

TAMILNAD MERCANTILE BANK LTD.

Signature

TAMILNAD MERCANTILE BANK
LTD., GORADIA HOUSE, (FIRST
FLOOR), 101-104, KAZI SYED
STREET, MANDVI,
MUMBAI-400 003.

D-5/STP(V)/C.R.1064/01/06/
357-360/06



SPECIAL
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STAMP DUTY MAHARASHTRA

EXTENTION OF EQUITABLE MORTGAGE BY DEPOSIT OF TITLE DEED AND CONTINUING SECURITY

BORROWER A/C. M/S. RUCHI BIO CHEMICALS

OWNER/MORTGAGOR :

1. SHRI MAHENDRA S. THAKUR
2. M/S. RUCHI BIO CHEMICALS.
(PROPRITOR MR. MAHENDRA S. THAKUR)

MORTGAGEE

PUNJAB NATIONAL BANK MANDVI
MUMBAI

SANCTION LETTER

NO.REF.L/12 DATED 08/09/2012 OF
PUNJAB NATIONAL BANK MANDVI MUMBAI

On this day of 08/09/2012 Shri Mahendra S.Thakur., attended the office of the said bank to reconfirm and reassure that the deposit of title deed originally made on 17/4/2010 of his property more particularly described in Schedule I with the intention to secure the advances /loans then Sanctioned by the Bank in favour of the borrower i.e. Cash Credit limit of Rs.35 lacs and Term loan of Rs.60 lacs and further created by deposit of the said title deed by constructive delivery on 27.05.2011 for cash credit limit Rs. 85 lacs with sub limit of Rs. 50 lacs against cash credit book debt sanctioned to M/S Ruchi Biochemicals shall now continue to secure advances sanctioned by the bank vide letter No.L/12 dated 08.09.2012 i.e. enhancement in Cash Credit (hypo) and book debit limit from Rs.85 lacs to Rs.110 lacs with sub limit of Rs.50 lacs against Cash Credit (book debt) in the name of the borrower mentioned hereinabove.

[Signature]

AND further on the same day as mentioned hereinabove Shri Mehendra S.Thakur As Proprietor of M/s.Ruchi Bio Chemicals attended the Office of the said bank to reconfirm and reassure that the deposit of title deed originally made on 17/4/2010, of the Property of Ruchi Bio Chemicals more particularly described in Schedule II with the intention to secure the advances/loans Then sanctioned by the Bank in favour of the borrower i.e. Cash Credit hypo+book debt limit of Rs.85 lacs and Term loan of Rs.60 lacs sanctioned to the borrower, shall continue to secure advances sanctioned vide Letter No.REF/L/12 dated 08/09/2012 i.e. enhancement in Cash Credit hypo+Book Debt limit from Rs.85 lacs to Rs.110 lacs with sub limit of Cash credit book debt of Rs.50 lacs sanctioned in the name of the borrower mentioned hereinabove.

These securities by deposit of the said properties mentioned hereunder were to secure The existing aggregate limit of Rs.170 lacs (Rupees One crore seventy lacs only) i.e. Cash credit limit of Rs.110 lacs and present Term loan limit of Rs.60 lacs sanctioned to M/s.Ruchi Bio Chemicals.

AND the mortgagors herein as mentioned above, have further reconfirmed and reassured That the securities already created by deposit of title deeds of the said properties shall Continue to be security for the enhanced limit of M/s.Ruchi Bio Chemicals for total limit of Rs.170,00,000/= (Rupees One crore seventy lacs only) i.e. Enhancement in Cash Credit limit from Rs.85 lacs to Rs.110 lacs and existing term loan limit of Rs.60 lacs sanctioned in favour of M/s.Ruchi Bio Chemicals. . .

SCHEDULE 1 REFERRED HEREINABOVE

Office Premises being office No.201, adm. 26.62 sq.mtrs. built up area, Alongwith loft adm. 8.92 sq.mtrs built up area, situated on the 2nd floor, In the building known as " Mainframe" constructed on land bearing S.No.169 (Part) CTS No.1627 (Part) Village Marol Maroshi Goregaon Taluka Andheri Dist. Mumbai standing in the name of Mr.Mahendra S.Thakur.

