.

4. The Mortgagor hereby declares and covenants with the Mortgagees as follows:-

(a) That the Mortgagor has duly paid and discharged in full all the dues, taxes and other liabilities in respect of the said Property to the Land Revenue authorities to date and shall continue to do so till the said Mortgage debt is fully repaid.

(b) his title to the said mortgaged property described in first schedule hereunder written is free from all encumbrances and reasonable doubts, save and except the above mortgages.

(c) That the Mortgagor is the sole and absolute owner and beneficiary of the said property described in first schedule hereunder written and is absolutely entitled to the same and to all incidental rights thereof and to the use, enjoyment and occupation of the said property, and except the Mortgagor no other person or persons have any right, title, interest, claim or demand of any nature whatsoever to the said property.

(d) That notwithstanding any act, deed, matter or thing whatsoever done, omitted by the Mortgagor or any person or persons lawfully and equitably claiming by, from, through, or in trust for the Mortgagor, the Mortgagor has full power and absolute authority in it's own right to mortgage the said property, and/or to create the said security in favour of the Mortgagees.

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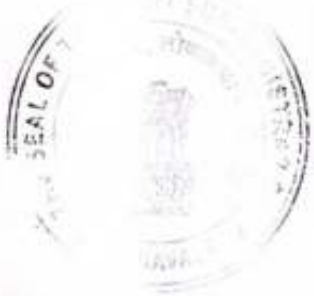
(e) That neither the Mortgagor nor anyone on its behalf has committed or omitted to do any act, deed, matter or thing whereby its ownership rights in the said property and interest rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the said property and other rights and benefits in respect thereof may become or be prejudicially affected or encumbered in any manner or whereby the said property may become liable to attachment and/or sale whether by a decree or order of any Competent Court or otherwise;

(f) That the Mortgagor has not created or purported to create any tenancy, leave and licence, charge, lease, mortgage or lien over the said property, save and except the above mortgage in favour of Mortgagees and no other person or persons has any right, title, interest, claim or demand in to or upon the said property described in first schedule hereunder written or any part by way of mortgage, gift, trust, inheritance, lease or otherwise and there is no pending litigation of any kind whatsoever and further that henceforth the Mortgagor shall not enter into any agreement/writing with any person or persons or third party for creating any rights and encumbrance of whatsoever nature in respect of the said mortgage property described in first schedule hereunder written and shall not directly and/or indirectly part with the possession of the said mortgage property to anyone or commit any act which is destructive or permanently injurious to the mortgage security or will render the same insufficient and unless the entire mortgage debt is repaid to the Mortgagees;

(g) Mortgagor hereby agree, declare and confirm that he shall comply with all the terms and conditions mentioned in the aforesaid letter of sanction dated 29/12/2011 without any breach.

(h) Upon the aforesaid representations, declarations, and covenants, of Mortgagor, the Mortgagees sanctioned and advanced the aforesaid loan/credit facilities mentioned in schedule hereunder written to M/s. S.K. Ornaments Pvt Ltd, of which mortgagor is the one of the director,



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5. In the event of they fail to pay to the Mortgagee any interest and/or debt in the manner as aforesaid or commits breach of any term of these presents and/or the terms of sanction dated 29/12/2011 or commits any act which in the opinion of the Mortgagees will be prejudicial to the interest of the Mortgagees and the security created, the Mortgagees will be entitled to call back the entire amounts due and payable under the aforesaid loan/credit facilities whether the due date has expired or not together with all interest and cost accrued thereon and to enforce and realise the said security created in favour of the Mortgagees on the basis of the agreed terms between the parties hereto.

6. If the Mortgagor shall fail to pay to the Mortgagees the Mortgage debt, in the agreed manner as provided above, then and in such case the Mortgagees shall have full right and liberty to cause the said property to be sold through under the provisions of N.P.A. Act and Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and recover the entire Mortgage debt.

7. Any notice required to be served on the Mortgagor shall for the purpose of these presents be deemed to be sufficiently served if it is left at the principal place of the Mortgagor or left or affixed to any part of the land and buildings and such notice shall also be deemed to be properly and duly affected if it is sent by a post in a registered letter addressed to the Mortgagor at its principal place of business and such service shall be deemed to have been made at the time at which such registered letter would in the ordinary course of post be delivered although returned unserved on account of refusal of any person or otherwise howsoever.

8. The Stamp duty and registration charges payable on this Instrument as also all incidental cost, charges and expenses thereof shall be paid and borne by the Mortgagor. Mortgagor shall pay the costs, charges and expenses between Attorney and client incurred or paid by the Mortgagees of and incidental to or in connection with these presents of this security and same shall be charged upon the mortgaged property.

