

GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बैंक व कोषागार पावली

RE-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/THANE M.G. ROAD (3739)

Pmt Txn Id : 300321M1413119

Pmt DTime : 30-03-2021@04:40:01

ChallanIdNo: 03006172021032650461

District : 1201/THANE

Stationery No: 16295034641794

Print DTime: 30-03-2021@19:25:29

GRAS GRN : MH014364632202021S

Office Name : IGR113/THNI_HQR SUB REGIS

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS

StDuty Amt : R 17,20,500/- (Rs One Seven, Two Zero, Five Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR

RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment

Prop Mvblty: Immovable

Consideration: R 4,17,00,000/-

Prop Descr : PLOT NO 3, BUNGLOW NO 7 & 8, SHREESH CHSL, PANCHPAKHADIHAJURI DARGAH R DTHANE WEST, THANE, Maharashtra

Duty Payer: (PAN-AANCM7173Q) MANSOORI AGROCHEM PRIVATE LIMITED

Other Party: (PAN-AAATE8665K) ENCORE-ARC P LTD TRUSTEE OF EARC BANK 009 TRUST

Bank official Name & Signature

Bank official Name & Signature

--- --- Space for customer/office use --- --- Please write below this line --- ---

ट न न - २
दस्ता क्रमांक 202-1/2029
१ / ५४



e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

6028	2/52
6028	
6028	



ट न न - २
दस्तावेजिक ०३/०९/२०२१
३/१४

SALE CERTIFICATE

(UNDER RULE 9(6) SARFAESI ACT, 2002)

This Sale Certificate in respect of an Immovable Property is made and entered into at Thane, on this 31st day of March, 2021.

WHEREAS, the undersigned being the Authorized Officer of the **ENCORE ASSET RECONSTRUCTION COMPANY PRIVATE LIMITED**, having its registered office at Caddie Commercial Tower, Regus Business Centre, 5th Floor, Aerocity (Dial), New Delhi, India-110037, acting in its capacity as trustee of EARC-Bank, 009-Trust (hereinafter referred to as "Encore ARC), under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 read with Rules 8 & 9 of the Securitisation Interest (Enforcement) Rules, 2002 sold on behalf of **ENCORE ARC** (secured creditor) in favour of **M/S.MANSOORI AGROCHEM PRIVATE LIMITED**, having its registered office at 413, 4th floor, Plot -49, Vyapar Bhavan, P.D'Mello Road, Carnac Bunder, Chinchbunder, Mumbai 400009, Maharashtra, CIN NO.U01120MH2020PTC344316, PAN NO. AANCM7173Q (PURCHASER), the immovable property shown in the Schedule below secured in favour of the **KALYAN JANATA SAHAKARI BANK LTD** (original lender) by M/s. Jaycee Services ("Borrower") towards the financial facilities (financial asset) offered by original lender to the Borrower. All rights, title, interest in respect of the said financial asset of the Borrower including all the security interest, has since been assigned to the secured creditor by original lender.

The undersigned acknowledges the receipt of the sale price of **Rs.4,17,00,000/- (RUPEES FOUR CRORE SEVENTEEN LACS ONLY)** in full and handed over the delivery and possession of the scheduled property to the Purchaser.

[Signature]

4

[Signature]





LIST OF ENCUMBRANCES:

The Secured assets are being sold strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis with all known and unknown encumbrances (except the encumbrances and liabilities to the Secured Creditors in respect of the above financial facilities including interest thereon as against the Secured Assets). as per available records, no other due is found. Further, all liabilities, dues of authorities and departments, statutory or otherwise, any other dues, if any, in respect of the Secured Assets and if payable in law attachable to the Secured Assets/sale proceeds by reason of the sale of the Secured Assets, shall be the sole responsibility of and to the account of the Purchaser

SCHEDULE

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT PART AND PARCEL OF the Plot No.3, admeasuring 435 sq. meters and Bungalow No.7 and 8 named "RICHA", comprising of Ground + one upper floor, constructed thereon admeasuring around built up area 176.40 sq. meters, equivalent to 1899 sq. feet in the society known as "Shreesh Co-op. Housing Society Ltd." On the piece or parcel of land situated at Survey No.94/1, 105/2 & 106/1, Tikka No.22 C.T.S.No. 1249, 1250, total admeasuring 15942.32 sq. meters at Panchpakhdi, Hajuri Dargah Road, Near LIC & RTO Thane, within the limits of Thane Municipal Corporation and within the Registration District & Sub District Thane, together with the building, sheds and structures now standing oor to be hereinafter constructed thereon (in the name of Preshit Chandrashekhar Ghanekar) and the said plot of land is bounded as follows:-



: Plot No.6
: Hajuri Gaon.
: Plot No.8.
: Hajuri Dargah Road.

[Handwritten signature]

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signs on this 31st day of March, 2021 at Thane.

MR. SOUMITRA ACHARYA (CHIEF MANAGER))

(Authorized Officer (UNDER SARFAESI ACT, 2002)))

ENCORE ASSET RECONSTRUCTION COMPANY)

PRIVATE LIMITED acting as a)

trustee of EARC-Bank, 009-Trust)

in the presence of.....)

1 [Signature]

2 [Signature]

M/S.MANSOORI AGROCHEM PRIVATE
LIMITED

Represented by its Director

1) MR.SAMEEP GOPAL GOYAL &

2) MR. MOHAMED ISHAQUE MOHAMED)

ILLYAS KHAN

the Purchaser

in the presence of.....)

1 [Signature]

2 [Signature]



MANSOORI AGROCHEM PVT. LTD.

DIRECTOR

MANSOORI AGROCHEM PVT. LTD.

त न न - २ DIRECTOR

दस्त क्रमांक ७३९/२०२१
१/५४



ट न न - २
दस्त कमांक ३०६/२०२९
२/५२



MANSOORI AGROCHEM PVT. LTD.

DIRECTOR

MANSOORI AGROCHEM PVT. LTD.

DIRECTOR



THE COURT OF ADDL. DISTRICT MAGISTRATE THANE,
AT THANE.

SECURITISATION APPLICATION NO.1221/2019

Encore Asset Reconstruction
Company Pvt. Ltd. (EARC)
15th Floor, Eros Corporate Towers,
Nehru Place, New Delhi

V/s

- 1) M/s. Jaycee Services
Prop. Preshit Chandrasekhar Ghanekar (Borrower)
Shop No.3, Ground Floor, Sindhutirth Co.op.Hsg.Society,
Near Makhmali Talao, LBS Marg, Thane (W.)

And also at :-

Rucha Bunglow No.3, Plot No.7 & 8,
Shreesh Co.op.Hsg.Society, Hajuri Durgah Road,
Thane

- 2) Mr. Narendra. Maruti Bhoir (Guarantor)
601, B/1, Sukur Residency, Near Saraswati
Vidyalaya, G. B. Road, Thane (W.)
3) Mr. Tejas Vilas Kamble (Guarantor)
B/6, Sai Prasanna CHS., Sector 19,
CBD Belapur, Navi Mumbai, Dist. Thane
4) Mr. Ankit Anirtil Patel (Guarantor)
1401, Meghmalhar CHS., Nahur Road,
Near Panch Rasta, Mulund (W.), Mumbai



ORDER BELOW APPLICATION UNDER SECTION 14 OF THE SECURITISATION AND
RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY
INTEREST ACT-2002.

This application u/s 14 of the Securitization and Reconstruction of Financial Assets
and Enforcement of securities Interest Act-2002, presented before this Court for taking possession of
the secured assets. Applicant has sanctioned a Loan of Rs.3,55,00,000/- (Rs. Three Crore Fifty Five
Lac Only) into the respondent. It is further contended by applicant that the Respondent failed to
repay the said loan amount granted to him. However, the respondent has for the Security of said loan
created equitable registered mortgage by depositing title deed of 1) Plot No.3, Bunglow No.7 & 8,
named 'Rucha' comprising of Ground + one upper floor, in the society known as Shreesh Co.op.
Housing Society Ltd., on the peace & parcel of land situated at S.No.94/1, 105/2 & 106/1, Tikka
No.22, C.T.S. No.1249, 1250 at Panchpakhadi, Hajuri Dargah Road, Near LIC & RTO, Thane
2) Shop No.3, Ground Floor, in the building known as Sindhutirth Co.op.Hsg. Society Ltd., on
the peace & parcel of land situated at S.No.214, Hissa No.9, S.No.214-A, IL.No.10, C.T.S.
No.1/13 & 1/14, Tikka No.12, Village Panchpakhadi, Near Makhmali Talao, LBS Marg,
Thane(W.) 3) Shop No.6, Ground Floor, in the building known as Garodiya Apartment-C CHS.,
on the peace & parcel of land situated at S.No.251 (Part-B), Sub Divided Plot No.1 at
Panchpakhadi, Panchpakhadi, Thane (W.) and bounded as under :-

40	000	0000	East :-	NIL
			West :-	NIL
			North :-	NIL
			South :-	NIL

It is contended further by the Applicant that the Respondent has committed default

~~Outstanding Amount is Rs. 3,147/- (Rs. Three Crore Sixty Nine Lac Sixty Three Thousand One Hundred Forty Seven Only).~~
~~Securitization and Reconstruction of Financial Assets and Enforcement of Securities Act-2002, and~~
issued Demand Notice u/sec. 13(2) of SARFAESI ACT 2002 on 24.12.2017. Despite of this notice the Respondent failed to repay the outstanding amount within stipulated time therefore the present applicant has filed the present Application u/sec. 14 of SARFAESI Act -2002 for the possession of the secured property.