J. Vessan

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SCHEDULE II REFERRED HEREINABOVE

Land adm. 35520 sq.ft. (as per physical measurement) bearing Gut No. 380
Of Village Raipur, Taluka and Dist Gondia together with building/structures
Constructed thereon with fixed plant and machinery embedded to the earth
(present and future) standing in the name of Shri Mahendra S.Thakur

Yours Faithfully

Date : 09/09/12



(Shri Mahendra S.Thakur)

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AND further on the same day as mentioned hereinabove Shri Mehendra S.Thakur As Proprietor of M/s.Ruchi Bio Chemicals attended the Office of the said bank to reconfirm and reassure that the deposit of title deed originally made on 17/4/2010, of the Property of Ruchi Bio Chemicals more particularly described in Schedule II with the intention to secure the advances/loans Then sanctioned by the Bank in favour of the borrower i.e. Cash Credit hypo+book debt limit of Rs.35 lacs and Term loan of Rs.60 lacs sanctioned to the borrower, shall continue to secure advances sanctioned vide Letter No.REF/L/11 dated 27/05/2011 i.e. enhancement in Cash Credit hypo+Book Debt limit from Rs.35 lacs to Rs.85 lacs with sub limit of Cash credit book debt of Rs.50 lacs sanctioned in the name of the borrower mentioned hereinabove.

These securities by deposit of the said properties mentioned hereunder were to secure The existing aggregate limit of Rs.145 lacs (Rupees One crore forty five lacs only) i.e. Cash credit limit of Rs.85 lacs and present Term loan limit of Rs.60 lacs sanctioned to M/s.Ruchi Bio Chemicals .

AND the mortgagors herein as mentioned above , have further reconfirm and reassure That the securities already created by deposit of title deeds of the said properties shall Continue to be security for the enhanced limit of M/s.Ruchi Bio Chemicals for total limit of Rs.1.45,00,000/= (Rupees One crore forty five lacs only) i.e. Enhancement in Cash Credit limit from Rs.35 lacs to Rs.85 lacs and existing term loan limit of Rs.60 lacs sanctioned in favour of M/s.Ruchi Bio Chemicals. . .

SCHEDULE I REFERRED HEREINABOVE

Office Premises being office No.201, adm. 26.62 sq.mtrs. built up area, Alongwith loft adm. 8.92 sq.mtrs built up area, situated on the 2nd floor, In the building known as " Mainframe" constructed on land bearing S.No.169 (Part) CTS No.1627 (Part) Village Marol Maroshi Goregaon Taluka Andheri Dist. Mumbai standing in the name of Mr.Mahendra S.Thakur.

F. acesseu.

For RUCHI BIOCHEMICALS
F. acesseu.
Authorised Signatory.

...3...

SCHEDULE II REFERRED HEREINABOVE

Land adm. 35520 sq.ft. (as per physical measurement) bearing Gut No. 380
Of Village Raipur , Taluka and Dist Gondia together with building/structures
Constructed thereon with fixed plant and machinery embedded to the earth
(present and future) standing in the name of M/s.Ruchi Bio Chemicals
(Proprietor Shri Mahendra S.Thakur)

1. Shri Mahendra S.Thakur ,

J. Mahendra

2. M/s. Ruchi Bio Chemicals
(Proprietor Mr.Mahendra S.Thakur) .

For RUCHI BIOCHEMICALS
J. Mahendra

Authorised Signatory.

Date. 28/5/11

IRREVOCABLE GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I
Mahendra S. Thakur Indian Inhabitant residing at 205/22-B,
Bimbisar Nagar, Goregaon (East), Mumbai 400 065 SEND
GREETINGS:-

WHEREAS by an Agreement dated 6th January 2010
made between M/s. Royal Palms (India) Pvt. Ltd., (formerly
known as M/s. Amir Parks and Amusement Pvt. Ltd.) (through
its Director Mr. Dilawar A. Nensey through his Constituted
Attorney Mr. Dilip Govind Uplekar) as the Owners and myself

