

84/6940

पावती

Original/Duplicate

Monday, December 11, 2017

नोंदणी क्र. :39म

2:22 PM

Regn.:39M

पावती क्र.: 10459 दिनांक: 11/12/2017

गावाचे नाव: पाम टेम्ही (प्रभाव क्षेत्र)

दस्तऐवजाचा अनुक्रमांक: पलर-6940-2017

दस्तऐवजाचा प्रकार: गहाणखत

सादर करणाऱ्याचे नाव: बँक ऑफ बडोदा तर्फे अधिकृत स्वाक्षरीकार जे.बी. कौशिक.

नोंदणी फी

रु. 30000.00

दस्त-हाताळणी फी

रु. 2000.00

पुष्पांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूळ दस्त: यंत्रनेल पिट, सूची-२ अंदाजे

2:26 PM ह्या वेळेस मिळेल.

Sub Registrar Palghar

वाजार मूल्य: रु.0/-

मोबदला रु.45000000/-

भरलेले मुद्रांक शुल्क : रु. 225000/-


मूळ दस्त परत केला

1) देयकाचा प्रकार: By Pay Order रकम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 3935411 दिनांक: 28/07/2017

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 2000/-



Index-2(सूची - २)



12/12/2017

सूची क्र.2

दुय्यम निबंधक : दु.नि.पालघर

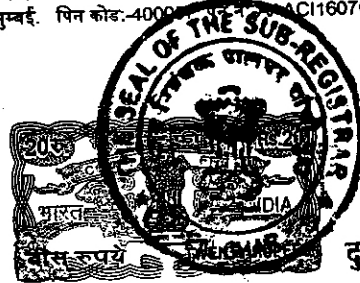
दस्ता क्रमांक : 6940/2017

नोदणी :

Regn:63m

गावाचे नाव : 1) पाम टेंडी (प्रभाव क्षेत्र)

(1) विलेखाचा प्रकार	गहाणखत
(2) मोबदला	45000000
(3) बाजारभावाभावेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन, पोटहिस्सा व चरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: , इतर माहिती: मीजे पाम टेंडी, ता. जि. पालघर, येथील तारापुर औद्योगिक विभाग, प्लॉट नं. टी 13, क्षेत्र 3824 चौ.मी. व त्यावरील बांधकाम तसेच प्लॉट नं. टी 14, क्षेत्र 10024 चौ.मी. म्हणजेच एकूण क्षेत्रफळ 13848 चौ. मी. व त्यावरील बांधकामासहित..... कर्जाची रक्कम रुपये-45000000/- (Plot Number : टी 13 व टी 14 :))
(5) क्षेत्रफळ	1) 13848 NA
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-यापसिद्धन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- मेसर्स सियर्स इंडस्ट्रिज तर्फे अधिकृत सहीकर्ते नरेंद्र पंड्या -- बय:-61; पत्ता:-प्लॉट नं. टी 14, माळा नं. :- इमारतीचे नाव: तारापुर एमआयडीसी, बोईसर, पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401506 पॅन नं:-AABCS4522R 2) नाव:- मेसर्स सियर्स इंडस्ट्रिज तर्फे अधिकृत सहीकर्ते नरेंद्र गजानन पंड्या -- बय:-61; पत्ता:-प्लॉट नं. टी 14, माळा नं. :- इमारतीचे नाव: तारापुर एमआयडीसी, बोईसर, पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401506 पॅन नं:-AABCS4522R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- बँक ऑफ बडोडा तर्फे अधिकृत स्वाक्षरीकार जे.बी. कौशिक . बय:-59; पत्ता:-प्लॉट नं. , माळा नं: तळ मजला, इमारतीचे नाव: लक्ष्मी इन्शुरन्स बिल्डिंग, ब्लॉक नं: फोर्ट, मुंबई , रोड नं: सर पी एम रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAAACB1534F 2) नाव:- सेंट्रल बँक ऑफ इंडिया तर्फे अधिकृत स्वाक्षरीकार टी.व्ही.मुन्बेया . बय:-56; पत्ता:-प्लॉट नं: .. माळा नं: तळ मजला, इमारतीचे नाव: चंद्रमुखी , ब्लॉक नं: नरीमन पॉईंट, मुंबई , रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400021 पॅन नं:-AAACC2498P 3) नाव:- इंडियन बँक तर्फे अधिकृत स्वाक्षरीकार सागर मुहा . बय:-51; पत्ता:-प्लॉट नं: 325, माळा नं: पहिला मजला, इमारतीचे नाव: गीताजली बिल्डिंग, ब्लॉक नं: विले पारले पुर्व, मुंबई , रोड नं: नेहरू रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAACCH1607G
(9) दस्तऐवज करून दिल्याचा दिनांक	24/08/2017
(10) दस्त नोंदणी केल्याचा दिनांक	12/12/2017
(11) अनुक्रमांक, खंड व पृष्ठ	6940/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	225000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



दुय्यम निबंधक पालघर

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

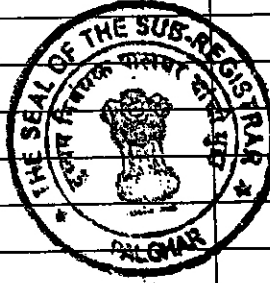
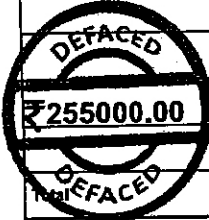
b) When possession is not given



CHALLAN
MTR Form Number-6

पलर
दस्तक्र. ६९४० / २०१७
९ / ९००

GRN	MH003935411201718E	BARCODE	Date		28/07/2017-10:58:38	Form ID	40(b)	
Department			Inspector General Of Registration					
Stamp Duty			TAX ID (If Any)					
Type of Payment			Registration Fee					
Office Name			PLG2_PALGHAR 2 JOINT SUB REGISTRAR		Full Name			Seya Industries Ltd
Location			THANE		Flat/Block No.			T13 14 MIDC Tarapur
Year			2017-2018 One Time		Premises/Building			Boisar
Account Head Details			Amount in Rs.		Road/Street			Palghar
0030046401 Stamp Duty			225000.00		Area/Locality			Palghar
0030063301 Registration Fee			30000.00		Town/City/District			
					PIN			4 0 1 5 0 6
					Remarks (If Any)			PAN2=AAACC2498P-SecondPartyName=Central Bank of India-
					Amount In			Two Lakh Fifty Five Thousand Rupees Only
			2,55,000.00		Words			
Payment Details			BANK OF BARODA		FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN		Ref. No.		02003942017072800336 70549564	
Cheque/DD No.			Bank Date		RBI Date		28/07/2017-10:58:38 29/07/2017	
Name of Bank			Bank-Branch		BANK OF BARODA			
Name of Branch			Scroll No. , Date		1 , 29/07/2017			



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दस्तावेज निलंबक कार्यालयात नोंदणी करावयाच्या दस्तावेजांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजांसाठी सदर चलन लागू नाही.

Signature Not
Verified

Digitally signed by JS
VIRTUAL TREASURY

Challan Defaced by JS

MUMBAI01

Date: 2017-12-11

13:49:40 (SL)

Reason: Secure

Document

Location: India

Sr. No.	Defacement No.	Defacement Date	Userid	Defacement Amount
1	0004496941201718	11/12/2017-13:49:35	IGR137	30000.00
2	0004496941201718	11/12/2017-13:49:35	IGR137	225000.00
Total Defacement Amount				2,55,000.00

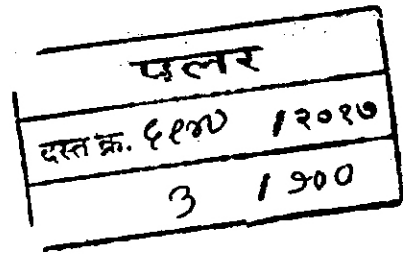
CHALLAN
MTR Form Number-6

पत्नर

GRN	MH003935411201718E	BARCODE	IN 1991-12-01 10:58:38		Date	2017-10-26	Time	10:58:38	Form ID	1000
Department	Inspector General Of Registration				Payer Details 2 / 900					
Stamp Duty				TAX ID (If Any)						
Type of Payment	Registration Fee			PAN No. (If Applicable)		AABCS4522R				
Office Name	PLG2_PALGHAR 2 JOINT SUB REGISTRAR			Full Name		Says Industries Ltd				
Location	THANE			Flat/Shed No.		T13 14 MIDC Tarapur				
Year	2017-2018 One Time			Premises/Building		Boisar				
Account Head Details			Amount in Rs.		Road/Street		Palghar			
0030046401 Stamp Duty			225000.00		Area/Locality		Palghar			
0030063301 Registration Fee			30000.00		Town/City/District		PALI			
				Remarks (If Any)		PAN2=AAACC2498P--Second Party Name--Central Bank of India-				
				Amount In Words		Two Lakh Fifty Five Thousand Rupees Only				
Total				2,55,000.00						
Payment Details				FOR USE IN RECEIVING BANK						
BANK OF BARODA				Bank CIN		Ref. No.		02003942017072809336		70549564
Cheque/DD Details				Bank Date		RBI Date		28/07/2017-11:01:06		Not Verified with RBI
Name of Bank				Branch		BANK OF BARODA				
Name of Branch				Serial No., Date		Not Verified with Serial				

NOTE:- This chulan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 खतः चलेन केवल दुराधन निगमन कार्यालय नौदरी कठोरपणन दुराधनन दानु 310. नौदरी न कठोरपणन दुराधनन दुराधन दानु
 दुराधन





FURTHER INDENTURE OF MORTGAGE

THIS FURTHER INDENTURE OF MORTGAGE (this "Deed") made at Palghar on this 24th day of AUGUST, 2017

between:

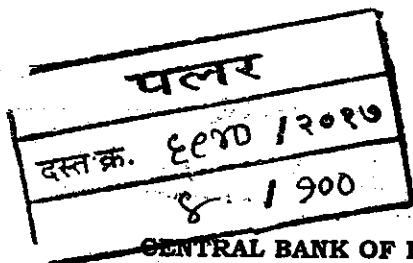
M/S. SEYA INDUSTRIES LIMITED, a Public Limited Company incorporated and registered under the provisions of Companies Act, 1956 with CIN No. L99999MH1990PLC058499 and having its registered office at T-14, MIDC, Tarapur, Boisar, District - Palghar - 401 506 in the State of Maharashtra, through its Director Mr. Ashok G. Rajani and Ms. Mainsha Solanki, Company Secretary duly authorized by the Board of Directors of the Company, hereinafter referred to as the "BORROWER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the **FIRST PART**.