I have gone through the papers on the record such as Application, copies of Notice, Acknowledgment receipt & Deed etc. It appears to me indeed Notice u/sec. 13(2) at the SARFAESI Act was issued to the respondent which is duly served but respondent failed to comply with the notice. So far as section 14 of SARFAESI Act is concerned District Magistrate's Court has jurisdiction to entertain the application. Therefore, considering the documents on records, submission of the applicant, it is proper to pass the following Order.

ORDER

Application is allowed. Tahsildar Thane is hereby appointed to take possession of the secured assets viz. of 1) Plot No.3, Bungalow No.7 & 8, named 'Rucha' comprising of Ground + one upper floor, in the society known as Shreesh Co.op. Housing Society Ltd., on the peace & parcel of land situated at S.No.94/1, 105/2 & 106/1, Tikka No.22, C.T.S. No.1249, 1250 at Panchpakhadi, Hajuri Dargah Road, Near LIC & RTO, Thane 2) Shop No.3, Ground Floor, in the building known as Sindhutirth Co.op.Hsg. Society Ltd., on the peace & parcel of land situated at S.No.214, Hissa No.9, S.No.214-A, IL.No.10, C.T.S. No.1/13 & 1/14, Tikka No.12, Village Panchpakhadi, Near Makhmali Talao, LBS Marg, Thane(W.) 3) Shop No.6, Ground Floor, in the building known as Garodiya Apartment-C CHS., on the peace & parcel of land situated at S.No.251 (Part-B), Sub Divided Plot No.1 at Panchpakhadi, Panchpakhadi, Thane(W.) and to take further steps in the matter. After taking possession of the above said property and the documents relating there to from the respondent, Tahsildar Thane shall prepare inventory of the articles in the property therein and handover the articles to the Authorised Officer of the applicant along with possession of secured Assets.

In case if the respondents failed to handover peaceful possession of the secured assets within in stipulated period or any other person found in possession of the secured assets, the Tahsildar Thane is empowered to take the legal steps as well as to take the assistance of concerned Police Station for taking possession of the property i.e. secured assets.



Place: Thane

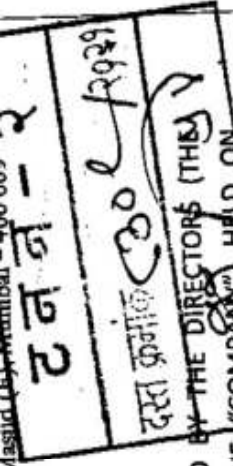
Dated : 25 / 11 / 2019

Copy forwarded to Tahsildar Thane for necessary action and report.

Sd/-
(Dr. Shivaji Patil)
Addl. District Magistrate, Thane

Dr. Shivaji Patil
(Dr. Shivaji Patil)

BOARD RESOLUTION



CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED BY THE DIRECTORS (THE "BOARD") OF MANSOORI AGROCHEM PRIVATE LIMITED (THE "COMPANY") HELD ON WEDNESDAY, THE 27TH DAY OF MARCH 2021 AT 11:00 A.M. AT THE 413, NAV VYAPAR BHAVAN, 49, P.D' MELLO ROAD, CARNAC BUNDER, MASJID EAST, MUMBAI - 400009.

"RESOLVED THAT, Mr. Sameep Gopal Goyal (Director) Pan No: AZJPG9239K & Mohamed Ishaque Mohamed Ilyas Khan (Director) Pan No: ARPK2531L jointly of the Company as Authorised Signatory for registration with Registrar Office Thane for the auctioned property bearing "Plot No. 3 admeasuring 435 sq. mtrs and Bungalow No.7 and 8 named 'Rycha' comprising of Ground + one upper floor constructed thereon admeasuring around built up area 176.40 sq. mtrs. equivalent to 1899 sq.ft. in the society known as "Shreesh Co-op Housing Society Ltd." on the piece or parcel of land situated at Survey No. 94/1, 105/2 & 106/1, Tikka No.22 C.T.S No. 1249, 1250 total admeasuring 15942.32 sq. mtrs. at Pachpakhadi, Hajuri Dargah Road, Near LIC & RTO, Thane" sold by Authorised Officer of the Encore Asset Reconstruction Company Private Limited and having its registered office at Caddie Commercial Tower, Regus Business Centre, 5th Floor, Aerocity (Dial), New Delhi, India - 110037 acting in its capacity as trustee of EARC-Bank- 009-Trust (hereinafter referred to as "Encore ARC") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 read with rules 8 & 9 of the Securitisation Interest (Enforcement) Rules, 2002 sold on behalf of Encore ARC (secured creditor).

MANSOORI AGROCHEM PVT. LTD.

DIRECTOR

MANSOORI AGROCHEM PVT.LTD.

DIRECTOR

Place: Mumbai

MANSOORI AGROCHEM PVT. LTD.
Regd. Off : 413, Nav Vyapar Bhavan,
49, P. D'Mello Road, Carnac Bunder,
Masjid (E), Mumbai - 400 009



Email: managripvtltd@gmail.com

Contact No: +91-83694925693

ट न न - २
दस्तावेज क्र. ३०६/२०२९
२५/४

MANSOORI AGROCHEM PVT. LTD.

DIRECTOR

MANSOORI AGROCHEM PVT. LTD.

DIRECTOR



पत्रव्यवहाराचा पत्ता : ठाण स्टेशन रोड, ठाण (प.), तालुका पं. गिरगाव जं. पं. ४११००१
दूरध्वनी क्रमांक : ०२२ २५३३११६४, ई मेल आयडी : tanipatel@gmail.com

क्र. महसूल/क-१८-१/फौजदारी/कावि-१६५०३/२०१९

हुन न - २

दि. २१/०९/२०१९

नोटीस दस्त क्रमांक ८३०२/२०१९

प्रति,

१. M/s Joyce Services Prop. Preshit Chandrasekhar Ghanekar (Borrower) ४. Mr. Narendra Maruti Bhoir (Guarantor) ३. Mr. Tejas Vilas Kamble (Guarantor) ४. Mr. Ankit Amritlal Patel (Guarantor) १. Plot No. ३, Bungalow No. ७ & ८ named Rucha Comprising of Ground + one upper floor, in the society known as Shreesh Co-op Housing Society Ltd. On the peace and parcel of land situated at S. No. ९४/१, १०५/२ & १०६/१, Tikka No. २२ CTS No. १२४९, १२५० at Panchpakhadi, Hajuri Dargah Road, Near LIC & RTO Thane २. Shop No. ३ Ground Floor in building known as Sindhutirth co-op Hsg. Society Ltd. on the peace and parcel of land situated at SNO. २१४, Hissa No. ९ S.No. २१४-A, H.No. १० CTS No. १/१३ & १/१४, Tikka NO. १२ village panchpakhadi, Near Makhamali Talao, LBS Marg, Thane (W) ३. Shop No. ६ Ground Floor, in the building known as Garodiya Apartment C CHS, Panchpakhadi, Thane S NO. २५१ (part B sub divided plot no. १ at Panchpakhadi Thane

विषय : मालमत्तेचा ताबा बँकेला देणेबाबत

संदर्भ : मा. जिल्हाधिकारी ठाणे यांचेकडील आदेश क्र. १२२१/२०१९ दि. २५/११/२०१९

ज्याअर्थी मा. जिल्हादंडाधिकारी ठाणे यांनी त्यांचेकडील आदेश क्र. १२२१/२०१९ दि. २५/११/२०१९ अन्वये सिव्हरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शियल असेटस् आणि इन्फोर्समेंट ऑफ सेव्हरिटी इन्टरेस्ट (सेकंड) ऑर्डिन्स २००२ चे कलम १४ अन्वये कसुरदार १. M/s Joyce Services Prop. Preshit Chandrasekhar Ghanekar (Borrower) २. Mr. Narendra Maruti Bhoir (Guarantor) ३. Mr. Tejas Vilas Kamble (Guarantor) ४. Mr. Ankit Amritlal Patel (Guarantor) यांची १. Plot No. ३, Bungalow No. ७ & ८ named Rucha Comprising of Ground + one upper floor, in the society known as Shreesh Co-op Housing Society Ltd. On the peace and parcel of land situated at S. No. ९४/१, १०५/२ & १०६/१, Tikka No. २२ CTS No. १२४९, १२५० at Panchpakhadi, Hajuri Dargah Road, Near LIC & RTO Thane २. Shop No. ३ Ground Floor in building known as Sindhutirth co-op Hsg. Society Ltd. on the peace and parcel of land situated at SNO. २१४, Hissa No. ९ S.No. २१४-A, H.No. १० CTS No. १/१३ & १/१४, Tikka NO. १२ village panchpakhadi, Near Makhamali Talao, LBS Marg, Thane (W) ३. Shop No. ६ Ground Floor, in the building known as Garodiya Apartment C CHS, Panchpakhadi, Thane S NO. २५१ (part B sub divided plot no. १ at Panchpakhadi Thane हि मालमत्ता जप्त करून Encore Asset Reconstruction Company Pvt Ltd (EARC) १५th Floor, Eros Corporate Towers, Nehru Place, New Delhi यांना देण्याबाबत आदेश दिलेले आहेत.