For RUCHI BIOCHEMICALS

F. Accendren.

Proprietor

F. Accendren.

for The C.K.P. Co-op. Bank Ltd. The C.K.P. Co-Operative Bank Ltd.,
"Yashodham" Ambedkar Chowk,
Station Road, Thane-400 602.
Authorized Signatory S.S.P/V/C.R. 1025/02/05/1903-06

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APR 15 2010
MAHARASHTRA
TAMPADUTY

AND WHEREAS M/s. Ruchi Bio-Chemicals of which I am the Sole Proprietor own seize and possess Land adm. 35,520 sq. ft. (as per physical measurement) bearing Gut No.380 lying and being at Village Raichur, Taluka and Dist Gondia together with the building/structures constructed thereon with fixed plant and machinery embedded to the earth (present and future) (hereinafter for brevity sake referred to as "immovable property").

F. ascaridaria

Proprietor

AND WHEREAS one of the terms of the said sanction is that I have to create Mortgage by deposit of title deeds in respect of the said Office Premises and immovable property in favour of the Bank as security to secure the due repayment discharge and redemption in respect of the said (a) Term Loan (for construction of building, purchase of machinery and others fixed assets) of Rs.65.00 Lakh and (b) Cash Credit (Stocks and Book-Debts) of Rs.35.00 Lakh aggregating to Rs.95.00 Lakh (Rupees Ninety Five Lakh only) together with interest, compound interest, interest tax,

F. Anderson

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additional/further interest in case of default, penal interest, liquidated damages, premia on pre payment or on redemption costs, charges, expenses and other moneys payable by the Borrower to the Bank.

AND WHEREAS with the view to safeguard the security proposed to be created in favour of the Bank, I have agreed to execute an Irrevocable General Power of Attorney in respect of my Office Premises and immovable property in favour of the Bank as hereinafter contained.

NOW KNOW YE AND THESE PRESENTS WITNESSETH that I, **Mahendra S. Thakur** do hereby nominate, constitute and appoint **Punjab National Bank** (to act through its **Chief Manager, Mandvi Branch, Mumbai** from time to time appointed) as my true and lawful Attorney on my behalf and in my name to do such acts, deeds, matters and things as hereinafter contained.

1. To appear and represent me before the Owners/Society and all land revenue authorities including Collector, Sub-Registrar of Assurances, Mamlatdar, Talathis, Surpunch, in connection with the said Office Premises and immovable

J. Mahendra S. Thakur

For **RUCHI BIOCHEMICALS**

J. Mahendra S. Thakur
Proprietor

property more particularly described in the Schedule hereunder written.

2. To apply for and obtain such permission and sanctions as may be required from time to time for the purpose of sale/ transfer of the said Office Premises and immovable property and for that purpose to sign and execute all applications, letters, forms, declarations, affidavits etc. as my said Attorney may deem fit and proper.

3. To appear before the Sub-Registrar of Assurances in any District or Sub-District appointed to register documents under the law applicable thereto for the time being in force for sale/ transfer of the said Office Premises and immovable property described in Schedule hereunder written and to execute Agreement for Sale/Deed of Transfer or any other documents deeds and writings and to present or lodge for registration before the Office Premises and immovable property of the Sub-Registrar of Assurances all the aforesaid documents as may be necessary or proper for effectual completion and registration and to admit execution before the Office Premises and immovable property of the Sub-Registrar of Assurances for and on my behalf of all the deeds, documents, writings by virtue of these presents or otherwise.

J. ncccccccc

For RUCHI BIOCHEMICALS

J. ncccccccc

Proprietor

4. To collect the Share Certificate from the Society on my behalf and to correspond with them relating thereto in respect of the said office premises.
5. To pay all taxes Land Revenue and other assessment to all concerned authorities and to apply for its refund and to obtain and to execute valid and effective discharge in favour of such authorities.
6. To pay all costs, charges and expenses including stamp duty and registration fees on my behalf as may be required for sale/transfer of the said Office Premises and immovable property more particularly described in the Schedule hereunder written.
7. To engage the service of Advocates, Surveyors, Architect as may be necessary in connection with sale/transfer of the said Office Premises and immovable property and to pay their fees on my behalf, as my attorney may deem fit and proper.
8. To appoint one or more substitute or substitutes and delegate to the said substitute/substitutes such power and

J. Neerender

For **RUCHI BIOCHEMICALS**

J. Neerender

Proprietor

authorities herein contained, as the Attorney may think fit or necessary.