IN FAVOUR OF

BANK OF BARODA, a Bank, body corporate, constituted by and under the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970 and having its Head Office at Mandvi, Baroda - 390001, Gujarat State and a branch office amongst other places known as Sir P. M. Road Branch, situated at Laxmi Insurance Building, Ground Floor, Sir P. M. Road, Fort, Mumbai - 400 001 (hereinafter referred to as the "BOB" of the "LEAD BANK", as the case may be, which expression shall, unless it be repugnant to the subject or context thereof include its successors and assigns) of the **SECOND PART**

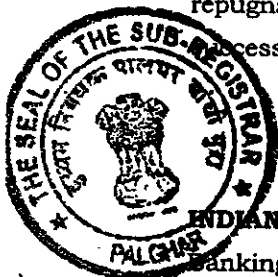
SEYA INDUSTRIES LIMITED
COMPANY SECRETARY
A. G. Rajani
Authorized Signatory





AND

CENTRAL BANK OF INDIA, a body corporate, constituted by and under the Banking Companies (Acquisition And Transfer Of Undertaking) Act, 1970, having its Corporate Finance Branch at Chandermukhi, Ground Floor, Nariman Point, Mumbai - 400 021 in the State of Maharashtra (hereinafter referred to as "**CBI**", which expression shall, unless it be repugnant to the context or meaning thereof deemed to include its successors and assigns) of the **THIRD PART**;



AND

INDIAN BANK, a Bank, body corporate, constituted by and under the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970, having its Corporate Office at PB No: 5555, 254-260, Avvai Shanmugam Salai, Royapettah, Chennai - 600 014 and one of its branch office amongst others known as Vile Parle (E) Branch, situated at 325, Geethanjali Building, 1st Floor, Nehru Road, Vile Parle (E), Mumbai - 400 057 (hereinafter referred to as "**IB**", which expression shall, unless it be repugnant to the context or meaning thereof deemed to include its successors and assigns) of the **FOURTH PART**;

SEVA INDUSTRIES LIMITED
COMPANY SECRETARY

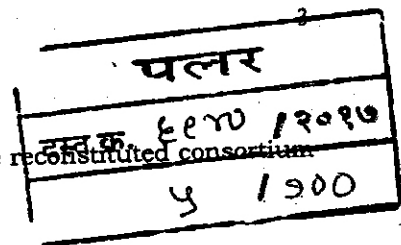
(All of which **BOB**, **CBI** and **IB** are hereinafter collectively referred to as the "**said Banks**" or the "**Lenders / Mortgagees**" or the "**BOB Consortium**", which expression shall, unless it be repugnant to the subject or context thereof, include each of them or any one or more of them as the context may require or admit and their respective successors and assigns);

For Seva Industries Limited
Authorized Signatory

By consent of all the Parties, **Bank of Baroda (BOB)** is designated and recognized as the Lead Bank of the **BOB Consortium**. If the Consortium of Banks is increased or diminished from time to time by adding or dropping of one or more banks or is changed by substitution of one Bank by another during the currency of this Agreement, then the reconstituted consortium will be governed by the provisions of this Indenture as if they have been added or dropped herein as the case may be and the term "**BOB Consortium**" or "**the Lenders / Mortgagees**" or "**the said Banks**"



shall mean and shall be deemed to include the reconstituted consortium as well.



WHEREAS:

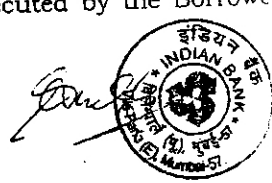
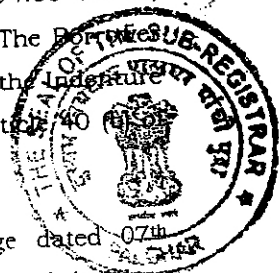
A. The Borrower is seized and possessed of and/or otherwise well entitled to leasehold immovable properties being 1) All that piece or parcel of land known as Plot No. T - 13 in Tarapur Industrial Area of MIDC, within the village limits of Pamtembhi and outside the Municipal limits, in rural area, Taluka and Registration Sub-District Palghar, District and Registration District Palghar (earlier Thane), containing by admeasurements 3,824 sq. mtrs. or thereabouts, together with buildings / structures standing thereon. and 2) All that piece or parcel of land known as Plot No. T - 14 in Tarapur Industrial Area of MIDC, within the village limits of Pamtembhi and outside the Municipal limits, in rural area, Taluka and Registration Sub-District Palghar, District and Registration District Palghar (earlier Thane), containing by admeasurements 10,024 sq. mtrs. or thereabouts, together with buildings / structures standing thereon and more particularly described in **SECOND SCHEDULE** hereunder written (hereinafter referred to as the Immovable Properties / Mortgaged Properties).

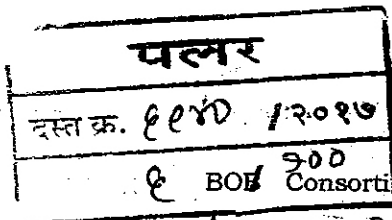
SEVA INDUSTRIES LIMITED
COMPANY SECRETARY

For Seva Industries Limited
A. O. [Signature]

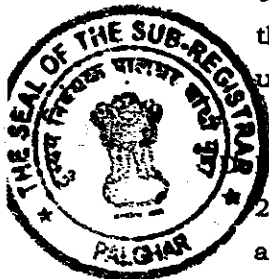
B. By and under the Indenture of Mortgage dated 27th June, 2013 executed by the Borrower in favour of the BOB Consortium and registered with the Sub-Registrar of Assurances, Palghar under Sr. No. PLR-5940/2013 (hereinafter referred to as "the said Mortgage"), the Borrower created first pari passu mortgage / charge on the said immovable properties and the movable fixed assets in favour of the member banks of the BOB Consortium to secure the then Working Capital Facilities of Rs. 46.00 Crores and Term Loan of Rs. 48.00 Crores, aggregating to Rs. 94.00 Crores, together with interest, costs, charges and expenses. The Borrower has paid maximum stamp duty of Rs. 10.00 Lacs on the Indenture of Mortgage dated 27.06.2013 as provided under Article 40 of Bombay Stamp Act, 1958.

C. By and under the Further Indenture of Mortgage dated 07th December, 2016 executed by the Borrower in favour of the then





and registered with the Sub-Registrar of Assurances, Palghar No. 2 under Sr. No. PLR-2-5184/2016 on 15.12.2016 (hereinafter referred to as **"the said Mortgage"**), the Borrower created first pari passu mortgage / charge on the said immovable properties and the movable fixed assets in favour of the member banks of the BOB Consortium to secure the then Working Capital Facilities of Rs. 52.00 Crores (increased from Rs. 46.00 Crores to Rs. 52.00 Crores) and Term Loan of Rs. 42.65 Crores (decreased from Rs. 48.00 Crores to Rs. 42.65 Crores), aggregating to Rs. 94.65 Crores, together with interest, costs, charges and expenses. The Borrower has paid stamp duty of Rs. 3,02,500/- on the Further Indenture of Mortgage dated 07.12.2016 as provided under Article 40 (b) of Bombay Stamp Act, 1958.



and under the Further Indenture of Mortgage dated 07th March, 2017 executed by the Borrower in favour of the BOB Consortium and registered with the Sub-Registrar of Assurances, Palghar No. 2 under Sr. No. PLR-2-1230/2017 on 27.03.2017 (hereinafter referred to as **"the said Mortgage"**), the Borrower created first pari passu mortgage / charge on the said immovable properties and the movable fixed assets in favour of the member banks of the BOB Consortium to secure the then Working Capital Facilities of Rs. 72.60 Crores (increased from Rs. 52.00 Crores to Rs. 72.60 Crores) and Term Loan of Rs. 30.14 Crores (reduced from Rs. 42.65 Crores to Rs. 30.14 Crores, which included fresh Term Loan of Rs. 9.40 Crores, sanctioned and granted by Indian Bank), aggregating to Rs. 102.74 Crores, together with interest, costs, charges and expenses. The Borrower has paid stamp duty of Rs. 10,02,500/- on the Further Indenture of Mortgage dated 07.03.2017 as provided under Article 40 (b) of Bombay Stamp Act, 1958.

SEVA INDUSTRIES LIMITED
COMPANY SECRETARY

for Seva Industries Limited
D. O. Dey
Company Secretary

E. At the request of the Borrower, the said Banks have granted/enhanced/reviewed their working capital facilities to the Borrower resulting in grant of additional working capital facilities of Rs. 4.50 Crores to the Borrower thereby increasing the aggregate limit of the Existing Working Capital Facilities from Rs. 72.60 Crores to Rs. 77.10 Crores and Term Loan limits have been reduced to the tune of Rs. 29.11 Crores, thereby the



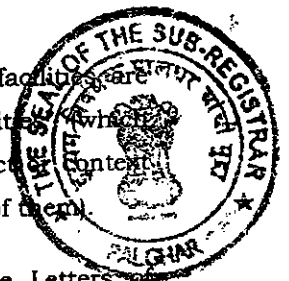
पलर 5
दस्तक्र. ६८७०/२०१७
७ ३००

aggregating credit facilities sanctioned and granted to the Borrower are to the extent of Rs. 106.21 Crores as set out in Part - I of First Schedule (the Existing Working Capital facilities and the additional working capital facilities and Term Loan facilities are hereinafter collectively referred to as the "said Facilities", which expression shall, unless it be repugnant to the subject or context thereof, include each such facility or any one or more of them) and in the proportion as set out against their respective names in the First Schedule to the Third Supplemental Working Capital Consortium Agreement dated _____.2017 entered into by and between the Borrower and the said Banks (hereinafter referred to as the "said Consortium Agreement") and also in Part - I of First Schedule hereunder written, on the terms and conditions contained in their respective Letters of Sanction or any amendments made thereto by the said Banks and the terms and conditions contained in the said Consortium Agreement and such other conditions as may be stipulated by the said Banks from time to time. The limits or sub-limits under the Working Capital Facilities fixed from time to time during the tenure of the Working Capital Consortium Agreement shall be deemed to be the limits or sub-limits of the Working Capital Facilities. The said Letters of Sanction are hereto annexed as annexure "A" to this Further Indenture of Mortgage. The Additional Credit Facilities of Rs. 4.50 Crores sanctioned and granted by the BOB Consortium and covered under this present Further Indenture of Mortgage is more particularly described in Part - II of the First Schedule hereunder written.