त्याअर्थी मी कार्यकारी दंडाधिकारी, ठाणे या नोटीसीद्वारे सुचित करतो की, ३. Bungalow No. ७ & ८ named Rucha Comprising of Ground + one upper floor, in the society known as Shreesh Co-op Housing Society Ltd. On the peace and parcel of land situated at S. No. ९४/१, १०५/२ & १०६/१, Tikka No. २२ CTS No. १२४९, १२५० at Panchpakhadi, Hajuri Dargah Road, Near LIC & RTO Thane २. Shop No. ३ Ground Floor in building known as Sindhutirth co-op Hsg. Society Ltd. on the peace and parcel of land situated at SNO. २१४, Hissa No. ९ S.No. २१४-A, H.No. १० CTS No. १/१३ & १/१४, Tikka NO. १२ village panchpakhadi, Near Makhamali Talao, LBS Marg, Thane (W) ३. Shop No. ६ Ground Floor, in the building known as Garodiya Apartment C CHS, Panchpakhadi, Thane S NO. २५१ (part B sub divided plot no. १ at



यांचेकडे द्याव्यात. अन्वया उपरांत १५ दिवसांचा कालावधी संपताच विहित कायदेशीर तरतुदीनुसार सदर मालमत्तेचा ताबे

टक्कने जप्त केलेली संबंधितांनी नोंद घ्यावी.

दस्ता क्रमांक ८३०९/२०२१
२२/५४
प्रतिमंडळ अधिकारी Thane यांचा माहितीसाठी व पुढील कार्यवाहीसाठी

२२/५४
(अधिक पाटील)

तहसीलदार तथा कार्यकारी दंडाधिकारी ठाणे

प्रति: श्री. वासुदेव पवार, निवासी नाथब तहसीलदार / श्री. रविंद्र काळे, मंडळ अधिकारी / तलाठी साझा Panchpakhadi

२/- मा. जिल्हाधिकारी ठाणे यांचेकडील आदेशाची अंमलबजावणी होणकामी सदरची नोटीस आपणांकडे पुढील कार्यवाहीसाठी पाठविणेत येत आहे. तलाठी साझा Panchpakhadi यांनी सदरची नोटीसमध्ये नमूद करण्यात आलेला १५ दिवसांचा कालावधी संपताच आदेशात नमूद मालमत्तेचा ताबा संबंधित बँकेला देणेसंबंधी नियमानुसार कार्यवाही करून ताबेपावतीसह आपला अहवाल या कार्यालयात सादर करावा.

२२/१०/२०२०

२२/१०
(अधिक पाटील)

तहसीलदार तथा कार्यकारी दंडाधिकारी ठाणे

२२/१०/२०





सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

तन न - २
दस्तावेज क्रमांक ८३०६-१०२९
९३/१४

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that MANSOORI AGROCHEM PRIVATE LIMITED is incorporated on this Twenty third day of August Two thousand twenty under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U01120MH2020PTC344316.

The Permanent Account Number (PAN) of the company is AANCM7173Q *

The Tax Deduction and Collection Account Number (TAN) of the company is PNEM31140E *

Given under my hand at Manesar this Twenty third day of August Two thousand twenty .



Digital Signature Certificate
Mr RAJENDER KUMAR

DEPUTY REGISTRAR OF COMPANIES
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

MANSOORI AGROCHEM PRIVATE LIMITED

Flat No. 304, A/2 Wing, J.P. Symphony, Ambernath, Ambarnath, Thane,
Maharashtra, India, 421501

* as issued by the Income Tax Department





CIN U01120MH2020PTC344316
Company Name MANSOORI AGROCHEM PRIVATE LIMITED
ROC Code RoC-Mumbai
Registration Number 344316
Company Category Company limited by Shares
Company SubCategory Non-govt company
Class of Company Private
Authorised Capital(Rs) 100000
Paid up Capital(Rs) 100000
Number of Members(Applicable in case of company without Share Capital) 0
Date of Incorporation 23/08/2020

413, 4th Floor, Plot-49, Vyapar Bhavan, P DeMello Road,
 Carnac Bunder, Chinchbunder Mumbai Mumbai City MH
 400009 IN

Registered Address

Address other than R/o where all or any books of account and papers are maintained -

Email Id lalitkarn32@gmail.com
Whether Listed or not Unlisted

ACTIVE compliance
Suspended at stock exchange -
Date of last AGM -
Date of Balance Sheet -
Company Status(for efilling) Active

Charges

Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
No Charges Exists for Company/LLP				

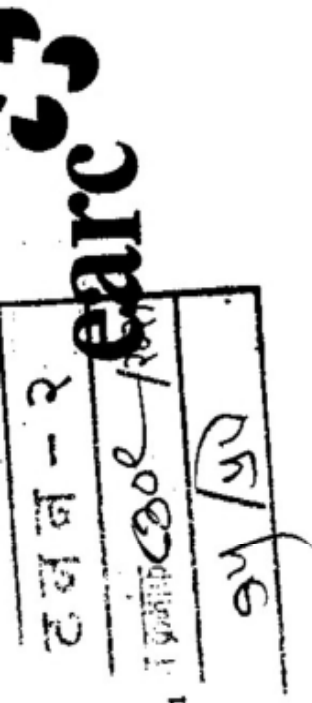
Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered DIN
08490569	MOHAMED ISHAQUE MOHAMED ILIYAS KHAN	01/03/2021	-	
08684529	SAMEEP GOPAL GOYAL	31/08/2020	-	



Encore Asset Reconstruction Company
Corporate Office
5th Floor, Plot No. 137, Sector - 44,
Gurgaon - 122002, Haryana, India
Phone: +91.124.4527200
Fax: +91.124.4527231
Email: contact@encorearc.com

Registered Office
Caddle Commercial Tower,
Regus Business Centre,
5th Floor, Aerocity (Dial),
New Delhi, India - 110037.
CIN No: U74140DL2013PTC259641



CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED BY THE DIRECTORS (THE "BOARD") OF
ENCORE ASSET RECONSTRUCTION COMPANY PRIVATE LIMITED (THE "COMPANY") HELD ON
WEDNESDAY, THE 10TH DAY OF FEBRUARY, 2021 AT 10:00 A.M. AT THE BOARD ROOM, FIFTH FLOOR,
PLOT NO. 137, SECTOR-44, URBAN ESTATE, GURUGRAM, HARYANA, INDIA -122002

Authorisation to designate Authorised Officer in terms of rule 2(a) of the Security Interest
(Enforcement) Rules, 2002:

"RESOLVED THAT, pursuant to the provisions Clause (a) of Rule 2 of the Security Interest (Enforcement)
Rules, 2002 and other applicable provisions of Securitisation and Reconstruction of Financial Assets and
Enforcement of Security Interests Act, 2002 ("SARFAESI"), the following employee of the Company be and
is hereby specified as Authorised Officers of the Company to exercise all powers and functions under
SARFAESI read with applicable rules as amended from time to time, as long as they are employed with the
Company:

1. Mr. Vivek Rana, Deputy General Manager – Legal, and
2. Mr. Soumitra Acharya, Chief Manager-I."

For and on behalf of Encore Asset Reconstruction Company Private Limited

NISHA
SHARMA

Digitally signed by
NISHA SHARMA
Date: 2021.02.10
16:51:24 +05'30'

Nisha Sharma
Company Secretary
Memb. No.: A35518

Address: H. No. 799/21, Gandhi Nagar, Gurgaon - 122001

Date: 10th February 2021



Preferred Partner in Financial Recovery

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EMPLOYEE

Soumitra Acharya
 Employee Code EARC057
 Blood Group : O+ve
 Encore Asset Reconstruction
 Company Pvt. Ltd
Unit Floor, Plot No. 137, 1st - 14, Gurgaon - 122002
 Facility Helpline No. 0124-4527200
 9971110202