9. To convert the Equitable Mortgage into Legal Mortgage as and when the Bank deems fit and proper and for the said purpose to pay necessary Stamp Duty for and on my behalf and the Stamp Duty thus paid by the Bank on my behalf shall be tagged to the amount then remaining due to be paid by Borrower/me to the Bank.

10. This Power of Attorney shall be irrevocable and shall not be at any time revoked till I discharge my liability under the aforesaid loan/credit facilities and the interest, costs, charges and expenses and duties paid by the Attorney while acting on this Power of Attorney shall be debited to my account and shall be tagged to the mortgage.

11. The powers hereby given to my said Attorney shall be given widest interpretation and shall be construed as an express authority to my said Attorney to act and deal with my said Office Premises and immovable property, which I could do or could have done.

f. neeraj.rai.

For **RUCHI BIOCHEMICALS**

f. neeraj.rai.

Proprietor

12. **AND GENERALLY** to do, execute and perform any other acts, deeds, matters or things whatsoever which ought to be done, executed or performed on my behalf about the said Office Premises and immovable property fully and effectually to all intents and purposes which I could do or cause to be done in or about the said Office Premises and immovable property and my Office Premises and immovable property shall be under the full management and direction of my said Attorney and all and whatsoever my said Attorney shall do or cause to be done in or about the said Office Premises and immovable property I do hereby agree to allow, ratify and confirm the same as I could do if these presents had not been made.

13. **AND** I hereby ratify whatever the Attorney or any substitute or agent appointed by the attorney under the power in that behalf hereinbefore contained may lawfully do or cause to be done in and by virtue of these presents all and whatsoever my said Attorney shall do and I hereby agree to ratify and confirm the same.

IN WITNESS WHEREOF, I, set and subscribe my hand
at on this 16th day of April 2010.

J. [Signature]

For RUCHI BIOCHEMIGALS

J. [Signature]

Proprietor

SCHEDULE ABOVE REFERRED TO

(Description of the Office Premises)

Office No.201, adm. 26.62 sq. mtrs built up area, along with loft adm. 8.92 sq. mtrs built up area, situate on the 2nd floor, in the building known as "Mainframe", constructed on land bearing S. No.169 (Part), CTS No.1627 (Part), Village Marol Maroshi, Goregaon, Taluka Andheri, Dist Mumbai.

(Description of the immovable property)

Land adm. 35,520 sq. ft. (as per physical measurement) bearing Gut No.380 of Village Raichur, Taluka and Dist Gondia together with the building/structures constructed thereon with fixed plant and machinery embedded to the earth (present and future)

Signed Sealed and Delivered at Mumbai)

by the within named **Mr. Mahendra S.**)

Thakur on this 16th day of April)

2010 in the presence of) Before me.

f. mahendra

For RUCHI BIOCHEMICALS

f. mahendra

Proprietor

***** DAY OF 2010
DATED THIS

Mr. Mahendra S. Thakur in my individual
capacity and as Proprietor of
M/s. Ruchi Bio-Chemicals

TO

Punjab National Bank

IRREVOCABLE GENERAL POWER
ATTORNEY

M/s. MABLE & ASSOCIATES,
Advocates,
407, Biryah House,
265, Bazar Gate Street,
Fort, Mumbai 400 001

PNB/MANDVI MAHENDRA THAKUR CRT EMDOC

Authorized Signatory

I, **Mahendra S. Thakur** Indian Inhabitant, residing at 205/22-8-9
B, Bimbisar Nagar, Goregaon (East), Mumbai 400 065 do
hereby solemnly declare and say as follows: -

1. I say that by an Agreement dated 6th January 2010 made between M/s. Royal Palms (India) Pvt. Ltd., (formerly known as M/s. Amir Parks and Amusement Pvt. Ltd.) (through its Director Mr. Dilawar A. Nensey through his Constituted Attorney Mr. Dilip Govind Uplekar) as the Owners and myself

For RUCHI BIOCHEMICALS
F. Veenendaal.
Proprietor

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2. I further say and declare that M/s. Ruchi Bio-Chemicals of which I am the Sole Proprietor own seize and possess **Land adm. 35,520 sq. ft. (as per physical measurement)** bearing Gut No.380 lying and being at Village Raichur, Taluka and Dist Gondia together with the building/structures constructed thereon with fixed plant and machinery embedded to the earth (present and future) (hereinafter for brevity sake referred to as "immovable property").