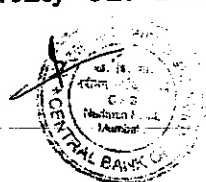
For Seva Industries Limited
A. D. Sharma
Assistant Secretary

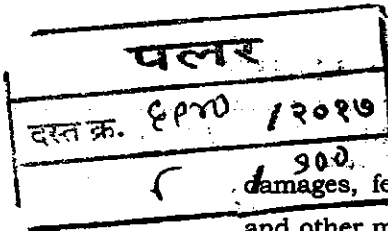
SEVA INDUSTRIES LIMITED
COMPANY SECRETARY

F. The Working Capital Facilities and the Term Loan facilities are hereinafter collectively referred to as "the said facilities" which expression shall, unless it be repugnant to the subject or context thereof, include each such facility or any one or more of them.



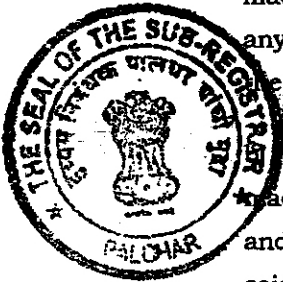
F. One of the terms and conditions of the respective Letters of Sanction of the Lenders is that the repayment of the entire principal amount of the said credit facilities aggregating to Rs. 106.21 Crores (Rupees One Hundred and Six Crores and Twenty One Lacs Only) together with all Interest, liquidated





damages, fees, payable to the Lenders, costs, charges, expenses and other monies and all other amounts stipulated and payable to the Lenders by the Borrower in respect of the said Loan/Facilities shall be secured by :-

a) a first pari passu charge by way of mortgage on the Borrower's leasehold immovable properties being Plot No. T-13 and T-14 situated at Tarapur Industrial Area, within the village limits of Pamtembhi and outside the Municipal limits, in rural area, Taluka and Registration Sub-District Palghar, District and Registration District Palghar together with all the plant and machinery attached to the earth or permanently fastened to anything attached to the earth and more particularly described in the **Second Schedule** hereunder written.



a First pari passu Charge on the Borrower's plant and machineries and all other entire movable fixed assets, both present and future excluding such movables as may be permitted by the said Lenders from time to time.

c) a First pari-passu charge on entire current assets of the Borrower.

d) irrevocable and unconditional personal / corporate guarantee of :-

- i) Mr. Ashok G. Rajani
- ii) M/s. Whiz Enterprise Pvt. Ltd.

SEY INDE... LIMITED
COMPANY SECRETARY

For Sey Industries Limited
A. G. Rajani

The title deeds, evidences, writings in respect of the said immoveable properties described in **SECOND SCHEDULE** shall upon creation of mortgage by executing of this Deed be held and retained by BOB, the party of Second Part for itself and as agent of Lenders/Mortgagees as and by way of Simple Deposit during the currency and subsistence of said loan/facilities. **The properties described in the SECOND SCHEDULE, also be hereinafter referred to as "the said Mortgaged Properties/Securities")**

G. The Party of the Third Part has vide their Letter of Authority authorized Party of the Second Part (BOB) to execute this Further Indenture of Mortgage also for and on their behalf and do all acts



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deeds as stated therein. The said Letter of Authority is annexed and marked as **ANNEXURE** to these presents.

- H. The aforesaid mortgage, charge and guarantee shall in all respect rank pari - passu inter - se amongst the Lenders (BOB and CBI) without any preference or priority to one over the other.
- I. The Borrower has executed and / or have hereby agreed to execute various security / financing documents as may be required by the Lenders on standalone / consolidated basis from time to time and have agreed to repay the outstanding of the said facilities together with interest, additional / penal interest commission, costs, charges and expenses as mentioned in the Letter/s of Sanction of the Lenders as mentioned aforesaid.
- J. Accordingly, at the request of the said Banks, the Borrower has agreed to extend the registered / simple mortgage created earlier in favour of the said Banks over the said immovable properties / assets situated at Tarapur Industrial Area, MIDC, District Palghar in the State of Maharashtra as aforesaid by executing this Indenture, which the Borrower has agreed to do in the manner hereinafter expressed.

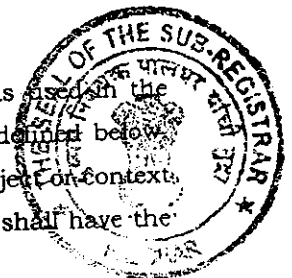
NOW THIS DEED WITNESSETH AND IT IS HEREBY MUTUALLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. DEFINITIONS AND PRINCIPLES OF INTERPRETATION AND CONSTRUCTION

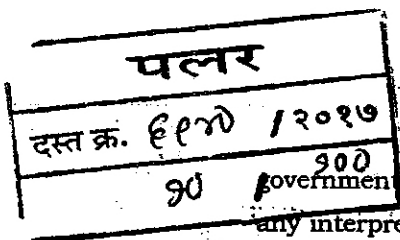
1.1 Definitions

The capitalized terms in this Indenture (including as used in the recitals) shall have the meanings given to them as defined below. In these presents unless there is anything in the subject or context inconsistent therewith, the expressions listed below shall have the following meanings :-

"Applicable Law" shall mean any statute, law, regulation, ordinance, rule, notification, judgement, order, decree, bye-law, government approval, directive, guidelines, requirement or other



For Seva Industrial Limited
A. S. Dey
COMPANY SECRETARY



any governmental restriction or any decision or determination by, or any interpretation, policy or administration of any of the foregoing, by any government authority having jurisdiction over the matter in question and having force of law, whether in effect of the date of this Agreement or thereafter applicable to the Union of India.

"Event of Default" means an event which is an event of default under the Finance Documents entitling the Lenders to various rights on the occurrence of that event and shall also include the events of default as mentioned herein.



"Mortgaged Properties" shall have the meaning ascribed to it in Clause 3 of this Indenture.

"Finance Documents" shall mean and include Working Capital Consortium Agreement, the Term Loan Agreement, Inter - Se Agreement, Joint Deed of Hypothecation and other Loan Agreements executed by Borrower, the Letters of Sanction issued by the Lenders, the Security documents and such other documents entered / to be entered by the Borrower with the Lenders and all the other documents executed by the Borrower or any third party under/in relation to the secured Debt.

"Indenture" shall mean this Indenture of Mortgage.

"Inter Se Agreement" or "Inter Creditor Agreement" shall mean the agreement entered into or to be entered into amongst the said Banks, inter-alia for coordination of action and sharing the proceeds of enforcement.

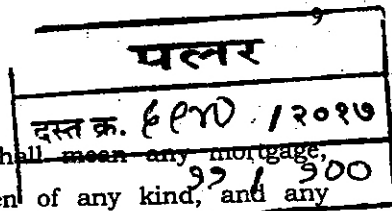
"Maximum Lending Rate" shall have the meaning ascribed to it in Clause 11(a) of this Indenture.

"Mortgage Debt" shall mean all the obligations of the Borrower to the Lenders under the Finance Documents, including without limitation all costs, charges, expenses and other monies whatsoever stipulated or payable by the Borrower under this Indenture and / or other Finance Documents.

SEVA INDUSTRIES LIMITED
COMPANY SECRETARY

For Seva Industries Limited
Authorized Signatory





"Security" or "Security Interest" shall mean any mortgage, hypothecation charge, assignment, lien of any kind, and any interest in the nature of security or undertaking.

"Security Documents" shall mean and include this Indenture and all the documents executed or obtained in favour of the Lenders and / or delivered or deposited with the said Banks for creation or effecting creation of Security and for perfecting and maintaining the Security.

Further Interest Rate means the default/additional interest rate specified in the Loan Agreements for any default/delay in compliance of any of the terms and conditions as stipulated in the Loan Agreements.

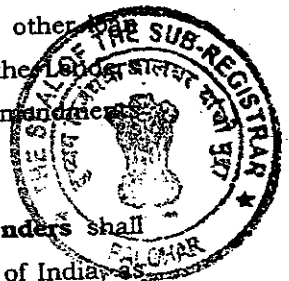
LENDERS shall mean entities/banks and include all such Lenders mentioned herein who have granted/ agreed to grant/disbursed/agreed to disburse various Loan/facilities aggregating to **Rs. 106.21 Crores** and such other Lenders as may join in lieu of the present Lenders.

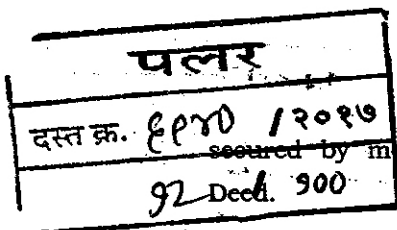
Loan Agreements shall mean the respective Sanction Letters / Working Capital Consortium Agreement / Term Loan Agreement, Inter - Se Agreement / Joint Deed of Hypothecation / other agreements entered into between the Borrower and the Lenders including any modifications, supplements and amendments thereto from time to time.

Bank of Baroda Consortium (BOB Consortium) Lenders shall mean and include Bank of Baroda and Central Bank of India, as more particularly described in **PART Second and Third**.

Mortgage Debt shall mean credit facilities aggregating to **Rs. 106.21 Crores** together with all interest, additional interest, all fees, premia on prepayment (if any), costs, charges, commission, and expenses and all other monies whatsoever stipulated in or payable together with all other debts and liabilities of the Borrower to the Lenders under the Finance Documents secured/to be

For Seva Induslinko Limited
Authorized Signatory
SEVA INDUSLINKO LIMITED
COMPANY
2.6.2017





secured by mortgage/charge created/to be created under this

Mortgaged Properties shall mean any or each of the Mortgaged properties, of the Borrower as more particularly described in **SECOND SCHEDULE** hereunder written expressed to be granted, transferred and charged and all other properties hereby made as specific security for the repayment of the principal amount, interest, liquidated damages and other monies for the time being owing and intended to be secured hereunder in terms of these presents.



Securities shall mean and include the Mortgaged Properties and other securities offered by the Borrower and/or to secure Mortgage Debt from time to time.

This Deed means this Further Indenture of Mortgage and any amendments, modifications, supplements thereto.

SEVA INDUSTRIES LIMITED
COMPANY SECRETARY

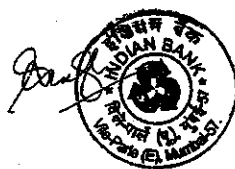
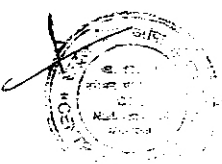
The provisions contained herein shall be read in conjunction with the provisions of the Working Capital Consortium Agreement /Loan Agreement and such other Agreements and to the extent of any inconsistency or repugnancy, the Loan Agreement shall prevail for all purposes and intents; Provided always that all documents shall be interpreted harmoniously with one another so as to effectuate the terms and conditions set out in the respective letters of sanction of the Lenders herein.