Signature



CIN U01120MH2020PTC344316

Company Name

MANSOORI AGROCHEM PRIVATE LIMITED

ROC Code

RoC-Mumbai

Registration Number

344316

Company Category

Company limited by Shares

Company SubCategory

Non-govt company

Class of Company

Private

Authorised Capital(Rs)

100000

Paid up Capital(Rs)

100000

Number of Members(Applicable in case of company without Share Capital)

0

Date of Incorporation

23/08/2020

Registered Address

413, 4th Floor, Plot-49, Vyapar Bhavan, P DeMello Road,
Carnac Bunder, Chinchbunder Mumbai City MH
400009 IN

Address other than R/o where all or any books of account and papers are maintained

Email Id

lalitkarne32@gmail.com

Whether Listed or not

Unlisted

ACTIVE compliance

Suspended at stock exchange

-

Date of last AGM

-

Date of Balance Sheet

-

Company Status(for efilling)

Active

Charges

Assets under charge	Charge Amount	Date of Creation	Date of Modification	Status
No Charges Exists for Company/LLP				

Directors/Signatory Details

DIN/PAN	Name	Begin date	End date	Surrendered	DIN
08490569	MOHAMED ISHAQUE MOHAMED ILIYAS KHAN	01/03/2021	-	-	-
08684529	SAMEEP GOPAL GOYAL	31/08/2020	-	-	-



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दस्तावेज क्रमांक ७०९/२०२९
१५/५१



ENCOREARC/KJSBJS/2021/1001

31.10.2020

Mansoori Agrochem Pvt. Ltd.
413, Nav Vyapar Bhawan,
49 P D Mello Road
Carnav Bunder, Masjid East,
Mumbai-400009

Dear Sir,

Sub: Purchase on "As is Where is", "As is What is" and "Whatever There is" basis of the Secured Asset of M/s. Jaycee Services, symbolic possession of which was taken over under section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act"), read with the Security Interest (Enforcement) Rules, 2002 ("Rules").

This has reference to the bid submitted by you in the e-auction held on 31.10.2020, in relation to the sale of the immoveable secured asset charged to the loan account of M/s. Jaycee Services being Plot No. 3 admeasuring 435 sq. mtrs and Bungalow No.7 and 8 named 'Rucha' comprising of Ground + one upper floor constructed thereon admeasuring around built up area 176.40 sq. mtrs. equivalent to 1899 sq.ft. in the society known as "Shreesh Co-op Housing Society Ltd." on the piece or parcel of land situated at Survey No. 94/1, 105/2 & 106/1, Tikka No.22 C.T.S No. 1249, 1250 total admeasuring 15942.32 sq. mtrs. at Pachpakhadi, Hajuri Dargah Road, Near LIC & RTO, Thane, wherein you had submitted your final bid of Rs. 4,17,00,000/- (Rupees Four Crore Seventeen Lakhs Only) for purchase of the said secured asset.

We are pleased to inform that you have been declared as the Successful Bidder in the e-auction sale of the aforementioned secured asset charged to the loan account of M/s. Jaycee Services against your final bid amount of Rs. 4,17,00,000/- (Rupees Four Crore Seventeen Lakhs Only).

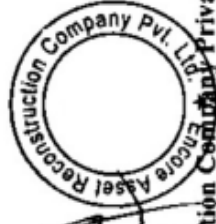
We hereby acknowledge the receipt of Rs. 41,60,000/- (Rupees Forty One Lakhs Sixty Thousand Only) towards Earnest Money Deposit (EMD). Now as per the terms & conditions of the sale you are required to deposit 25% i.e., Rs. 1,04,25,000/- (Rupees One Crore Four Lakhs Twenty Five Thousand Only) of your final bid amount, inclusive of EMD already paid. Therefore, as per of terms & conditions of sale you are advised to pay Rs. 62,65,000/- (Rupees Sixty Two Lakhs Sixty Five Thousand Only) on or before 02.11.2020. Please note that only upon receipt of 25% of the bid amount, letter of sale confirmation will be issued to you.

You are advised to transfer the required amount in the same account in which EMD was deposited by you. In case of default in payment of Rs. 62,65,000/- (Rupees Sixty Two Lakhs Sixty Five Thousand Only) on or before 02.11.2020, the amounts already paid will be forfeited and the secured asset will be sold to any other bidder.

Thanking you.

Yours faithfully,

Authorised Officer
Encore Asset Reconstruction Company Private Limited
Acting in its capacity as the Trustee of EARC-Bank-009-Trust



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टन न - २
२०/५४
२०/५४



ENCOREARC/KJSB/JS/2021/1101

Mansoori Agrochem Pvt. Ltd.
413, Nav Vyapar Bhawan,
49 P D Mello Road, Carnav Bunder,
Masjid East, Mumbai-400009

Dear Sir,

Sub: Purchase on "As is Where is", "As is What is" and "Whatever There is" basis of the Secured Asset of M/s. Jaycee Services, symbolic possession of which was taken over under section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act"), read with the Security Interest (Enforcement) Rules, 2002 ("Rules").

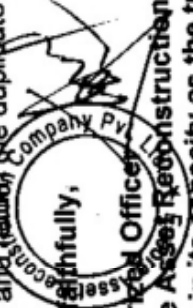
This has reference to the bid submitted by you in the e-auction held on 31.10.2020, in relation to the sale of the immoveable secured asset charged to the loan account of M/s. Jaycee Services, wherein you had submitted your final bid of Rs. 4,17,00,000/- (Rupees Four Crore Seventeen Lakhs Only) for purchase of the secured asset details of which are given in draft sale certificate attached herewith as **Annexure 1**.

We hereby convey that your final offer of Rs. Rs. 4,17,00,000/- (Rupees Four Crore Seventeen Lakhs Only) received for the secured assets stands confirmed as Encore Asset Reconstruction Company Pvt. Ltd. ("Encore ARC") acting in its capacity as the trustee of EARC-Bank-009-Trust has received the payment of Rs. 1,04,25,000/- (Rupees One Crore Four Lakhs Twenty Five Thousand Only) which is 25% of the total purchase consideration of Rs. 4,17,00,000/- (Rupees Four Crore Seventeen Lakhs Only). The acceptance of the offer shall however be subject to the following:

- Payment of balance amount of Rs. 3,12,75,000/- (Rupees Three Crore Twelve Lakhs Seventy Five Thousand Only) on or before 17.11.2020.
- The Sale Certificate in your favour will be issued in accordance with the provisions of the SARFAESI Act and the Rules in terms of the bid document on realization of full purchase consideration. A draft of the Sale Certificate is annexed hereto at **Annexure I**.
- The Sale shall be subject to your payment of the applicable taxes and executing the Indemnity Bond as per Draft attached hereto at **Annexure II**.

This letter is to be read in conjunction with the Annexures hereto attached which is part and parcel of the same. This letter is being sent you in duplicate. Kindly confirm your acceptance by having the duplicate copy of the letter signed by you. Thereafter, you should retain the original and return the duplicate copy of this letter to Encore ARC.

Yours faithfully,


Authorized Officer,
Encore Asset Reconstruction Company Pvt. Ltd.
Acting in its capacity as the trust of EARC-Bank-009-Trust



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25/02/2029

ANNEXURE I DRAFT SALE CERTIFICATE

Whereas, The undersigned being the Authorised Officer of the Encore Asset Reconstruction Company Private Limited and having its registered office at Caddle Commercial Tower, Regus Business Centre, 5th Floor, Aerocity (Dial), New Delhi, India - 110037, acting in its capacity as trustee of EARC-Bank-009-Trust (hereinafter referred to as "Encore ARC") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under sub Section(12) of Section 13 of the Securitisation Act read with rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002 sold on behalf of Encore ARC the property described in the Schedule I hereto, in favor of ("purchaser"), in consideration of the payment of Rs..... (Rupees) Secured in favour of by the (borrower) towards the financial facilities being..... by to ("Borrower").

All rights, title and interest of the KJSB in respect of the said financial assets including all the security interest, has since been assigned to Encore ARC. The sale of the Schedule Property has been made with all encumbrances and liabilities, (known and unknown), except the said financial facilities of said secured creditors. The sale has been made subject to the terms and conditions mentioned in the Enclosure II hereto. The Schedules are part and parcel of the Sale Certificate. The purchaser has signed this Sale Certificate in token of confirmation and acceptance of all the above.

The undersigned acknowledges the receipt of the sale price in full as under:
The undersigned has handed over the possession of the property as mentioned Schedule I (hereinafter referred to as the "Secured Assets") to (purchaser).