F. accensum.
For RUCHI BIOCHEMICALS
F. accensum. Proprietor

3. I say and declare that at my request, Punjab National Bank, Mandvi Branch, Mumbai (hereinafter referred to as referred to as 'the Bank') has granted/agreed to grant credit facilities by way of (a) Term Loan (for construction of building, purchase of machinery and others fixed assets) of Rs.65.00 Lakh and (b) Cash Credit (Stocks and Book-Debts) of Rs.35.00 Lakh aggregating to Rs.95.00 Lakh (Rupees Ninety Five Lakh only) to M/s. Ruchi Bio-Chemicals carrying on business at 202, 2nd Floor, Bldg H, Main Frame, Aarey Milk Compound, Goregaon (East), Mumbai 400 065 (hereinafter for brevity sake referred to as "the Borrower") on the terms and conditions as set out in the Bank's sanction letter dated 13th April 2010.

4. I say that one of the terms of the said sanction is that I have to create Mortgage by deposit of title deeds in respect of the said Office Premises and immovable property in favour of the Bank as security to secure the due repayment discharge and redemption in respect of the said (a) Term Loan (for construction of building, purchase of machinery and others fixed assets) of Rs.65.00 Lakh and (b) Cash Credit (Stocks and Book-Debts) of Rs.35.00 Lakh aggregating to Rs.95.00 Lakh (Rupees Ninety Five Lakh only) together with interest, compound interest, interest tax, additional/further

For RUCHI BIOCHEMICALS

J. A. A. A. A. A.

J. A. A. A. A.

Proprietor

interest in case of default, penal interest, liquidated damages, premia on pre payment or on redemption costs, charges, expenses and other moneys payable by the Borrower to the Bank.

5. I say and declare that the said Office Premises and immovable property free from encumbrance, claim and demand and that they are not subject to any charge lispendens attachment and no process is issued by any Court or authority, and no suit, writ or other proceeding is pending in respect of the said Office Premises and immovable property and that there is no pending attachments whatsoever levied, issued or initiated against the said Office Premises and immovable property. I, further say and declare that no proceedings are pending or initiated against me under the Income Tax Act, 1961 or any other law in force in India for the time being and that no Notice has been received by or served on me under Rules 2, 16, 21 and 51 or under any other Rules of the Second Schedule to the Income Tax Act, 1961 and/or under any other law.

6. I say and declare that except myself no person or persons has/have any right, title and interest, claim or demand

F. accendren.

For RUCHI BIOCHEMICALS

F. accendren.

Proprietor

of any nature whatsoever in respect of the aforesaid Office Premises and immovable property.

7. I agree and undertake to the Bank as under.
 - a) I will not create any further charge, encumbrance or mortgage in respect of the said Office Premises and immovable property in favour of any person or persons and/or financial institutions without obtaining prior written consent and concurrence of the Bank.
 - b) I will not create any third party right in respect of the said Office Premises and immovable property by way of tenancy, sub-tenancy, leave and license or otherwise.
 - c) I will and at all times during the continuance of the security pay all the assessment, rates, taxes present as well as future and all dues and outgoing and at all times during the continuance of the said security keep the said Office Premises and immovable property in good and substantial state of repair and keep the same insured jointly in my name and the Bank against the loss, damages by fire, earthquake, cyclone, typhoon, hurricane and other act of God as may be required from time to time for the full value with any Insurance Company under the General Insurance Corporation and shall pay all premium from time to time thereof and shall renew such insurance prior to the same shall expire and deposit the

F. A. A. A. A. A. A.

FOR NOTARY PROCEEDINGS

F. A. A. A. A. A.

Proprietor

original insurance policy with the Bank with all premium receipts and I shall not do any act whereby any such insurance shall be rendered void or voidable.