For Seva Industries Limited
A. A. Vyas
Authorized Signatory

1.2 Principles of Interpretation and Construction

In this indenture unless the context otherwise requires:

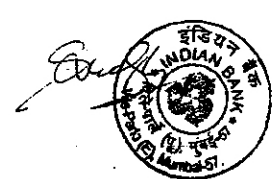
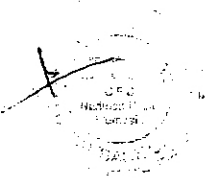
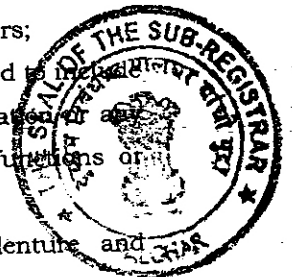
- i) reference to an Account includes a reference to any sub-account of that Account;
- ii) the singular includes the plural and vice-versa;
- iii) headings and the use of bold typeface shall be ignored in its construction;
- iv) a reference to a clause, Section or Schedule is, unless indicated to the contrary, a reference to a clause or section of or schedule to this Indenture;

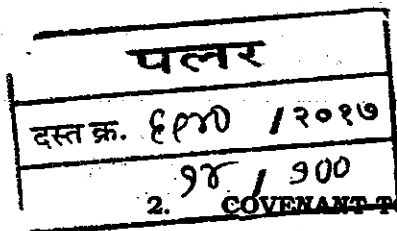


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- v) reference to this Indenture shall be construed as reference also to any separate or independent stipulation or agreement contained in it;
- vi) the words "other" or otherwise and "whatsoever" shall not be construed ejusdem generis or be construed as any limitation upon the generality of any preceding words or matters specifically referred to;
- vii) reference to the word "includes" or "including" are to be construed without limitation;
- viii) reference to a person shall include any individual, partnership, firm, trust, body corporate, government, governmental body, authority, agency, unincorporated body of persons or association and wherever the context so admits and requires such person's heirs, administrators, successors and permitted assignees or transferees;
- ix) all reference to agreements, documents or other instruments include (subject to all relevant approvals) a reference to that agreement, document or instrument as amended supplemented, substituted, novated or assigned from time to time;
- x) the words "herein", "hereto" and "hereunder" refer to this Indenture as a whole and not to the particular Clause in which such word may be used;
- xi) words importing a particular gender include all genders;
- xii) any reference to a public organisation shall be deemed to include a reference to any successor to such public organisation or any organisation or entity which has taken over the functions or responsibilities of such public organisation;
- xiii) references to "Party" mean a party to this Indenture and references to "Parties" shall be construed accordingly;
- xiv) references to any law shall include references to such law as it may, after the date of this Indenture, from time to time be amended, supplemented or re-enacted; and
- xv) words and obberviations, which have, well known technical or trade / commercial meanings are used in this Indenture in accordance with such meanings.

For Seva Industries Limited
 A. Q. Dhanu
 Authorized Director
 SEVA INDUSTRIES LIMITED
 COMPANY SECRETARY





2. COVENANT TO PAY

Pursuant to the Finance Documents and in consideration of the Lenders agreeing to lend and advance the said Facilities to the Borrower under the Finance Documents, the Borrower covenants and agrees with the Lenders that the Borrower shall comply with the terms and conditions of the Finance Documents and shall irrevocably and unconditionally discharge and pay the Mortgage Debt in accordance with the Finance Documents. The Mortgagor shall comply with the terms and conditions of the Loan Agreements executed from time to time and shall repay or pay the Mortgage Debt in accordance with the terms of the said Loan Agreements and this Deed.

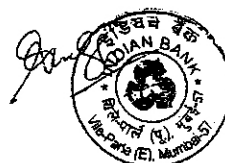
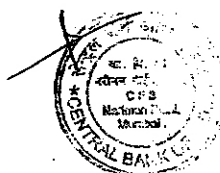


3. MORTGAGE AND TRANSFERS

For the consideration aforesaid and as continuing security for the payment and discharge of the Mortgage Debt, the Borrower as legal and / or beneficial owner doth hereby, subject however to the proviso for redemption hereinafter contained: mortgage and charge unto the said Banks by way of Security Interest, all and singular the right, title and interest of the Borrower in respect of the lands, hereditaments and premises / properties more particularly described in **Second Schedule** hereunder written, together with all structures, buildings, erections, godowns, constructions, fixtures and fittings or every description which are standing erected or attached or shall at any time hereafter during the continuance of the security hereby constituted be erected and standing or attached to the aforesaid lands and premises or any part thereof and all rights to use common areas and facilities and incidentals attached thereto, together with all trees, fences, hedges, ditches, ways, sewers, drains, waters, watercourses, liberties, privileges, easements and appurtenances whatsoever to the said lands, hereditaments and premises or any part thereof whether presently in existence or that may be erected in the future belonging to or in any way appurtenant thereto or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto and all the plant and machinery permanently fastened to the earth or permanently fastened to anything attached to the earth, both

SEVA INDUSTRIES LIMITED
COMPANY SECRETARY

For Seva Industries Limited
A. Q. D. D. D.
Authorized Signatory



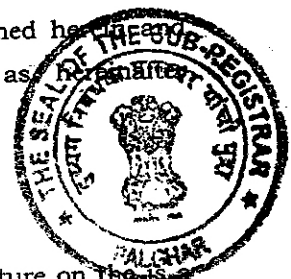
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present and future **AND ALL** the estate, right, title, interest, property, claims and demands whatsoever of the Borrower into and upon the same **AND ALL** insurance contracts, both present and future all rights, claims and benefits to all monies receivable thereunder and the right to receive and apply the proceeds of any insurance, judgements, or settlements made in lieu thereof for damage to the aforesaid properties (the "**Mortgaged Properties**") **TO HAVE AND TO HOLD** by way of security all and singular the First Mortgaged Properties unto and to the use of the said Banks absolutely;

Provided that the Security Interest on the Mortgaged Properties hereby created by the Borrower in favour of the said Banks as security for the said Facilities shall in all respect rank pari passu inter se amongst the said Banks without any preference or priority over the other or others.

Provided further that the Borrower has not given possession of the Mortgaged Properties to the said Banks and also has not agreed hereunder to give the possession thereof untill the occurrence of an Event of Default under the Finance Documents.

TO HAVE AND TO HOLD all and singular the Securities / Mortgaged Properties unto and to the use of the Lenders absolutely and subject to the powers and provisions contained hereunder and subject also to the proviso for redemption as mentioned.



4. SECURITY

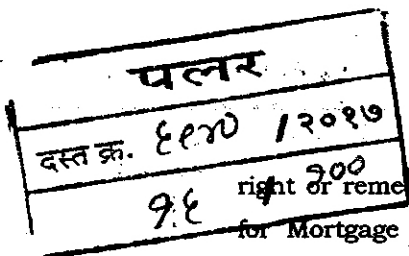
4.1 Continuing Security

The security created by or pursuant to this Indenture on the 15th day of 10/2017 shall be a continuing security and shall remain in full force and effect, notwithstanding the insolvency or liquidation or incapacity or change in constitution or status of the Borrower or any intermediate payment or settlement of account or other matter or thing whatsoever, and in particular, the intermediate satisfaction by the Borrower of the whole or any part of the Mortgaged Debt in accordance with the Finance Documents, and is in addition and without prejudice, to any other security, lien, indemnity or other

For Seva Indentures Limited
Authorized Signatory
A.O. Sharma

SEVA INDUSTRIES LIMITED
CORPORATE SECRETARY
M. J. J. J.

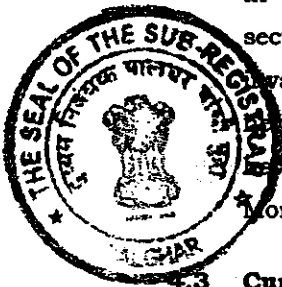




right of remedy which the said Banks may now or hereafter hold for Mortgage Debt or any part thereof. This security may be enforced without first having recourse to any other rights of the said Banks against the Borrower or any other person, or may be enforced for any balance due after resorting to any one or more means of obtaining payment or discharge of the Mortgage Debt.

4.2 Other Security

This security is in addition to, and shall neither be merged in, nor in any way exclude or prejudice, or be affected by any other security interest, right of recourse or other right whatsoever (or the validity thereof) which the said Banks may now or at any time hereafter hold or have (or would apart from this security hold or have) as regards the Borrower or any other Person in respect of Mortgage Debt.



4.3 Cumulative Powers

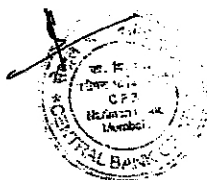
The powers which this Indenture confers on the said Banks and any Receiver appointed hereunder are cumulative, without prejudice to their respective powers under the Applicable Law and under the Finance Documents and Security Documents, and may be exercised as often as the said Banks or the Receiver thinks appropriate in accordance with this Indenture. The said Banks or the receiver may, in connection with the exercise of their powers, join or concur with any person in any transaction, scheme or arrangement whatsoever; and the Mortgagor acknowledges that the respective powers of the said Banks and the Receiver shall in no circumstances whatsoever be suspended, waived or otherwise prejudiced by anything other than an express waiver or variation in writing by the Lenders or receiver as may be relevant.

SEVA INDUSTRIES LIMITED
COMMON SECRETARY

For Seva Industries Limited
A. S. Dhanu
Authorized Signatory

4.4 Avoidance of Payments

If any amount paid by the Mortgagor in respect of the Mortgage Debt is avoided or set aside on the dissolution or administration of the Borrower/Mortgagor and/or otherwise, then for the purpose of this Deed such amount shall not be considered to have been paid when such payment is returned or becomes liable to be returned to the Borrower or any other claimant by the Lenders.



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4.5 Further Borrowings

The Borrower/Mortgagor shall obtain prior written approval of the Lenders before creation of any charge / mortgage on the Mortgaged Properties herein in connection with further borrowings.

5. Continuing Liability of the Borrower

Notwithstanding the mortgage, charge, assignments and transfer by way of security made or to be made under Clause 3 of this Indenture, the Borrower shall at all times be liable to perform all its obligations to the said Banks under the Finance Documents. Nothing contained herein or in any other Finance Document shall constitute or be deemed to constitute settlement of any obligations of the Borrower under the Finance Documents to the said Banks.

5A. FURTHER ACQUISITION

5A.1 So long as any monies remain due and outstanding under the Finance Documents, the Borrower shall promptly notify the Lenders in writing of all its acquisitions by way of ownership of any new immovable properties.

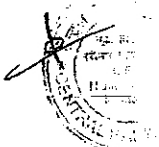
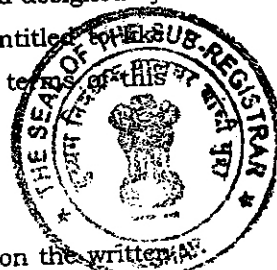
5A.2 For the consideration aforesaid the Borrower do hereby irrevocably grant full and free rights and liberty in the Mortgaged Properties/Securities as and by way of easement, to pass, repass and have unfettered access at all times, for the purposes stated under the Finance Documents, to the Lenders and their nominees, agents and representatives over the Mortgaged Properties / Securities or any part thereof mortgaged, charged and assigned by these presents in common with all other persons entitled to the rights at all time thereafter in accordance with the terms of this Deed.