List of encumbrances:

The Secured Assets are being sold strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis with all known and unknown encumbrances (except the encumbrances and liabilities to the Secured Creditors in respect of the above financial facilities including interest thereon as against the Secured Assets). As per available records, no other due is found. Further, all liabilities, dues of authorities and departments, statutory or otherwise, any other dues, if any, in respect of the Secured Assets and if payable in law/ attachable to the Secured Assets/sale proceeds by reason of the sale of the Secured Assets, shall be the sole responsibility of and to the account of the Purchaser.



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Schedule I
DESCRIPTION OF THE IMMOVABLE SECURED ASSETS

Plot No. 3 admeasuring 435 sq. mtrs and Bungalow No.7 and 8 named 'Rucha' comprising of Ground + one upper floor constructed thereon admeasuring around built up area 176.40 sq. mtrs. equivalent to 1899 sq.ft. in the society known as "Shreesh Co-op Housing Society Ltd." on the piece or parcel of land situated at Survey No. 94/1, 105/2 & 106/1, Tikka No.22 C.T.S No. 1249, 1250 total admeasuring 15942.32 sq. mtrs. at Pachpakhadi, Hajuri Dargah Road, Near LIC & RTO, Thane within the limits of Thane Municipal Corporation and within the Registration District & Sub- District Thane together with the building, sheds and structures now standing or to be hereafter constructed thereon (in the name of Preshit Chandrashekhar Ghanekar) and the said plot of land is bounded as follows

On or towards the East : Plot No.6
On or towards the West : Hajuri Gaon
On or towards the South : Plot No.8
On or towards the North : Hajuri Dargah Road

Sd/-

Authorised Officer
Encore Asset Reconstruction Company Private
Ltd.

Date:
Place:



25/12	62007 2000 12029
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**Enclosure II (Forming part of Sale Certificate)
TERMS AND CONDITIONS**

..... is hereinafter referred to as the "Purchaser" hereunder.

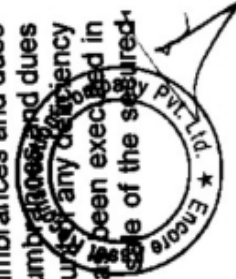
1. All taxes pertaining to the sale of the Scheduled Property including Tax Deduction at Source (TDS), Good and Services Tax (GST), stamp duty, registration fees, charges, cess, (if applicable), transfer charges, if any, and whether payable in one or more states or jurisdictions and all other incidental costs, charges and expenses in connection with the sale of the Schedule Property including on this Sale Certificate shall be entirely and solely borne by the Purchaser.

2. The Schedule Property is sold strictly on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis. Neither Encore ARC nor the Authorised Officer undertakes any responsibility to procure any permission/license etc. in respect of the Secured Assets being sold hereunder. Further, Encore ARC does not accept / undertake any responsibility for, nor shall the sale proceeds be subject to any pending/outstanding statutory dues and any other dues such as water/ electricity /service charges, transfer fees, dues of the Municipal Corporation/local authority dues, workmen's dues including Provident Fund Dues, LTC, Gratuity dues, unpaid salary etc. (if applicable) taxes including TDS, GST or any other cess, duties, levies by whatever name it is called including interest, etc. if any. The Secured Assets is sold with all known and unknown encumbrances (except the encumbrances and liabilities to the said Creditors in respect of the said Financial Facilities as against the Secured Assets). Further, all liabilities, dues of authorities and departments, statutory or otherwise, any other dues, if any, in respect of the Secured Assets and if payable in law/ attachable to the Secured Assets /sale proceeds by reason of the proposed sale of the Secured Assets, shall be the sole responsibility of and to the account of the Purchaser.

3. Encore ARC / Authorised Officer has not made any representation as to the correctness, validity or adequacy or otherwise of any such information pertaining to such liabilities, encumbrances and dues.

4. The Purchaser has conducted its own due diligence in respect of the Secured Assets as also in respect of all the liabilities, dues, taxes etc. of the Borrower and / or the relating Secured Assets. The Purchaser has satisfied itself about its decision of purchasing the Secured Assets as per this Sale Certificate with full knowledge of various liabilities, dues, taxes etc. the pending litigations and the physical condition of the Secured Assets, the facts about all of which have been ascertained and stated by and verified by the purchaser independent of Encore ARC. The purchaser has raised any objection as to the title or condition of the Secured Assets or any part thereof or in respect any claim pertaining to the Secured Assets, against Encore ARC, the said Creditors.

5. The Purchaser hereby gives an indemnity as per the format given at Schedule IV and accordingly shall keep Encore ARC/ Secured Creditors indemnified and save harmless, against any and all losses, damages, liabilities, suits, claims, counterclaims, actions, penalties, expenses (including attorney's fees and court costs and any expenses incurred by Encore ARC/ Secured Creditors for the enforcement of this indemnity), which Encore ARC/ Secured Creditors may suffer as a result of any failure on the part of the Purchaser to meet and clear any liabilities, encumbrances and dues or any claim made by any person in respect of such liabilities, encumbrances and dues pertaining to the Schedule of the Secured Assets as also on account of any deficiency in respect of stamp duty payable on the Sale Certificate which has been executed in favour of the Purchaser by Encore ARC/ Secured Creditors for sale of the secured



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asses under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act").

6. The Purchaser will be bound by the regulations of the local / any other authority as applicable in regard to the use, division, and mutation etc. of the Secured Assets.

7. The entire responsibility for completion of all procedures, formalities, compliances, approvals etc. required for completion of the sale including mutations etc. shall be that of the Purchaser.

8. As from the date of confirmation of the sale of the Schedule of the Secured Assets, the Purchaser shall hold the Secured Assets at his sole risks and costs as regards any loss or damage to the assets by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever and neither Encore ARC nor the Authorised Officer shall be liable for any such loss or damages.

9. The information in respect of the Schedule of the Secured Assets and dues specified hereinabove (except the dues of the Secured Creditors) have been stated to the best of the knowledge of the Authorised Officer, who, however, shall not be responsible for any error, misstatement or omission in the said particulars.

10. Words & expressions used hereinabove but not defined herein shall have the same meanings respectively assigned to them under SARFAESI Act and the rules framed thereunder.



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३१/११

Annexure II

DEED OF INDEMNITY

(Stamp duty for deed of Indemnity shall vary state wise)

(This forms part of the terms and conditions of invitation and sale)

This DEED OF INDEMNITY ("Deed") is executed at _____ on this ... day of by:

(Hereinafter referred to as the "Purchaser", which expression shall include its successors, nominees, heirs and assigns)

In favour of:

Encore Asset Reconstruction Company Private Limited, a Securitisation Company and Reconstruction Company registered with the Reserve Bank of India under Section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest, 2002 ("SARFAESI Act") and having its registered office at Caddle Commercial Tower, Regus Business Centre, 5th Floor, Aerocity (Dial), New Delhi, India - 110037, and corporate office at 5th Floor, Plot No 137, Sector 44, Gurgaon - 122002 (hereinafter referred to as "Encore ARC" which expression shall, unless it be repugnant to the subject or context thereof, includes its successors and assigns and whether acting as such or in its capacity as the trustee of EARC-Bank-009-Trust in which Encore ARC has acquired the financial asset of M/s Jaycee Services, Proprietor of M/s Jaycee Services Mr. Preshit Chandrashekhar Ghanekar (Borrower), Mr. Narendra Maruti Bhoir, Mr. Tejas Vilas Kamble and Mr. Ankit Amritlal Patel (Guarantors) from KJSB.

A. Whereas, pursuant to the measures taken under Section 13(4) of the SARFAESI Act possession of the immovable assets of the Borrower was taken over by the Authorised Officer of the Encore ARC.

B. Whereas the Authorised Officer confirmed the bid on behalf of Encore ARC in favour of and subject to terms and conditions contained in the Schedule II of the Sale Certificate.

C. Whereas as covenants of the document of terms and conditions of sale ("Bid Document") and 'Sale Certificate' state that "The adjudication of stamp duty, payment of stamp duty, registration charges, (as applicable), unrecovered transfer charges, if any, and all other incidental costs, charges and expenses in connection with sale of the aforesaid assets shall be borne by the Purchaser. Non-payment of stamp duty under prevailing laws, rules, and regulations notifications shall entail consequences to take such steps to repossess the secured assets and put up the same for sale under applicable law."