d) I shall permit and allow the Bank through their Employee and agent either alone or workmen from time to time and at all reasonable times to enter into or upon the said Office Premises and immovable property to inspect the same.

e) I shall not do any act, deed, matter or thing whereby the security created in favour of the Bank in any manner jeopardize and/or diminish.

f) I agree to give and execute such declaration, undertaking and other writing as may be required by the Bank or its Advocates and satisfactorily comply with all other requirements submitted by or on behalf of the Bank.

g) In the event of my committing default in repayment of the balance and interest due under the said credit facilities granted by the Bank to me and in the event of my committing any breach of this Undertaking and in the event of Bank coming to the conclusion that their security is in jeopardy, Bank may apply for the appointment of the Court Receiver in respect of the said Office Premises and immovable property with a view to safeguard their security thereon.

FOR MORE INFORMATION
F. H. C. C. C. C.

F. McClellan

Discussion

Solemnly declared at Muzik by the)
within named **Mr. Mahendra S.**)
Thakur on this 16th day of April)
2010 in the presence of) Before me)

F. neocallenderi.

Don't forget **WOODCHEMICALS**

Fraser, D.

Proprietor

DATED THIS DAY OF

Mr. Mahendra S. Thakur in my individual
capacity and as Proprietor of
M/s. Ruchi Bio-Chemicals

TO

Punjab National Bank

DECLARATION

M/s. MABLE & ASSOCIATES,
Advocates,
407, Birya House,
265, Bazar Gate Street,
Fort, Mumbai 400 001
PNBMANDVI MAHENDRA THAKUR CRT EMDOC

Place : Mumbai

Date : 17/4/2010

To,

The Chief Manager,
Punjab National Bank,
Mandvi Branch,
Mumbai

Sir,

Please acknowledge receipt of the under noted title deeds,
more particularly described in the Part-I and Part-II of the

First Schedule hereunder written deposited by me viz

Mahendra S. Thakur in my individual capacity and as

Proprietor of M/s. Ruchi Bio-Chemicals carrying on

For The C.K.P. Co-op. Bank Ltd.
The C.K.P. Co-Operative Bank Ltd.,
"Maheshwar" Ambekar Chowk,
Station Road, Thane-400 602.
D.S/STP/V/C.R. 1025/02/05/1903-06
Authorised Signatory

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INDIA
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MAHARASHTRA

For RUCHI BIOCHEMICALS

Proprietor

Freemason.

business at 202, 2nd Floor, Bldg H, Main Frame, Aarey Milk Compound, Goregaon (East), Mumbai 400 065 (hereinafter for brevity sake referred to as "the Borrower") with you on 16th April 2010 in respect of (a) Office Premises being Office No.201, adm. 26.62 sq. mtrs built up area, along with loft adm. 8.92 sq. mtrs built up area, situate on the 2nd floor, in the building known as "Mainframe", constructed on land bearing S. No.169 (Part), CTS No.1627 (Part), Village Marol Maroshi, Goregaon, Taluka Andheri, Dist Mumbai {hereinafter for brevity sake referred to as "office premises"} owned by me and (b) Land adm. 35,520 sq. ft. (as per physical measurement) bearing Gut No.380 of Village Raichur, Taluka and Dist Gondia together with the building/structures constructed thereon with fixed plant and machinery embedded to the earth (present and future) {hereinafter for brevity sake referred to as "immovable property"} belonging to M/s. Ruchi Bio Chemicals more particularly described in the Part-I and Part-II of the Second Schedule hereunder written by way of Equitable Mortgage to secure the under noted limits sanctioned and the moneys advanced or to be advanced to M/s. Ruchi Bio-Chemicals as per loaning documents executed on 16th April 2010 agreed to be executed in respect of the following.

J. Ramesh

For RUCHI BIOCHEMICALS
J. Ramesh
Proprietor

Term Loan (for construction of building, purchase of machinery and others fixed assets)	Rs.60.00 Lakh
Cash Credit (Stocks and Book-Debts)	Rs.35.00 Lakh
Total	Rs.95.00 Lakh

As already agreed, I undertake to insure the mortgaged properties for its full market value and keep the same insured till the adjustment of the account.