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FIRST SCHEDULE

1) All that piece or parcel of land bearing Plot No 01, admeasuring 500 sq. metres, assessed at Rs 0[illegible] paise out of sanction lay–out Gat No.323, situated at Village "Devale", Taluka Maval Dist-Pune and Registration Sub-district of Lonavala Maval and District of Pune, within the local limits of Grampachayat Devale.

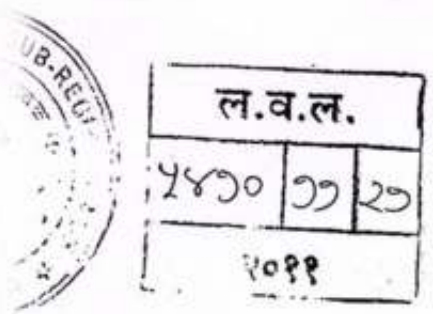
2) All that piece or parcel of land bearing Plot No 02, admeasuring 250 Sq. Meters out of total plot area 500 sq. [illegible] assessed at Rs 00.36 paise, out of sanction lay–out Gat No. [illegible]3, situated at Village "Devale", Taluka Maval Dist-Pune and Registration Sub-district of Lonavala Maval and District of Pune, within the local limits of Grampachayat Devale.

3) All that piece or parcel of land bearing Plot No 03, admeasuring 500 sq. meters, assessed at Rs 00.36 paise out of sanction lay–out Gat No.323, situated at Village "Devale", Taluka Maval Dist-Pune and Registration Sub-district of Lonavala Maval and District of Pune, within the local limits of Grampachayat Devale.

4) All that piece or parcel of land bearing Plot No 04, admeasuring 515 sq. meters, assessed at Rs 0[illegible]5 paise out of sanction lay–out Gat No.323, situated at Village "Devale", Taluka Maval Dist-Pune and Registration Sub-district of Lonavala Maval and District of Pune, within the local limits of Grampachayat Devale.

5) All that piece or parcel of land bearing Plot No 05, admeasuring 500 sq. meters, assessed at Rs 0[illegible] paise out of sanction lay–out Gat No.323, situated at Village "Devale", Taluka Maval Dist-Pune and Registration Sub-district of Lonavala Maval and District of Pune, within the local limits of Grampachayat Devale.

6) All that piece or parcel of land bearing Plot No 07, admeasuring 752 sq. meters, out of sanction lay–out Gat [illegible] situated at Village "Devale", Taluka Maval Dist-Pune and Registration Sub-district of Lonavala Maval and District of Pune, within the local limits of Grampachayat Devale.



7) All that piece or parcel of land bearing Plot No. 9, admeasuring 516.25 sq. meters, out of sanctioned Plot bearing Plot No.321/A part situated at Village "Devale", Taluka Maval and District Pune and Registration Sub-district of Lonavala Maval and District Pune within the local limits of Grampachayat Devale.

8) All that piece or parcel of land bearing Plot No.10, admeasuring 506.25 sq. meters out of sanctioned Plot bearing Plot No.321/A part situated at Village "Devale", Taluka Maval and District Pune and Registration Sub-district of Lonavala Maval and District Pune within the local limits of Grampachayat Devale.

9) All that piece or parcel of land bearing Plot No.11, admeasuring 552.50 sq. meters out of sanctioned Plot bearing Plot No.321/A part situated at Village "Devale", Taluka Maval and District Pune and Registration Sub-district of Lonavala Maval and District Pune within the local limits of Grampachayat Devale.

10) All that piece or parcel of land bearing Plot No.12, admeasuring 570 sq. meters, out of sanctioned Plot bearing Plot No.321/A part situated at Village "Devale", Taluka Maval and District Pune and Registration Sub-district of Lonavala Maval and District Pune within the local limits of Grampachayat Devale.

11) All that piece or parcel of land bearing Plot No.13, admeasuring 500 sq. meters, out of sanctioned Plot bearing Plot No.321/A part situated at Village "Devale", Taluka Maval and District Pune and Registration Sub-district of Lonavala Maval and District Pune within the local limits of Grampachayat Devale.

12) All that piece or parcel of land bearing Plot No. 14, admeasuring 500 sq. meters, out of sanctioned Plot bearing Plot No.321/A part situated at Village "Devale", Taluka Maval and District Pune and Registration Sub-district of Lonavala Maval and District Pune within the local limits of Grampachayat Devale.