D. Whereas the Bid Document and Sale Certificate further stated that "said assets are being sold on 'AS IS WHERE IS', 'AS IS WHAT IS' and 'WHAT EVER THERE IS' basis. Further, Encore ARC does not accept / undertake any responsibility, nor shall the sale proceeds be subject to any pending/outstanding statutory dues and any other dues such as water/ electricity /service charges, transfer fees, dues of the Municipal Corporation/local authority dues, tax or any other duties, levies by whatever name it is called including interest, etc. if any. The Secured Assets are being sold with all known and unknown encumbrances. Further, all liabilities, dues of authorities and departments, statutory or otherwise, any other dues, if any, in respect of the Secured Assets and if payable in law/ attachable to the Secured Assets, shall be proceeds by reason of the proposed sale of the Secured Assets, shall be the sole responsibility and to the account of the Purchaser. In pursuance thereof, the Purchaser indemnifies Encore ARC to save harmless Encore ARC from any and all liability incurred by Encore ARC on account of any suits, claims (including any expenses incurred by Encore ARC



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for the enforcement of this indemnity) which Encore ARC shall suffer as a result of any failure on the part of the Purchaser to meet and clear any pending/outstanding statutory dues and any other dues such as water/ electricity /service charges, transfer fees, dues of the Municipal Corporation/local authority dues, tax or any other duties, levies by whatever name it is called including interest, etc. if any and dues or any claim made by any person in respect of such liabilities, encumbrances and dues." Encore ARC has accepted the offer upon execution of the following indemnity.

NOW THIS DEED WITNESSETH AS FOLLOWS:

In consideration of the premises, the Purchaser viz _____ and their successors, nominees, heirs and assigns as stated above hereby unconditionally, absolutely and irrevocably agree to indemnify and keep Encore ARC indemnified and save harmless, against any and all losses, damages, liabilities, suits, claims, counterclaims, actions, penalties, costs, expenses (including attorney's fees and court costs and any expenses incurred by Encore ARC for the enforcement of this indemnity), which Encore ARC may suffer as a result of any failure on the part of the Purchaser to meet and clear any such liabilities, encumbrances and dues as mentioned in the recital's above more specifically C, D, or any claim made by any person, entity, firm, in respect of such liabilities, encumbrances and dues as mentioned above.

And it is declared that this indemnity is without prejudice to and is in addition to any other rights of Encore ARC.

IN WITNESS whereof the Purchaser has put their hands on the day and year first hereinabove written.

Signed and delivered by:

Purchaser

Address

Place:

Date:



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23/06/2023
23/06/23

SALE CERTIFICATE

Whereas,

The undersigned being the Authorised Officer of the Encore Asset Reconstruction Company Private Limited and having its registered office at Caddie Commercial Tower, Regus Business Centre, 5th Floor, Aerocity (Dial), New Delhi, India - 110037 acting in its capacity as trustee of EARC-Bank-009-Trust (hereinafter referred to as "Encore ARC") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 read with rules 8 & 9 of the Securitisation Interest (Enforcement) Rules, 2002 sold on behalf of Encore ARC (secured creditor) in favour of M/s Mansoori Agrochem Private Limited, having its registered office at 413, 4th Floor, Plot - 49, Vyapar Bhavan, P. DeMello Road, Carnac Bunder, Chinchbunder, Mumbai, Mumbai City-400009, Maharashtra., CIN No. U01120MH2020PTC344316, PAN No. AANCM7173Q ("Purchaser"), the immovable property shown in the Schedule I (Secured Asset) hereto secured in favour of The Kalyan Janata Sahakari Bank Ltd. (original lender) by M/s. Jaycee Services ("Borrower") towards the financial facilities (financial asset) offered by original lender to the Borrower. All rights, title, interest in respect of the said financial asset of the Borrower including all the security interest, has since been assigned to the secured creditor by original lender.

The undersigned acknowledges receipt of the sale price of Rs. 4,17,00,000/- (Rupees Four Crore Seventeen Lakh Only) in full and handed over the possession of the property mentioned herein Schedule-I to the Purchaser.

The sale of the Scheduled Property has been made with all encumbrances and liabilities, (known and unknown), except for the said financial facilities of the secured creditor. The sale has been made subject to the terms and conditions mentioned in the Enclosure II hereto. The Schedules are part and parcel of the Sale Certificate. The purchaser has signed this Sale Certificate in token of confirmation and acceptance of all the above.

List of encumbrances:

The Secured Asset is being sold strictly on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis with all known and unknown encumbrances except the encumbrances and liabilities to the secured creditor in respect of the above financial facilities including interest thereon as against the Secured Asset). As per available records, no other dues are found. Further, all liabilities, dues of authorities and departmental charges, statutory charges, any other dues, if any, in respect of the Secured Asset and payable in whole or in part, shall be the sole responsibility of and to the account of the Purchaser.



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Schedule I

DESCRIPTION OF THE IMMOVABLE SECURED ASSETS

Plot No. 3, admeasuring 435 sq. mtrs and Bungalow No. 7 and 8 named 'Rucha' comprising of Ground + one upper floor constructed thereon admeasuring around builtup area 176.40 sq mtrs. equivalent to 1899 sq. ft. in the society known as "Shreesh Co-op Housing Society Ltd." on the piece or parcel of land situated at Survey No. 94/1, 105/2 & 106/1, Tikka No. 22 C.T.S. No. 1249, 1250 total admeasuring 15942.32 sq. mtrs. at Pachpakhadi, Hajuri Dargah Road, Near LIC & RTO, Thane within the limits of Thane Municipal Corporation and within the Registration District & Sub District Thane together with the building, sheds and structures now standing or to be hereafter constructed thereon (in the name of Preshit Chandrashekhar Ghanekar) and the said plot of land is bounded as follows.

On or towards the East : Plot No. 6
On or towards the West : Hajuri Gaon
On or towards the South : Plot No. 8
On or towards the North : Hajuri Dargah Road



Authorised Officer
Encore Asset Reconstruction Company Private Ltd.

Date: ~~26-03-2021~~ 31-03-2021
Place: Thane, Maharashtra



२५/५२	सहा क्रमांक ३०९/२०२१
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पृष्ठ नं - २	
दस्ता क्रमांक	८८०८ / २०२९
	२५/१२



6. The Purchaser will be bound by the regulations of the local / any other authority as applicable in regard to the use, division, and mutation etc. of the Secured Asset.
7. The entire responsibility for completion of all procedures, formalities, compliances, approvals etc. required for completion of the sale including mutations etc. shall be that of the Purchaser.
8. As from the date of confirmation of the sale of the Schedule of the Secured Asset, the Purchaser shall hold the Secured Asset at his sole risks and costs as regards any loss or damage to the assets by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever and neither Encore ARC nor the Authorised Officer shall be liable for any such loss or damages.
9. The information in respect of the Schedule of the Secured Asset and dues specified hereinabove (except the dues of the Secured Creditors) have been stated to the best of the knowledge of the Authorised Officer, who, however, shall not be responsible for any error, misstatement or omission in the said particulars.
10. Words & expressions used hereinabove but not defined herein shall have the same meanings respectively assigned to them under SARFAESI Act and the rules framed thereunder.

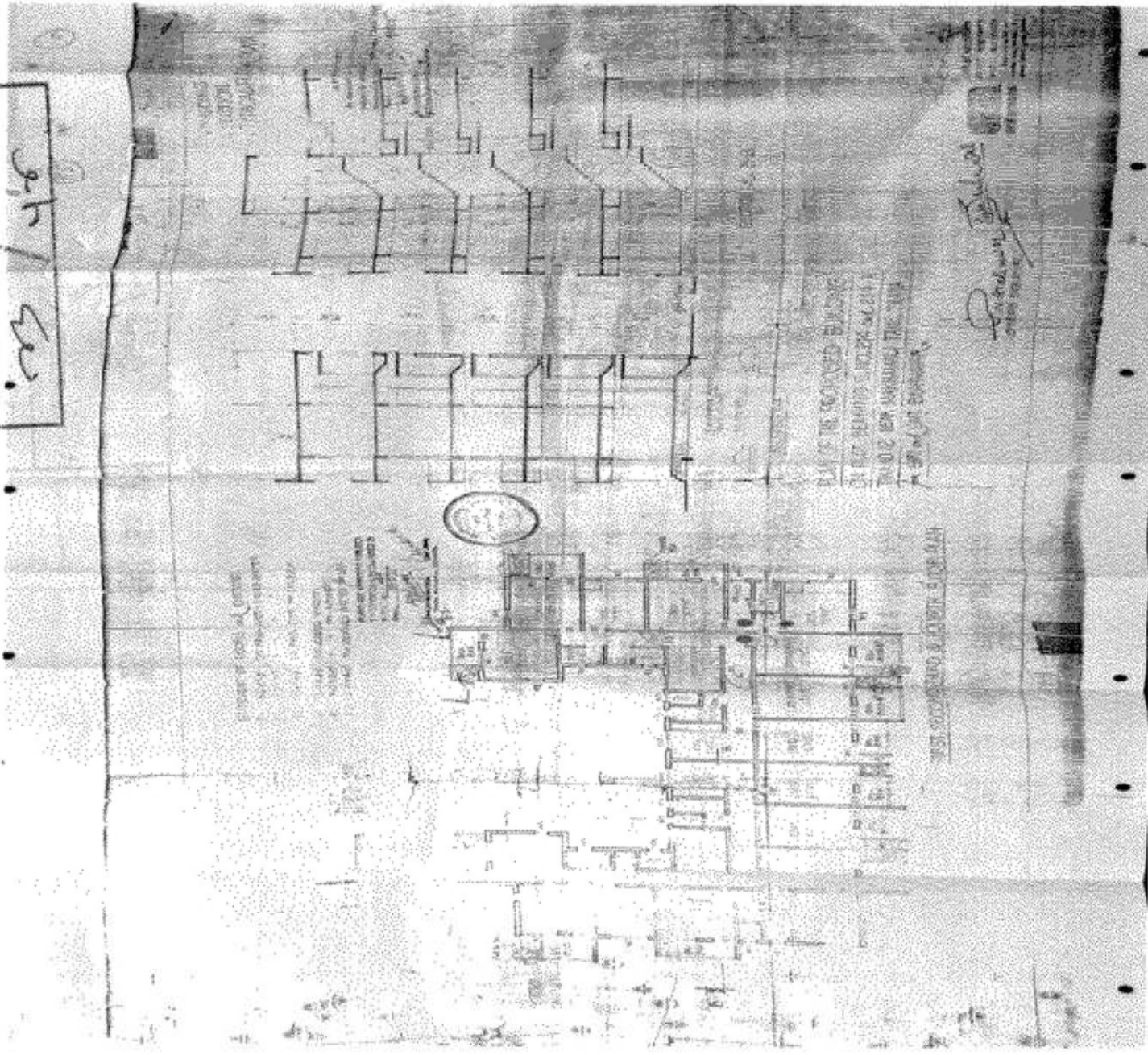
ट न न - २
दस्ता क्रमांक ८३०६/२०२९
०० / ५४