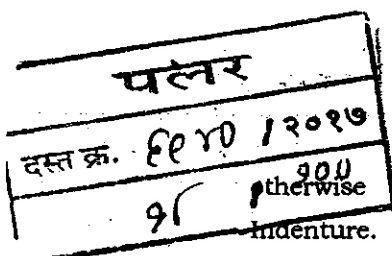
6. PROVISION FOR REDEMPTION

On the Final Settlement Date, the Lenders shall, upon the written request and at the expense of the Mortgagor, reassign, and release unto the Borrower/Mortgagor or as the Borrower/Mortgagor shall direct and do all such other things as may be reasonably necessary to release from the security created hereunder for the benefit of the Lenders or only such part of the Mortgaged Properties/Securities as constitute the security as have not therefore been sold or

For Seva Industries Limited
Authorized Signatory

SEVA INDUSTRIES LIMITED
COMPANY SECRETARY





foreclosed, applied or released pursuant to this Indenture. **PROVIDED** that such release of the security created under this Indenture shall not thereby affect or cause the release of any property or assets secured under any other mortgage or charge.

7. DECLARATIONS AND WARRANTIES

7.1 The Borrower acknowledges and accepts that the said Banks have agreed to enter into this Indenture on the basis of and in full reliance of the representations and warranties made herein. The Mortgagor have made the representations and warranties set forth in the Finance Document are incorporated herein by reference and made a part of this Deed as if such representations and warranties were set forth in full herein.

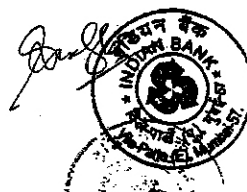


7.2 The Borrower further confirms and warrants that:

- i) It is legally entitled and possessed of the corporate powers to execute, deliver and perform the terms and provisions of this Indenture and has taken all necessary corporate actions to authorise the execution, delivery and performance by it of this Indenture.
- ii) This Deed when executed and delivered will constitute legal, valid and binding obligations;
- iii) Neither the execution and delivery by the Borrower of this Indenture, nor the Borrower's compliance with or performance of the terms and provisions hereof will contravene any provision of Applicable Law or will violate any provision of the respective Memorandum of Association and Articles of Association of the Borrower or any Agreement or other document by which the Borrower (or any of its properties) may be bound;
- iv) The Mortgaged Properties are free from all mortgage, charge or encumbrance and are not subject to any lis

SEVA INDUSTRIES LIMITED
COMPANY SECRETARY

For Seva Industries Limited
A. B. Bhatnagar
Authorized Signatory



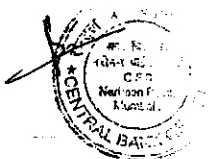
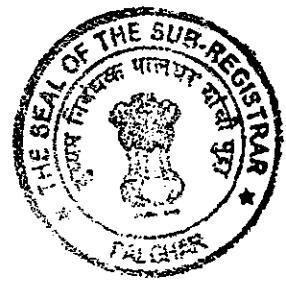
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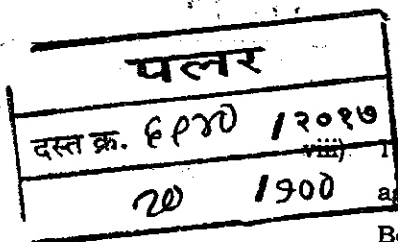
pendent, attachment or other process issued by any Court or authority and that all future assets and property of the Borrower which shall be comprised in these presents shall likewise be the unencumbered and absolute property of the Borrower;

- v) The Mortgagor do not have any outstanding lien or obligation to create liens with respect to the interests secured by this Deed and the Finance Documents except as mentioned in these presents;
- vi) The Borrower is lawfully possessed of a valid and subsisting title in and to the Mortgaged Properties.
- vii) The provisions of this Indenture are effective to create in favour of the said Banks a legal, valid and binding security expressed to be created in Clause 3 on all of the Mortgaged Properties/Securities on which the Borrower purports to grant Security Interest pursuant hereto, and all necessary and appropriate recordings, permission and filings have been made or shall be made in all appropriate public offices, and all other necessary and appropriate action have been taken on will be taken so that this Indenture creates effective security on all right, title, estate and interest of the Borrower in the Mortgaged Properties/Securities and all necessary and appropriate clearances, consents, licences, approvals, permissions and authorisations required under Applicable Law for the creation, effectiveness, priority and enforcement of such security have been obtained.

For Saja Industries Limited
A. G. Khan
Authorized Signatory

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The Borrower is not a party to any litigation filed against them or any material claim and that the Borrower is no aware of any facts likely to give rise to such litigation or to material claims against the Borrower;

- ix) The Borrower is not aware of any document, judgement or legal process or other charges affecting the title of the or of any material defect in the or to its title which has remained undisclosed and / or which may prejudicially affect the interest of the said Banks;



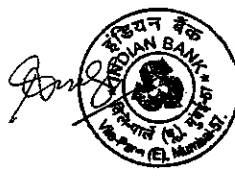
- x) The Mortgaged Properties are not included in or affected by any of the schemes of the improvement Trust or any other public body or authority or by any alignment widening or connection of road under any scheme of the Government on of any Corporation, Municipal Committee, Gram Panchayat or any local authority;

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COMPANY SECRETARY

- xi) No suit is pending in any Court of Law in respect of the comprised in these presents nor has the Borrower been served with any notice for infringing the provisions of the local or central laws or Municipal or any other Act relating to Local bodies or Gram Panchayats under any of the said Acts;

- xii) The Borrower has disclosed to the said Banks all material facts relating to their respective properties and assets;

- xiii) The Borrower has paid all public demands such as income tax, corporation tax and all other taxes and revenue payable to Government of India or to the Government of any State or to any local authority and that at present there are no arrears of such taxes and revenues due and outstanding. The Borrower hereby undertakes to keep the said Banks informed of any



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such arrears which are being contested by the
Borrower and being properly provisioned, and 1900

- xiv) The Borrower has complied with all legal requirements and has obtained all consents and approvals required for creation of the security expressed to be created under Clause 3 in favour of the said Banks for security the Mortgage Debt.

7.3 All the representations made and warranties given by the Borrower under the Finance Documents unless repugnant to the context hereof, shall be deemed to have been made and given by the Borrower as if specifically incorporated herein.

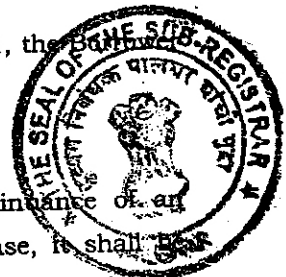
8. Covenants and Permitted Use

- 8.1 The Borrower shall observe and perform each of the covenants set forth in the Finance Documents, which covenants are hereby incorporated herein by reference and made a part of the Indenture as if such covenants and other relevant provisions were set forth in full herein.

- 8.2 In addition to the covenants set forth in Section 8.1, the Borrower do hereby further covenant that:-

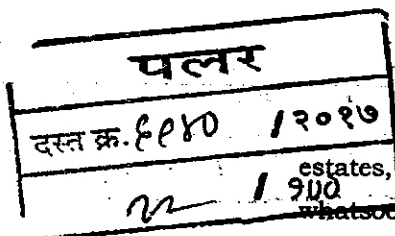
a) Enter possession etc.

Upon the occurrence and during the continuance of an Event of Default, then and in any such case, it shall be lawful for the representative of any or all of the Lenders to enter into and upon and take possession of the Mortgaged Properties and any future assets comprised in this Indenture and thenceforth the Borrower shall take no action inconsistent with or prejudicial to the right of the said Banks quietly to possess, use and enjoy the same and to receive the income, profits and benefits thereof without interruption or hindrance by the Borrower or by any Person or Persons whomsoever, and upon the taking of such action, the Banks shall be freed and discharged from or otherwise by the Borrower well and sufficiently saved and kept harmless and indemnified of, from and against all former and other



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estates, title, claims, demands and encumbrances whatsoever.

b) Further assurances

The Borrower and all other persons lawfully or equitably claiming or being entitled to claim any estate, right, title or further assurances, interest in, to or upon the Mortgaged Properties/Securities and any future assets that may become comprised in this Indenture or any of them or any part thereof respectively shall and will, from time to time and at all times, at the cost of the Borrower or the other person (as appropriate), execute, make and do or cause and procure to be executed, made and done every such assurance, act and thing for further and more perfectly assuring all or any of the Mortgaged Properties/Securities and any future assets comprised in this Indenture unto and to the use of the Banks on the terms of this Indenture as shall be reasonably required by them.

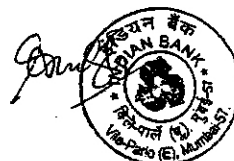


c) Payment of all Taxes, Rates, etc.

The Mortgagor shall at all times during the continuance of this Indenture and the security hereby created, duly and punctually pay any imposts, duties, taxes, premium and outgoings which become lawfully payable by the Borrower in respect of the Mortgaged Properties/securities or any part thereof or the carrying out by the Borrower or maintenance of any business or operations thereon and shall prevent any part of such Mortgaged Properties/securities from becoming charged with the payment of any imposts, duties and Taxes payable by the Borrower in priority to the security created hereunder and shall punctually discharge all security which it creates and which by the general law are lawfully payable by the Borrower and would or might come to it in priority to the security created hereunder. If the Borrower fail to pay the imposts, stamp duties, other duties, taxes or other charges payable hereinabove, then the said Banks may (but are not obligated to) pay such amounts on behalf of the

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COMPANY SECRETARY

For Seva Industries Limited
A. O. Dey



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Borrower. Any money paid by the said Banks as aforesaid shall constitute a part of the Mortgaged Debt.

d) Maintenance of assets

The Borrower shall at all times and at its own cost and expense keep and maintain all buildings and erections forming part of the Mortgaged Properties and all plant, machinery, fixtures (including trade and tenant's fixtures) fittings and other equipment and effects thereon and therein and all the movable assets in good and substantial repair and in good working order and condition and when necessary rebuild or renew the same and without prejudice to the generality of the foregoing, forthwith after service by the said Banks of any notice of defect or warrant of repair given pursuant to paragraph (e) below, repair and make good the same to the satisfaction of the Banks.