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13) All that piece or parcel of land bearing Plot No.15, admeasuring 500 sq. meters, out of sanction lay-out bearing Gat N0.321/A situated at Village "Devale", Taluka Maval Dist-Pune and Registration Sub-district of Lonavala Maval and District of Pune, within the local limits of Grampachayat Devale.

14) All that piece or parcel of land bearing Plot No.16, admeasuring 500 sq. meters, out of sanction lay-out bearing Gat N0.321/A part situated at Village "Devale", Taluka Maval Dist-Pune and Registration Sub-district of Lonavala Maval and District of Pune, within the local limits of Grampachayat Devale.

15) All that piece or parcel of land bearing Plot no. 27 Amenity space, admeasuring 2358.5 sq. meters, out of sanction lay–out bearing Gat N0.321/A part situated at Village "Devale", Taluka Maval Dist-Pune and Registration Sub-district of Lonavala Maval and District of Pune, within the local limits of Grampachayat Devale.

16) All that piece or parcel of land bearing N.A. Land bearing Gat No. 321 Hissa No. D. admeasuring 0 H 44.88 R i.e. 4488 Sq. Meters situated at Village "Devale", Taluka Maval Dist-Pune and Registration Sub-district of Lonavala Maval and District of Pune, within the local limits of Grampachayat Devale.

All with structure/s constructed or to be constructed thereon, together with furnitures, fixtures and fittings, both present and future.

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SCHEDULE

LOAN/CREDIT FACILITIES GRANTED BY MORTGAGEE (BANK OF BARODA) TO M/S.S.K. [illegible] PVT. LTD.

Overdraft under

Baroda Trader Loan 3,55,[illegible] [Rupees Three **Crore Fifty Five Lacs Only]**

Rate of Interest @4% [illegible]e (Base Rate 10.75% at present) i.e. 14.75% p.a. at present with [illegible]st)

Repayment of loan 12 [illegible] to annual review

IN WITNESS WHEREOF the parties hereto **have executed these presents the day and** year first hereinabove **written.**

SIGNED SEALED AND DELIVERED BY .

WITHINNAMED MORTGAGOR

MR.RAMSWAROOP JETHMAL

SONI,

in the presence of .....

Witnesses:

1.

2.

SIGNED SEALED AND DELIVERED BY

WITHINNAMED MORTGAGEES

Bank of Baroda, Zaveri Bazar,

Mumbai Branch represented by

MR. S. B. Deshpande

Chief Manager/senior Manager

in the presence of .....

Witnesses:

1. C. D. Sonjom
   C. D. Sonjom
   LNL.

2. Anilet Barua
   Anilet Barua
   LNL.

THE SEAL OF THE JOINT SUB-REGISTRAR ... LOKHANDWALA

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बैंक ऑफ़ बड़ौदा
BOB:RLF:BTC:2011-12/BTLC

Date : 29.12.2011

M/s. S.K. Ornaments Pvt.Ltd.
Shop No.11, Plot no.201,
Bansri Bhavan CHS Ltd.
Opp. Union Bank of India,
Sion (East)
Mumbai.

Dear Sir,

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4890	24	29

Re: Sanction of Overd **Limit Rs. 255.00 lacs**

We refer to your application d … that following credit facility has been sanctioned to you fo… on the terms and conditions detailed as under:

Nature of facility	
Limit	…e Fifty five Lacs only)
Purpose	
Rate of interest	…Rate 10.75% at present) i.e. …monthly rests
Repayment Schedule	…review
Nature of security	…of all that piece and parcel of the …lying and being situated at …the limit of Sub-Registrar of …istration District and within the …anchayat bearing Gut No.323 …ayout of this plot no's as under …op J.Soni …dmeasuring area 500Sq.Meters …s.00.36Paise, out of sanctioned …t no.323 …admeasuring area 250 Sq. …t of total area 500Sq.Mtrs. …Rs.00.36Paise, out of sanctioned …t No.323 …admeasuring area 500 Sq. …essed at Rs.00.36Paise, out of …layout of Gut No.323 …admeasuring area 515 Sq. …essed at Rs.00.36Paise, out of …layout of Gut No.323 …admeasuring area 500 Sq. …essed at Rs.00.36Paise, out of …layout of Gut No.323 …admeasuring area 752 Sq. …essed at Rs.00.36Paise, out of

right to discontinue the facility and to withhold/stop the operations without giving any notice, in case of non-compliance of any of the terms & conditions stipulated herein above/also in the relevant documents or any information/particulars furnished or situations wherein the opinion of Bank its interest will be adversely affected by such continuation.