टन न - २
660/2029
22/28



27/5/55
 27/5/55
 27/5/55



८८८-२
६००/२०२१
२५/२५



ठाणे महानगरपालिका

THANE MUNICIPAL CORPORATION OF THE CITY OF THANE

पारिवेशिक आरोग्य खाते
Public Health Department

FORM No. 8 अन्तर्गत ९

(See Rule 8) (नियम ८ प्रमाणे)

DEATH CERTIFICATE

मृत्यु प्रमाणपत्र

(Issued under Section 13/17)

(जन्म आणि मृत्यु नोंदणी अधिनियम १९६९ च्या कलम १३/१७ अन्वये देण्यात आलेले नव्य प्रमाणपत्र)

असा दाखला देण्यात येतो की, खाली मृत्यु कलेली यादीही ठाणे महानगरपालिकेच्या
विभागाच्या मुक्त पुस्तकातून घेतलेली आहे. This is to certify that the following information has been taken from
the original record of Death which is in the Register for

Ward of Thane Municipal Corporation of Thane:

CHANDRASHEKHAR GHANEKAR

Name
नं. १९०८/२००४
Sex
M
Date of Registration
19/08/2004
Permanent Address
RUCHA SHRISH HSG SOC HAJURI RD THANE W
जावण्या जातल्याचा पत्ता
Date of Death
12/08/2004
Registration No.
2564
मृत्यु स्थान
KAUSHALYA MED FOUND TRUST HOSP THANE
Place of Death
जेथे मृत्यु झाला ते स्थान
Name of Father
GOVIND B GHANEKAR
Name of Mother
अज्ञात नांव
वडीलाचे नांव

Signature of Issuing Authority
महानगरपालिका-ठाणे येथील
ठाणे महानगरपालिका, ठाणे

Date
दिनांक

22/08/2004



TRANSLATED COPY



ट न न - २

ट न न - २

THANE MUNICIPAL CORPORATION OF THE CITY OF THANE

THANE MUNICIPAL CORPORATION OF THE CITY OF THANE

Public Health Department

FORM No. 6 मृत्यु प्रमाणपत्र

(See Rule 8) (नियम ८ चहा)

DEATH CERTIFICATE

मृत्यु प्रमाणपत्र

(Issued under Section 12/17)

(जन्म आणि मृत्यु नोंदणी अधिनियम १९६९ च्या कलम १२/१७ अन्वये देण्यात आलेले जन्म प्रमाणपत्र)

अशा दफ्तारा देण्यात येतो की खाली नमूद कसेली माहिती ठाणे महानगरपालिकेच्या

विभागाच्या मुळ पुस्तकातून घेतलेली आहे. This is to certify that the following information has been taken from the original record of Death which is in the Register for HEAD OFFICE

Ward of Thane Municipal Corporation of Thane

Name JAYA CHANDRASHEKHAR GHANEKAR

Sex F Date of Registration 08/08/2003

Permanent Address THANE

Date of Death 08/08/2003 Registration No. 3244

Place of Death GHANEKAR MAT. HOSP. THANE

Name of Father CHANDRASHEKHAR Name of Mother अज्ञेय बाई

Name of Husband GHANEKAR

Signature of Issuing Authority

Seal

Date

28/08/2003

THANE

HQ/MOH/1007753 100



6202/205302-1029
 205302-1029
 205302-1029

THE SHREESH CO-OPERATIVE HOUSING SOCIETY LIMITED
 [Registered under M. C. S Act, 1960]

Authorised Share Capital Rs. 1,00,000/- Divided into 2,000 Shares each of Rs. 50/-
 Member's Register No. 35 Share Certificate No. 36

THIS IS TO CERTIFY that JAYA C. GHANEKAR Smt.

is the Registered Holder of Shares [5 (FIVE)] from No. 176 to

180 of Rupees FIFTY [50 EACH]

THE SHREESH CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the By-laws of the said Society and that upon each of

each Shares the sum of Rupees FIFTY ONLY has been paid.

GIVEN under the Common Seal of the said Society at THANE this 7th

of August 1983.

Chairman
 Hon. Secretary
 Member of the Committee
 P.T.O.



76

74

76

79



Committee Member

Hon. Secretary

Chairman

Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regr. No. (Old)	To whom transferred	Share Regr. No. (New)
30.4.2006	39	35	Preshit Chandrasekhar - Ghanekar. Chairman Secretary	



2006	30e	30e
2006	30e	30e



Handwritten signature or mark.

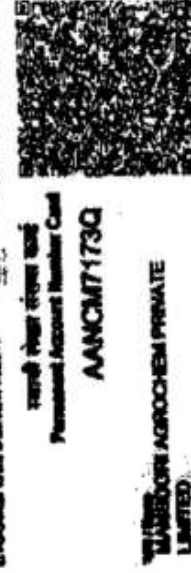
टन न-२
टन क्रमांक १०८८२०२९
२०२९/२०२९

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AARINP220311
10022017

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

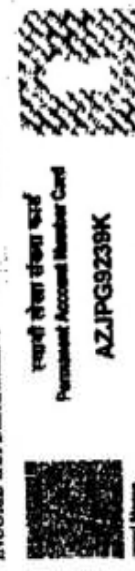


स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AANCMT7173Q
THANEKOR AGROCHEM PRIVATE
LIMITED

Handwritten signature or mark.

Handwritten signature or mark.

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AZJPG9238K
श्री नाम
SAMRUP GOPAL GOYAL
पिता का नाम / Father's Name
GOPAL VEERCHAND GOYAL
जन्म की तारीख / Date of Birth
03-10-1998

Handwritten signature or mark.

SEAL OF THE SUB-REGISTRAR
भारत सरकार
Government of India
आयकर विभाग
Income Tax Department
Date of Birth/DOB: 03-10-1998
Male/MALE
4806 1695 3143
WD: 9143 9266 9046 0593
मेरा आधार, मेरी पहचान



मयंक अजय अग्रवाल
Mayank Ajay Agrawal
जन्म तारीख / DOB: 25/09/1996
पुरुष / MALE
Mobile No.: 9167175766

टन न - २
 5802/2029
 20/28



विश्वविद्यालय
 UNIVERSITY OF INDIA

S/O: अरवि प्रदीप, 404 17/1, अरवि
 वसति गृह, अरवि क्लब रोड, अरवि,
 अरवि, महाराष्ट्र - 400010



Address:
 S/O: Ajay Krishna Agrawal, 404 17/1, Achala
 Swarnprastha Complex, Off Ghodbander Road,
 Thane West, Thane, Thane, Maharashtra -
 400610

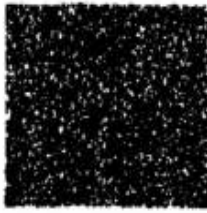


1800 123 1237 | info@uoi.ac.in | www.uoi.ac.in | P.O. Box No. 1847, Thane West - 400610



एन सी आई
 Unique Identification Authority of India

Address:
 M.S. Road, 101, Sahyadri, C
 Wing, Pagarani Nagar, 1st floor, Thane,
 Thane, Maharashtra - 400604