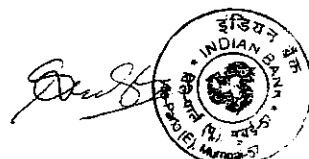
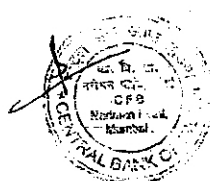
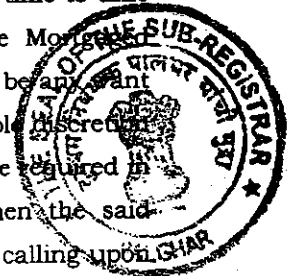
e) Inspection, repairs, etc.

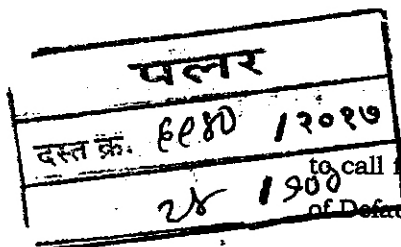
The Borrower shall permit the Banks and its representatives, servants and agents either alone or with workmen and others, upon prior notice of three (3) days, from time to time and at all times, to enter into and upon the Mortgaged Properties to inspect the same and if there shall be any want of repair thereof or if the Banks in the reasonable discretion considers any other works, matters, or things are required in order to preserve their security hereunder, then the said Banks shall give notice thereof to the Borrower calling upon the Borrower to repair or replace the same. Upon the Borrower's failure to do so within a reasonable period after receipt of such notice, it shall be lawful for but not obligatory upon the said Banks to repair or replace the same or any part hereof at the expense of the Borrower and such amounts shall form a part of the Mortgage Debt.

Nothing herein contained shall be deemed to affect or prejudice the rights and powers of the Banks under this Indenture or otherwise of the said Banks, including the right

For Soya Industries Limited
A. G. Bhatnagar
Authorized Secretary

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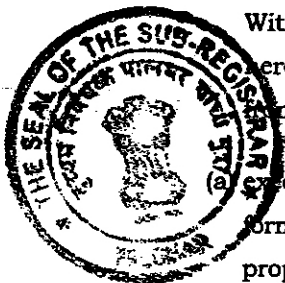
f) **Insurance**

The Borrower shall insure and keep insured the in a form and manner satisfactory to the said Banks.

g) **Covenants of the Borrower**

At its own expense, the Borrower shall keep the Mortgaged Assets at all times in marketable and good condition.

9. SPECIFIC ACTIONS



Without limiting the generality of the assurances and covenants hereinabove, the Borrower will promptly upon receiving a request from the said Banks -

execute a valid legal mortgage in English form or in such other form as the said Banks shall require, of any freehold or leasehold properties or other interests in immovable property presently or in the future belonging to the Borrower and which is not hereby effectively charged or secured;

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(b) execute such documents as may be necessary or, in the opinion of the said Banks expedient to transfer to the said Banks all of the Borrower's right, title and interest in the Mortgaged Properties to enable the said Banks to be registered as the holder, owner or proprietor or otherwise obtain all of the Borrower's right, title and interest to any of the in each case in accordance with the terms of this Indenture; and

(c) otherwise execute all transfers, conveyance, assignments, assurances and other instruments of security whatsoever and give all notices, orders, instructions and directions whatsoever which the Banks may reasonably or by normal practice or by Law require, in relation to the creation, perfection or enforcement of security expressed to be created hereunder in accordance with the terms of this Indenture.

(d) The Borrower confirms that it shall not be in violation of any of the provisions under the Companies Act, 1956 or any other Law

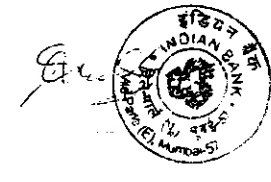
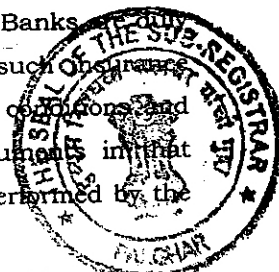


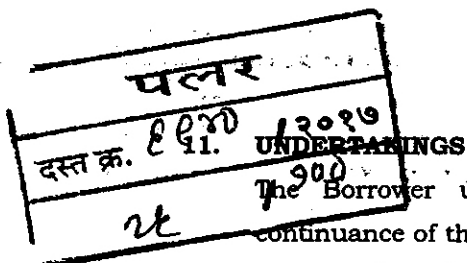
including without limitation sections 293, 295 and 372 A of the Companies Act, 1956 by its entering into this Deed and / or by taking the actions as contemplated herein.

The Mortgagor shall comply with the following obligations in addition and supplemental to the financial covenants and obligations of the Borrower as are already contained in the Finance Documents hitherto entered into with the said Banks viz.:

- i) Ensure that the Mortgaged Properties/securities continue to remain the property of the Borrower and at the disposal of the Borrower and that no security Interest whatsoever shall be created or permitted to be created by the Borrower over the save and except to the extent of the mortgages, charges and encumbrances which are expressly permitted to be created under the Finance Documents and Security Documents and as are disclosed to the said Banks.
- ii) Ensure that the Mortgaged Properties/securities mortgaged, charged and assigned hereunder continue to remain the absolute properties of the Borrower and at the disposal of the Borrower.
- iii) Ensure that all the Mortgaged Properties/Securities are duly and effectively insured jointly in the name of the Borrower and the said Banks in accordance with the requirements of the Finance Documents and the names of the said Banks duly endorsed as "Beneficiary" / "Loss Payee" on such One Insurance policies and all renewals thereof and that the conditions and stipulations provided for in the Finance Documents in that behalf are duly and effectually observed and performed by the Borrower.
- iv) Ensure that all the Mortgaged Properties/Securities are duly and effectively insured jointly in the name of the Borrower as well as the Lenders as a "Co-insured" in the manner and to the extent required under the Finance Documents and all renewals thereof and that the conditions and stipulations provided for in the Finance Documents in that behalf are duly and effectually observed and performed by the Borrower

SEVEN INDEPENDENT





The Borrower undertakes and agrees that, throughout the continuance of this Indenture and so long as the Mortgage Debt or any part thereof remains owing, the Borrower shall unless the said Banks otherwise agree:

a) if any penalty or legal costs or any other charges are paid for the stamping and registration of this Indenture or any supplement or addition thereto or any other additional security documents by the said Banks, pay to the said Banks, the amount thereof with interest as aforesaid at the Maximum Lending Rate which shall, for the purpose of this Indenture be taken to mean the said Banks' maximum lending rate for working capital facilities prevailing at the time of any such payment by the said Banks, whichever is higher (the "Maximum Lending Rate"), from the date of payment by the said Banks until the date of repayment by the Borrower; and

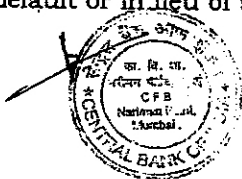
b) to deliver to the said Banks or Lead Bank originals of the receipts evidencing payment of stamp duty and other charges in connection with the stamping and registration of this Indenture.



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12. FAILURE TO PAY

It is hereby agreed and declared that if upon the occurrence and continuance of an Event of Default the Borrower shall fail to pay to the Lenders the Mortgage Debt or any part thereof in the manner provided herein or in the Finance Document/other documents then and in that event the Mortgaged Properties / Securities hereby granted, transferred and charged or expressed so to be shall not be redeemed or be redeemable by the Borrower or any other person or persons interested in the equity of redemption thereof at any time thereafter and the Lenders shall be entitled to refuse to accept payment of the Mortgage Debt unless the Borrower or such person or persons shall have given to the Lenders one months' previous notice in writing making an appointment to pay off the Mortgage Debt on any working day during banking hours and shall pay the same accordingly and in conformity with such notice on such appointed day or unless and in the alternative and in default or in lieu of such notice the Borrower or such Person or



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Persons shall pay to the Lenders in addition to the Mortgage Debt and at the same time a further sum equivalent to one months interest on the Mortgage Debt at the Further Interest Rate and every failure on the part of the Borrower or such Person or Persons to pay off the Mortgage Debt strictly in accordance with such notice as aforesaid and on the day thereby appointed shall entitle the Lenders to enforce various rights as mentioned in the Finance Documents and enforce security created hereunder in terms of provisions contained herein.

13. ENFORCEMENT

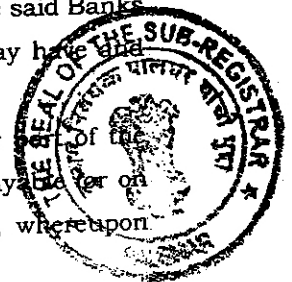
13.1 Enforceability of Security

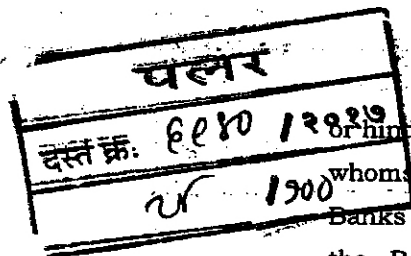
The security created hereunder is for the benefit of the Lenders and shall become enforceable by the Lenders upon the occurrence and continuance of an Event of Default, in accordance with the provisions of Finance Documents. However the Lenders shall have the right to directly initiate proceedings against the Borrower/Mortgagor in accordance with the provisions of SARFAESI Act.

13.2 General Enforcement Powers

At any time after the Security Interest shall have become enforceable pursuant to the terms of any of the Finance Documents or by the terms of this Indenture, the said Banks may without prejudice to any other rights it may have without prior notice to the Borrower:

- declare by notice to the Borrower that all or Mortgage Debt to be immediately due and payable (or on such dates as the said Banks may specify), whereupon they shall become so due and payable;
- enter into and upon the Mortgaged Properties / Securities and take possession of the Mortgaged Properties / Securities and any future assets comprised in this Indenture and after the taking of such action the Borrower shall take no action inconsistent with or prejudicial to the right of the said Banks quietly to possess, use and enjoy the same and to receive the income, profits and benefits thereof without interruption





or hindrance by the Borrower or by any person or persons whomsoever, and upon the taking of such action, the said Banks shall be freed and discharged from or otherwise by the Borrower well and sufficiently saved and kept harmless and indemnified of, from and against all former and other estates, titles, claims, demands and encumbrances whatsoever, unless caused by fraud, gross negligence or willful misconduct of the said Banks or that of its officers or employees as may be finally decided by a court of competent jurisdiction;



c) sell, call in, collect, convert into money or otherwise deal with or dispose of the Mortgaged Properties or any part thereof on an installment basis or otherwise and generally in such manner and upon such terms whatever as the said Banks may consider fit and appropriate the net sale proceeds towards payment of the Mortgage Debt in accordance with the order of appropriation set out in the Finance Documents or as may be otherwise required by the said Banks;

d) Exercise any and all powers which a receiver could exercise hereunder or by Law;

e) appoint by writing any Person or Persons to be a receiver of all or any part of the Mortgaged Properties/securities, from time to time determine the remuneration of the receiver and remove the receiver (except where an order of the courts is required thereof) and appoint another in place of any receiver, whether such receiver is removed by the said Banks or an order of the court or otherwise ceases to be the receiver or one of two or more receivers;

f) operate the banks accounts and appropriate all monies lying therein; and / or

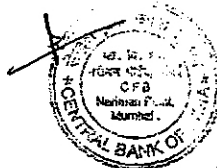
g) take all such other action expressly or impliedly permitted under this Indenture and / or in Law.