22. **The applicant . Borrower is required to maintain personal loan account before disbursement and please the FDR of Rs.15000/- with Bank towards overdue/Written off entry appearing in CIBIL report.**

We request you to contact our [illegible] Branch for further formalities of execution of loan documents and creation of charge on the securities. Please return the duplicate copy of this letter as a token of your acceptance to our Branch.

Yours faithfully

Head, RLF, MMSR

THE SEAL OF THE [illegible]

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2. The entire assets charged to ... for full value and the Policy to be assigned in favour of the ...
3. The company to bear the p... insurance premium. inspection charges and such other cha... time.
4. The rate of interest is su... to time as per RBI/Bank guidelines.
5. The company to submit fi... months of completion of audit and also the performance a... as required for review of the limits before –3- months of ...
6. The company to undertake ... willful defaulters in case of default in respect of repaym...
7. Bank has the right to alter ... conditions of this sanction at any time without assigning any ... recall the advance at any time in case of default by the bo...
8. The company to undertak... our Bank.
9. The company has to subm... once a year i.e. as of February before 10th of March every ...
10. The company to allow insp... hypothecated/ mortgaged to the bank officials represen... inspection.
11. The company to submit de... supported by returns / assessment on sales tax - income tax et...
12. The company to submit an... the company does not owe any overdue statutory dues a... ed licenses from concerned authorities required for trad... goods.
13. The company to submit co... to be submitted every year and challans to be submitted as...
14. Fresh Valuation report of ... gaged to be submitted once in every three years.
15. The company has to route ... as Overdraft account only. The limit sanctioned is based o... mitted by the company and the value of collateral secur... collaterals reduces or non-achievement of projected s... viewed and reduced accordingly as per norms.
16. The company to submit ... Certificate from the society for creation of mortgage of the above said ...
17. The company to submit un... to execute the Agreement of Hypothecation of Goods as and when requir...
18. The company to give its co... relevant information to CIBIL as per bank's extent guidelines.
19. Penal interest at 2% p.a. ... compliance of any of the terms of sanction stipulated
20. If the credit turnover in t... month is not adequate to cover the interest debited, then i... covered separately.
21. Even though the above n... sanctioned for a period of -12- months the bank reserve... facility or alter the terms and conditions at any time du... currency of the advance. The bank reserves the

BANK OF BARODA

THE SEAL OF THE JOINT SUB-REGISTRAR OF ...

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	layout of Gut No.323 1. Registered Mortgage of Plot No.10, admeasuring ... sq. mtrs., and Plot No.12 admeasuring 570.00 sq.mtrs., and Plot No.11admeasuring 552.50 sq. mtrs. Bearing Gut no.321/A(Part). at Village Devale, taluka Maval, Dist. Pune.with structure /Bungalow constructed to be constructed thereon, belonging to Shri Ramswaroop Chunnalji Soni. 2. Registered Mortgage of piece and parcel of N.A.Land bearing ... No.321, Hissa No.D, admeasuring ... 44.88 Are, i.e.4488 sq.mtrs, situated at ... Devale, Taluka and Registration Sub-District ... Maval and District of Pune. ... Plot No.9,13,14,15,16 &27 ... sq. mtrs.& Plot No.13 to16 ... mtrs. Each& Plot.No.27 ... Sq.mtrs.(Total 4874.75 ... A (part) at Village Devale, ... , with structure constructed/ thereon belonging to mr. ... Soni 5. ... Shop No.11 on Ground Floor, ... o-op. Hsg. Society Ltd., Opp. ... (E) Mumbai-400 022,Plot ... Sion division belonging to ... alji Soni
Residual Value of security	
Major terms & conditions	...ppraisal note
Security Documents	...C 4) ...the Board Meeting ...DOC 33) ... Cum Authority. ...ge of Properties. ...C 17) ...r to exclusively deal with ...declarations

OTHER TERMS & CONDI...

1. The facility will be collat... ...tee of

Mr. Ramswaro...
Mrs. Shashi R...

BANK OF BARODA

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HDFC BANK
We understand your world

VALID FOR SIX

Ref No 0191303591
DATE 12/01/2011

A/C PAYEE ONLY
NOT NEGOTIABLE

SUB REGISTRAR LONAVA

ON DEMAND PAY _____ OR ORDER

RUPEES THIRTY THOUSAND ONLY.

Rs. *30,000.00

FOR VALUE RECEIVED

HDFC BANK LTD
LONAVALA - MAHARASHTRA - 410401

DRAWEE BRANCH

For HDFC BANK LTD.