4806 1695 3143
 UID : 8143 8265 8346 0583

1800 123 1237 | info@uoi.ac.in | www.uoi.ac.in

मूल्यांणाचे वर्ष जिल्हा मुख्य विभाग उप मुख्य विभाग क्षेत्राचे नांव	2020 ठाणे तालुका : ठाणे S(19/5-598) उत्तरेस पाचपाखाडी गावाची इटद, दक्षिणेस नरी बाग रोडवस्त्र अन्नेडा रोडने पूर्व कुलगती महामार्गापर्यंत पश्चिमेस पूर्व कुलगती महामार्ग, पूर्वेस लासकंदूर शास्त्री मार्ग यातील भूभाग Thane Municipal Corporation सर्व्हे नंबर /न. भू. क्रमांक: सर्व्हे नंबर १५४
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन 52400	कार्यालय 135800 ऑटोयोगीक 135800 मोजमापनाचे एकक चौ. मीटर
खुल्या व बांधीव क्षेत्रांची माहिती बांधीव क्षेत्र- 176.4 चौ. मीटर एकूण क्षेत्र- 435 चौ. मीटर बांधकामाचे वर्गीकरण- I-अतर सी सी मिळकतीचे बय- O TO 2 वर्षे मिळकतीचा वापर- स्वतंत्र भूखंडवरील निवासी इमारत	मिळकतीचा प्रकार- खुली+बांधीव मूल्यदर/बांधकामाचा दर- Rs.114600/- Layout Plot
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018	
खुल्या क्षेत्राचे मूल्यांकन 1. 435चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 %मूल्यदर = Rs.52400/- =435चौ. मीटर क्षेत्रासाठी मूल्य = 435 * 52400 =Rs.22794000/- खुल्या जमीनीचे एकवित्त मूल्य	
बांधीव क्षेत्राचे मूल्यांकन घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) =(114600 * (100 / 100)) = Rs.114600/-
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 114600 * 176.4 = Rs.20215440/-
Applicable Rules :	
बांधीव क्षेत्राचे एकवित्त मूल्य	= मुख्य मिळकतीचे मूल्य + लब्धराशे मूल्य + मेसॉर्जीशन मजला क्षेत्र मूल्य + बँडिस्त वाहतूक तळाचे मूल्य + लग्नदाच्या गटपोथे मूल्य + शील गटपोथे मूल्य + बुद्ध्या अभिलेखीत वॉलन तळाचे मूल्य + इमारती भावीतीच्या बुद्ध्या जागेचे मूल्य + बँडिस्त बाबतीची = A + B + C + D + E + F + G + H + I = 20215440 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.20215440/-
खुल्या व बांधीव क्षेत्राचे एकवित्त अंतिम मूल्य	= बांधीव क्षेत्राचे मिळकत मूल्य + खुल्या क्षेत्राचे मिळकत मूल्य = 20215440 + 22794000 =Rs.43009440/-



Home

Printed

2-1-12
20/2/2012
20/2/2012



दस्ता क्रमांक: टनन2 /8309/2021

बाजार मूल्य: रु. 4,30,09,440/-

मोबदला: रु. 4,17,00,000/-

भरलेले मुद्रांक शुल्क: रु. 17,20,500/-

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात

अ. क्र. 8309 वर दि. 31-03-2021

रोजी 11:13 म.पू. वा. हजर केला.

पावती: 9305

पावती दिनांक: 31/03/2021

सादरकरणाचे नाव: मन्सुरी एग्रोकेम प्रायवेट लिमिटेड तर्फे संचालक समीप गोपाल गोयल -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1080.00

पृष्ठांची संख्या: 54

एकुण: 31080.00

दस्त हजर करणाऱ्याची सही:

Joint Sub-Registrar Thane 2

Joint Sub-Registrar Thane 2

दस्ताचा प्रकार: सेल डीड

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही संस्थेच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 31 / 03 / 2021 11 : 13 : 51 AM ची वेळ: (सादरकरणा)

शिक्का क्रं. 2 31 / 03 / 2021 11 : 14 : 41 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

महानगरपालिकेच्या नोंदणी क्रमांक १९०८ दिनांक १९९९ अंतर्गत तयारीनुसार नोंदणीत घेतलेले क्षेत्र आहे. रस्त्यावरील संतुर्ण मजतुर निष्काटन यंत्रणेच्या व संकेत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबी लाठी काढलेले निष्काटन यंत्रणे संतुर्णने काढण्यात आले. तसेच महानगरपालिकेच्या रस्त्यावरील एकात्मित/विकासन यंत्रणे कोणत्याही क्रमांक/दिनांक/परिपक्व बाबी उल्लेखित क्षेत्र आहे.

महानगरपालिकेच्या नोंदणी क्रमांक १९०८ दिनांक १९९९ अंतर्गत तयारीनुसार नोंदणीत घेतलेले क्षेत्र आहे. रस्त्यावरील संतुर्ण मजतुर निष्काटन यंत्रणेच्या व संकेत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबी लाठी काढलेले निष्काटन यंत्रणे संतुर्णने काढण्यात आले. तसेच महानगरपालिकेच्या रस्त्यावरील एकात्मित/विकासन यंत्रणे कोणत्याही क्रमांक/दिनांक/परिपक्व बाबी उल्लेखित क्षेत्र आहे.



अनु क्र. पत्रकाराचे नाव व पत्ता

- 1 नाव: मन्सूरी एग्रीकेम प्रायव्हेट लिमिटेड तर्फे संचालक समीप सोपल रोपल -
पत्ता: प्लॉट नं. 413, प्लॉट क्र. 49, माळा नं. व्यापार भवन, इमारतीचे नाव:
पी डी मेनो रोड, ब्लॉक नं. रोड नं. मुंबई, महाराष्ट्र, मुंबई.
पिन नंबर: AANCM7173Q

पत्रकाराचा प्रकार

लिहून देणार
वय : 22
स्वाक्षरी:-

छायाचित्र



अग्रव्याचा उमा



- 2 नाव: मन्सूरी एग्रीकेम प्रायव्हेट लिमिटेड तर्फे संचालक मोहम्मद इमहाद
मोहम्मद इल्हाम खान -
पत्ता: प्लॉट नं. 413, प्लॉट क्र. 49, माळा नं. व्यापार भवन, इमारतीचे नाव:
पी डी मेनो रोड, ब्लॉक नं. मुंबई, रोड नं. महाराष्ट्र, मुंबई.
पिन नंबर: AANCM7173Q

लिहून देणार
वय : 36
स्वाक्षरी:-



- 3 नाव: एन्कोर अमेट रिकम्युनिकेशन कंपनी प्रायव्हेट लिमिटेड (ए ग. ए. ए. सी. डेक
009 ट्रस्ट रांज्या बवोने) यांचे अधिकृत माही करणार सीमिव आचार्य -
पत्ता: प्लॉट नं. केडडी औद्योगिक टावर, माळा नं. 5, इमारतीचे नाव: रेगास
विमानस मंडर, ब्लॉक नं. एरोसिटी, रोड नं. न्यू दिल्ली, दिल्ली, माउथ वेस्ट
दिल्ली.
पिन नंबर: AAATE8685K

लिहून देणार
वय : 29
स्वाक्षरी:-



वरील दस्तऐवज करून देणार तयारकरीत सेल डीट चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र. 3 ची वेळ: 31 / 03 / 2021 11 : 38 : 35 AM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात व त्यांची ओळख पटवितात

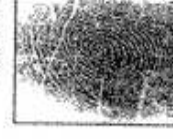
अनु क्र. पत्रकाराचे नाव व पत्ता

- 1 नाव: मोहम्मद इल्हाम खान -
वय: 60
पत्ता: बागळे इन्स्टेट हाणे
पिन कोड: 400604

छायाचित्र



अग्रव्याचा उमा



- 2 नाव: मयांक अजय अग्रवाल -
वय: 35
पत्ता: 404 अचना स्वयंश्रार कोमन्येक्स, प्लॉड बंदर रोड, ठाणे
पिन कोड: 400610

स्वाक्षरी



शिक्का क्र. 4 ची वेळ: 31 / 03 / 2021 11 : 39 : 25 AM

शिक्का क्र. 5 ची वेळ: 31 / 03 / 2021 11 : 39 : 40 AM सोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MANSOORI AGROCHEM PRIVATE LIMITED	eSBTR/Simple Receipt	03006172021032650461	MH014364632202021S	1720500.00	SD	0006685544202021	31/03/2021
2		By Cash			1080	RF		
3	MANSOORI AGROCHEM PRIVATE LIMITED	eSBTR/SimpleReceipt		MH014364632202021S	30000	RF	0006685544202021	31/03/2021

प्रमाणित करण्यात येते कि सदर

दस्त कं 1308 मध्ये आहे

माझे आहेत.

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परीक्षे वगैरे गुलत अ. नं.

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