13.3 Powers of the Lead Bank

The Lead Bank, acting for and on behalf of the Lenders, has the authority to and may act upon and enforce the

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For Seva Industries Limited
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provisions of this Indenture or to adopt appropriate remedies in that behalf and may in that behalf adopt remedies in relation thereto and shall exercise all powers under this Indenture and the other Finance Documents in accordance with law.

14. EXPENSES

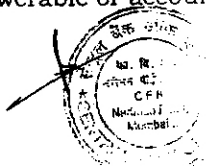
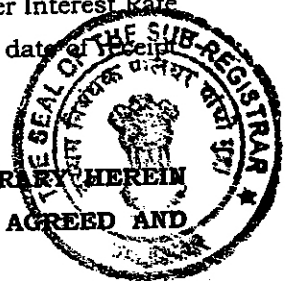
All expenses incurred by the Lenders throughout the continuance of this Deed and all expenses incurred by the Lenders after occurrence and during the continuation of an Event of Default in connection with preservation or protection of the Borrower's assets (whether then or thereafter existing), the protection of the interests of the Lenders, enforcement of Security and collection of amounts due to the Lenders shall be payable by the Borrower and interest as notified by the Lenders within three (3) Business Days from the date of receipt of notice of demand in respect thereof. In case of default in making such payment within three (3) Business Days from the date of receipt of notice of demand, the Borrower shall also pay on the defaulted amounts interest at Further Interest Rate from the expiry of three (3) Business Days from the date of notice of demand till reimbursement.

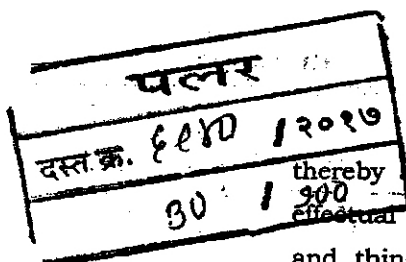
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NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN
AND PROVIDED ALWAYS AND IT IS HEREBY AGREED AND
DECLARED as follows:-

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**NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN
AND PROVIDED ALWAYS AND IT IS HEREBY AGREED AND
DECLARED as follows:-**

- Upon the occurrence of an Event of Default, it shall be lawful for the said Banks, at any time without any further consent of the Borrower, to sell, assign or concur with any other person in selling, assigning the and any future assets comprised under the present security or any part thereof, either by public auction or private contract, with liberty to make any arrangements as to selling, assigning, recovering or otherwise dealing with the or other matters as the said Banks may deem proper, with power to buy or obtain assignment of the Mortgaged Properties / Securities at any sale and to resell or reassign the at any sale by auction or to rescind or vary any contract for sale and to resell or reassign Mortgaged Properties/ Securities without being answerable or accountable for any loss or diminution occasioned





thereby and with power also to execute assurances and give effectual receipts for the purchase money and do all other acts and things for completing the sale/ assignment which the person or persons exercising the power of sale/assignment shall think proper, and the aforesaid power shall be deemed to be a power to sell and concur in selling the Mortgaged Properties/Securities without the intervention of the Court within the meaning of section 69 of the Transfer of Property Act, 1882;



- b) No purchaser or other person dealing with the said Banks and/or any receiver upon any sale purporting to be made in pursuance of the aforesaid power in that behalf shall be bound or concerned to see or inquire whether either of the events mentioned in Sub-clause (a) above of this Clause 15 has happened or whether any default has been made in payment of any moneys intended to be hereby secured or whether any money remains owing on the security of this Indenture or as to the necessity or expediency of the stipulations subject to which such sale and/or assignment shall have been made or otherwise as to the propriety or regularity of such sale and/or assignment and notwithstanding any impropriety or irregularity whatsoever in any such sale and/or assignment the same shall as regards the safety and protection of the purchaser or purchasers be deemed to be within the aforesaid power in that behalf and be valid and effectual and the remedy of the Borrower in respect of any breach of any of the clauses or provisions hereinbefore contained or of any impropriety or irregularity whatsoever in any such sale and/or assignment shall be in damages only;

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 For Seva Industries Limited
 A. B. Dhanu
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- c) Upon any such sale /assignment as aforesaid the receipt by the said Banks for the purchase money shall effectually discharge the purchasers or purchaser therefrom and from being concerned to see to the application thereof or being answerable for the loss or misapplication thereof.
- d) Nothing contained herein shall affect the powers of the said Banks conferred under the Securitisation and Reconstruction of



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Financial Assets and Enforcement of Security Interest Act, 2002, and / or any other similar statute, which shall be in addition to and without in any manner derogation of the powers and rights of the said Banks conferred hereunder.

16. Non-applicability of certain provisions of the Transfer of Property Act, 1882

16.1 Section 67

The provisions of section 67 of the Transfer of Property Act, 1882, shall not apply to this Indenture, notwithstanding that the said Banks may hold two or more mortgages executed by the Borrower or any one or more of them including this Indenture in respect of which the said Banks may have the right to obtain the same kind of decrees under section 67 of the Transfer of Property Act, 1882 and the said Banks shall be entitled to sue and obtain such decree on any of such mortgages without being bound to sue on all such mortgages in respect of which the mortgage moneys shall have become due.

16.2 Continued Possession

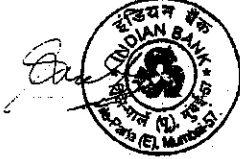
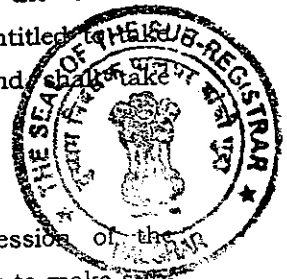
It shall be lawful for the Borrower to retain possession of Mortgaged Properties/Securities and the Borrower may use the Mortgaged Properties/Securities and deal with the Mortgaged Properties/Securities in accordance with the Finance Documents (including any disposal expressly permitted and subject to the terms of the Finance Documents) until the said Banks shall be entitled to possession thereof under this Indenture and possession thereof accordingly.

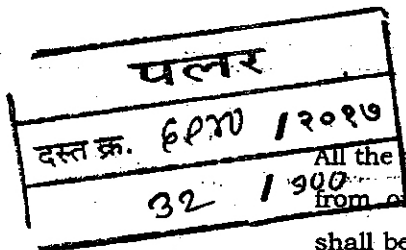
16.3 Section 65A

The Borrower shall while in lawful possession of the Mortgaged Properties/Securities has no power to make subleases thereof, save and except in pursuance of the terms of the Finance Documents and the provisions of Section 65A of the Transfer of Property Act, 1882 shall not apply.

16.4 Proceeds of the Mortgaged Properties/Securities

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For Seva Industries Limited
Authorized Signatory





All the amounts received from time to time by the said Banks from or in respect of the Mortgaged Properties/Securities shall be distributed to the Banks as specified in the Finance Documents.

17. APPOINTMENT OF RECEIVER

17.1 Appointment

Subject to any other applicable statutory provisions, the said Banks at any time after the security hereby constituted shall have become enforceable may by writing appoint as receiver of the Mortgaged Properties/Securities or any part thereof one or more Persons entities or any Authorised Officer or Officers of such Person and may remove any receiver so appointed and appoint another in its place. Where more than one receiver is appointed, any reference in this Indenture to a receiver shall apply to all the receivers as appointed and the appointment shall be deemed to be joint and several so that the rights, powers, duties and discretions vested in the receivers may be exercised jointly by all the receivers so appointed as severally by each of them.

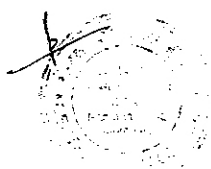


17.2 Status, Powers and Remuneration of Receiver: -

- a) Appointment of any receiver may be made either before or after the said Banks shall have entered into or taken possession of the Mortgaged Properties;
- b) Such receiver may, from time to time, be invested with such of the rights, powers, authorities and discretions exercisable by the said Banks set forth herein or under any Law or as the said Banks may think expedient including the following rights, powers and authorities:-
 - i) to enter upon or take possession of, collect, and get in all or any part of the Mortgaged Properties/securities and for that purpose to take any proceedings and enforce any order or judgment in the name of the Borrower or otherwise as the receiver shall consider fit;

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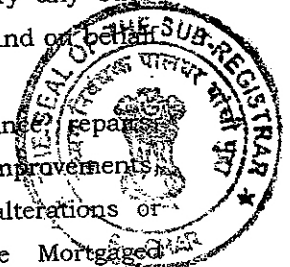
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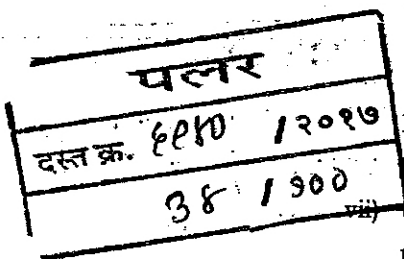


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- ii) to manage or carry on or concur in carrying on the business of the Borrower as the receiver shall consider fit, in each case, in accordance with the law;
- iii) to make any arrangement or compromise between the Borrower and any other Person or pay any compensation or incur any obligation which the said Banks or the receiver shall consider fit;
- iv) for the purpose of exercising any of the powers, authorities and discretions conferred on it by this Indenture and/or defraying any costs or expenses which may be incurred by it in the exercise thereof or for any other purpose, to borrow moneys on the security of the Mortgaged Properties / Securities on such terms (with or without security) as the receiver or the said Banks shall consider fit and so that, with the prior written consent of the said Banks, any such security may be or include a charge on the whole or any part of the Mortgaged Properties / securities ranking pari passu with the security created hereunder;
- v) to assign, sell, lease, license, grant options to sell, deal with or manage or concur in assigning, selling, leasing, licensing, granting options to sell, dealing with or managing and to vary, terminate or accept surrenders of leases, licenses or tenancies of or otherwise dispose of any part of the Mortgaged Properties in such manner and generally on such terms and conditions as the said Banks or the receiver shall consider fit and to carry any such transactions into effect in the name of and on behalf of the Mortgagor or otherwise;
- vi) to make, effect and do all maintenance, repairs, developments, reconstructions, improvements, furnishings, equipment, insurances, alterations or additions to or in respect of the Mortgaged Properties/securities and maintain, renew, take out or increase insurances in the interest of the said Banks for maintaining the value of the Mortgaged