AUTHORISED SIGNATORIES

"013967" 000 21" 16

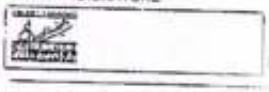
स्थाई लेखा संख्या /PERMANEN

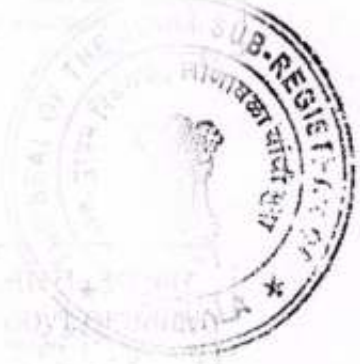
SUDH

BHIMRA

04-06-1

हस्ताक्षर /SIGNATURE





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आयकर विभाग
INCOME TAX DEPARTMENT
RAMSWAROOP JETHMALJI S
JETHMALJI RAMRATANJI SO
10/06/1972
Permanent Account Number
AAMPS4879H
Signature

30/12/2011 3:16:41 pm

दुय्यम निबंधकः लोणावळा

दस्त गोषवारा भाग-1

लवल
दस्त क्र 5410/2011
20129

दस्त क्रमांक : 5410/2011

दस्ताचा प्रकार : गहाणखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नावः बँक ऑफ बडोदा शाखा झवेरी बाजार,122,शेख मेमन स्ट्रीट,त्रिशाला बिल्डींग,मुंबई 400002 तर्फे एस बी देशपांडे - - पत्ताः घर/फ्लॅट नं: - गल्ली/रस्ताः - ईमारतीचे नावः -- ईमारत नं: - पेठ/वसा	बँक कर्मचारी	
2	नावः रामस्वरूप जेठमलजी सोनी - - पत्ताः घर/फ्लॅट नं: - गल्ली/रस्ताः - ईमारतीचे नावः - ईमारत नं: - पेठ/वसाहतः - शहर/गावःफ्लॅट नं.3 व 4 मस्कती महाल,119 लोहार चाळ, प्रिन्सेस स्ट्रीट मुंबई 400002		

दस्तऐवज करुन देणार तथाकथीत [गहाणखत] दस्तऐवज

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दस्त क्रमांक (5410/2011)
29/29

दस्त क्र. [लवल-5410-2011] चा गोषवारा
बाजार मुल्य :0 कर्जाची रक्कम 3550000

दस्त हजर केल्याचा दिनांक :30/12/2011
निष्पादनाचा दिनांक : 30/12/2011
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :40) गहाणखत
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 30/12/2011
शिक्का क्र. 2 ची वेळ : (फ़ी) 30/12/2011
शिक्का क्र. 3 ची वेळ : (कबुली) 30/12/2011
शिक्का क्र. 4 ची वेळ : (ओळख) 30/12/2011

दस्त नोंद केल्याचा दिनांक : 30/12/2011

ओळख :
दुय्यम निबंधक यांच्या ओळखीचे इसम असे
व्यक्तीश: ओळखतात, व त्यांची ओळख पटविली.
1) अॅड परवीन पंजाबी - - ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:लोणावळा मावळ पुणे
तालुका: -
पिन: -

दु. निबंधकाची सही
लोणावळा

सह दुय्यम निबंधक
लोणावळा

पावती क्र.:5567 दिनांक:30/12/2011
पावतीचे वर्णन
नांव: बँक ऑफ बडोदा शाखा झवेरी
बाजार,122,शेख मेमन स्ट्रीट,त्रिशाला बिल्डींग,मुंबई 400002 तर्फे मॅनेजर एस बी देशपांडे - -

30000 :नोंदणी फी
360 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फ़ी

30360: एकूण

दु. निबंधकाची सही, लोणावळा

पहिले नंबराचे पुस्तकाचे 4990 नंबरी नोंदला.

सह दुय्यम निबंधक, लोणावळा
दि. 30/12/2011

असे प्रमाणित करण्यात येते की,
सदर दस्तऐवजास एकूण 29
पाने आहेत

सह दुय्यम निबंधक
लोणावळा

उघट पुराव फ्रँक्रिंग अल्ट्रा व्हॉयलेट लॅम्प एन.एम.एस/संबंधित प्रधिकृत अधिकाऱ्याने साधून बरोबर आढळून आला.

दुय्यम निबंधक लोणावळा

THE SEAL OF THE JOINT SUB-REGISTRAR OF LONAVALA