I also agree to execute in your favour simple mortgage or English mortgage at my cost as decided by you, whenever called upon to do so.

FIRST SCHEDULE ABOVE REFERRED TO

Part-I **(List of Documents in Originals in respect of the residential premises owned by Mr. Mahendra S. Thakur)**

1. Agreement for Sale dated 6th January 2010 made between M/s. Royal Palms (India) Pvt. Ltd., (formerly known as M/s. Amir Parks and Amusement Pvt. Ltd.) (through its Director Mr. Dilawar A. Nensey through his Constituted Attorney Mr. Dilip Govind Uplekar) as the Owners and Mr. Mahendra S. Thakur as the Purchasers
2. Stamp Duty Challan dated 6th January 2010 for Rs.100300/- issued by the Cosmos Co-op Bank Ltd., Vile Parle (East) Branch

For RUCHI BIOCHEMICALS
F. M. S. S.
Proprietor

F. Kesselring.

3. Registration Receipt No.BDR5-00219-2010 dated 6th January 2010 issued by the office of the Sub-Registrar of Assurances, Thane -5.
4. Index II bearing No. 219-2010 dated 6th January 2010 issued by the office of the Sub-Registrar of Assurances, Thane -5
5. Consent letter issued by M/s. Royal Palms (India) Pvt. Ltd., granting permission for creation of Equitable Mortgage in respect of Office No.201 in favour of the Bank.
6. Part payment receipts issued by M/s. Royal Palms (India) Pvt. Ltd., to Mr. Mahendra S. Thakur
7. Clarification letter to be issued by M/s. Royal Palms (India) Pvt. Ltd., to Mr. Mahendra S. Thakur
8. Copy of the approved plan
9. Title Clearance Certificate dated 15th April 2010 alongwith Search Notes issued by M/s. Mable & Associates, Advocates

Part-II (List of Documents in Originals in respect of the immovable property owned by M/s. Ruchi Bio-Chemicals)

1. Sale deed dt 1/6/2006 executed by Mr. Mahabharat Shankar & Smt. Premilabhai w/o Subhadra dandekar
2. 7/12 Extract
3. Registration Receipt No. - 02094 - 2006 dt. 1/8/2006
- 4.
- 5.
- 6.
- 7.
- 8.

J. K. Kulkarni

For RUCHI BIOCHEMICALS

J. K. Kulkarni
Proprietor

General Documents

1. Declaration executed by Mr. Mahendra S. Thakur
2. Power of Attorney executed by Mr. Mahendra S. Thakur

SECOND SCHEDULE ABOVE REFERRED TO

Part-I **(Description of Office Premises owned by Mr. Mahendra S. Thakur)**

Office Premises being Office No.201, adm. 26.62 sq. mtrs built up area, along with loft adm. 8.92 sq. mtrs built up area, situate on the 2nd floor, in the building known as "Mainframe", constructed on land bearing S. No.169 (Part), CTS No.1627 (Part), Village Marol Maroshi, Goregaon, Taluka Andheri, Dist Mumbai.

Part-I **(Description of immovable property owned by M/s. Ruchi Bio-Chemicals)**

Land adm. 35,520 sq. ft. (as per physical measurement) bearing Gut No.380 of Village Raiphur, Taluka and Dist Gondia together with the building/structures constructed thereon with fixed plant and machinery embedded to the earth (present and future)

Yours faithfully,

For RUCHI BIOCHEMICALS

Mahendra S. Thakur
Mahendra S. Thakur, Proprietor

Mahendra S. Thakur

DATED THIS DAY OF

Mr. Mahendra S. Thakur in my
capacity and as Proprietor of
M/s. Ruchi Bio-Chemicals

TO

Punjab National Bank

LETTER RECORDING CREATION OF
EQUITABLE MORTGAGE

M/s. MABLE & ASSOCIATES,
Advocates,
407, Biry House,
265, Bazar Gate Street,
Fort, Mumbai 400 001
PNBMANDVI MAHENDRA THAKUR CRT EMDOC