SEVEN UNITS LIMITED
COMPANY SECRETARYFor Seven Industries Limited
Authorized Secretary
D. G. Dhanu



Properties/securities, in every such case as the said Banks or the receiver shall consider fit;

vii) to obtain all clearances, planning consents and permissions, building regulations, approvals and any other consents or licences necessary or appropriate to carry out any of the matters referred to in this Indenture or otherwise as the said Banks or receiver shall consider fit;



viii) to redeem any encumbrance and settle and pass the accounts of the encumbrances so that any accounts so settled and passed shall (subject to any manifest error) be conclusive and binding on the Borrower and the money so paid shall be deemed to be an expense properly incurred by the receiver;

ix) to settle, refer to arbitration, compromise and arrange any claims, accounts, disputes, questions and demands with or by any Person or body who is or claims to be a creditor of the Borrower or relating in any way to the Mortgaged Properties or any part thereof;

x) to bring, prosecute, enforce, defend and discontinue all such actions and proceedings in relation to the Mortgaged Properties/securities or any part thereof as the receiver shall consider fit;

xi) to do all such things and take all such actions as may be required in order to ensure the continued safe, efficient and economic operation;

xii) insure and keep insured the property and assets of an insurable nature comprised in the Mortgaged Properties/securities against loss or damage by such risks and contingencies in such manner and in all respects as the said Banks or receiver may deem fit, and to maintain, renew or increase any insurance or insurances in respect of such property or assets;

xiii) Promote the formation of companies with a view to purchasing all or any of the undertakings, property, assets and rights of the Borrower or otherwise;

SEVA INDUSTRIES LIMITED
COMPANY SECRETARY

For Seva Industries Limited
A. A. Dhanu
Authorised Signatory



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xiv) to do all such other acts and things (including,

without limitation, signing and executing / all १०० documents and deeds) as may be considered by the

said Banks or receiver to be incidental or conducive to any of the matters or powers aforesaid or otherwise incidental or conducive to the preservation, improvement or realisation of the Mortgaged Properties/securities;

xv) to exercise all such other power and authority as the said Banks shall consider fit to confer and so that the said Banks may in relation to such part of the Mortgaged Properties/securities as is the subject to the security expressed to be created hereunder confer any powers and authorities which it could give if it were an absolute beneficial owner thereof;

xvi) in the exercise of any of the above powers, to expend such sums as the receiver may think fit and the Borrower shall forthwith on demand repay to the receiver all sums so expended together with interest thereon at the Maximum Lending Rate of the said Banks from time to time, and until such repayment, such sums, together with such interest, shall be secured by the Indenture;

c) Unless otherwise directed by the said Banks such receiver may exercise all the rights, powers, authorities and discretion's herein or by Law vested in the said Banks;

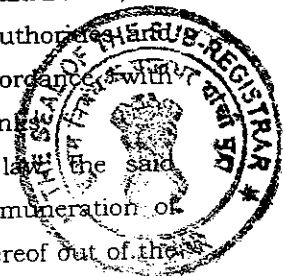
d) Such Receiver shall exercise its powers, authorities and discretion from time to time in accordance with the instructions made and given by the said Banks;

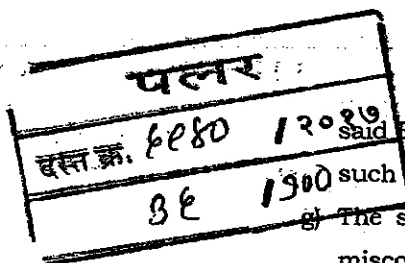
e) Subject to the applicable provisions of law the said Banks may from time to time fix the remuneration of such Receiver and may direct payment thereof out of the Mortgaged Properties/Securities;

f) The said Banks from time to time and at any time, may require any such receiver to give security for the due performance of its duties as such receiver, and may fix the nature and amount of security to be so given, but the

COMPANY SECRETARY

For Bank of India





Said Banks shall not be bound in any case to require any such security;

g) The said Banks shall be in no way responsible for any misconduct, misfeasance, malfeasance or negligence on the part of any such receiver and shall be in no way liable for or in respect of any debts or other liabilities incurred by any such Receiver whether the Borrower shall or shall not be in liquidation;



h) All the powers, provisions and trusts contained in section 69A of the Transfer of Property Act, 1882, shall apply to the Receiver appointed under this Clause;

i) Every Receiver appointed under the provisions hereof shall be deemed to be the agent of the Borrower and the Borrower shall be solely responsible for such receiver's acts and defaults and for his misconduct and liable on any contract or engagement made or entered into by the receiver and for his remuneration; and

j) The Receiver shall, in the exercise of the Receiver's powers, authorities and discretions, conform to the directions and regulations from time to time given or made by the said Banks.

For Seva Industries Limited
A. G. Dey
Authorized Signatory

SEVA INDUSTRIES LIMITED
COMPANY SECRETARY

18. PROTECTION OF THE SAID BANKS AND RECEIVER: LIMITATION OF LIABILITY

18.1 Limitation of Liability

Neither the said Banks nor any Receiver shall be liable in respect of any loss or damage which arises out of the exercise or the attempted or purported exercise of or the failure to exercise any of their respective rights, powers, authorities, discretions and trusts that may be vested in the said Banks.

18.2 Not Mortgagee-in-Possession

Without prejudice to the generality of Clause 18.1, the Borrower doth hereby expressly agree with the said Banks that neither the said Banks nor any Receiver appointed as aforesaid shall, by reason of the said Banks or such Receiver entering into or taking possession of the Mortgaged



Properties/securities or any part thereof, be liable to the
Borrower to account as a mortgagee-in-possession

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19. COSTS AND EXPENSES

19.1 Mortgagee's Costs and Expenses

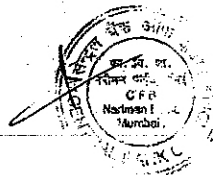
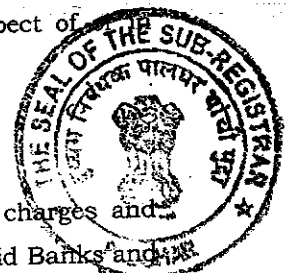
The Borrower shall, upon notice from the said Banks pay or reimburse to the said Banks all agreed fees for services performed by the said Banks, all out of pocket, and travelling expenses and other costs, charges and expenses in any way incurred by the said Banks or their respective, officers, employees or agents in connection with the negotiation, preparation, execution, modification or amendment of or the preservation, protection or release of the rights of the said Banks under this Indenture and/or any documents or instruments contemplated or in connection with or relating to this Indenture including, without limitation, costs of investigation of title, traveling expenses and legal fee for drafting, stamping and registration of the documents and any other expenses pursuant to this Indenture and further covenants and agrees to indemnify the said Lender/s against all actions, proceedings, costs, charges, expenses, claims and demands whatsoever which may be brought or made against or incurred by any or all of them in respect of any matter or thing done or omitted to be done without their willful default or gross negligence as may be finally decided by the Court of competent jurisdiction in respect of relation to the Mortgaged Properties/securities.

19.2 Legal Fees and Expenses

The Borrower shall pay all legal fees, costs, charges and expenses of the external legal counsel of the said Banks and all such sums incurred or paid by the said Banks in connection with and incidental to or in connection with this Indenture and incurred as well for the assertion or defence of the rights of the said Banks as for the protection and security of the Mortgaged Properties/securities and for the demand, realisation and recovery of the Mortgage Debt shall

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FOR BANK OF BARODA
A. B. D. D. D.



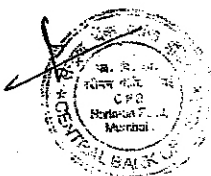
be added to the Mortgage Debt respectively and be secured
hereby.

The Borrower shall, pay all stamp duty, other duties, Taxes, fees, penalties or other charges payable on or in connection with the execution, issue, delivery, registration of this Indenture, and any document, act and registration performed pursuant hereto, if and when the Borrower may be required to pay the same according to any of the Finance Documents or according to the Law for the time being or at any time in force in the state in which its properties are situated. If the Borrower fails to pay the stamp duty, other duties, Taxes, fees, penalties or other charges payable hereinabove, then the said Banks may pay such amounts on behalf of the Borrower. Any money paid by the said Borrower as aforesaid, shall until payment by the Borrower with interest as hereinabove provided, constitute a part of the Mortgage Debt.

SEYA INDUSTRIES LIMITED
COMPANY SECRETARY

All costs, expenses, charges and fees paid or incurred by the said Banks in the exercise of any of the rights, remedies or powers granted hereunder including without limitation, for payment of any costs, expenses, charges or fees in this Clause shall be for the account of the Borrower and the Borrower undertakes promptly on demand to pay the same or, as the case may be to reimburse the said Banks or its authorised agents, representatives, successors and assignees for any such monies paid by the said Banks with interest thereon at the Maximum Lending Rate from the date the Borrower receives notice thereof from the said Banks and representatives, successors and assigns until reimbursed by the Borrower and all such sums and costs shall be added to the Mortgage Debt and be secured under this Indenture.

For Sayas Industries Limited
A. D. Deyani
Authorized Signatory and Company



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20. INDEMNITY

The said Banks, every Receiver, attorney, manager, agent or other person appointed by the said Banks shall be entitled to be indemnified out of Mortgaged Properties/Securities in respect of all liabilities and expenses incurred by it in the execution or purported execution of the powers and trusts thereof including liabilities and expenses consequent to any mistake, oversight or error of judgement (other than those liabilities and expenses arising out of gross negligence or willful default) on the part of the said Banks or any such appointee and against all actions, proceedings, costs, claims and demands in respect of any matter or thing done or omitted to be done in anywise relating to the Mortgaged Properties/Securities.

21. ATTORNEY

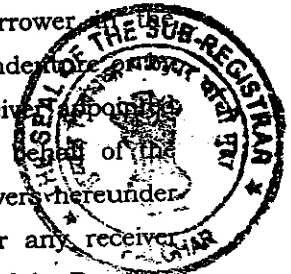
21.1 Appointment

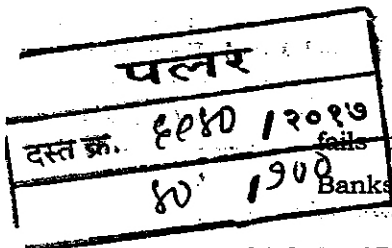
The Borrower hereby irrevocably appoints each of the said Banks well as each receiver to be appointed under this Indenture to be its attorney or attorneys, and in the name and on behalf of the Borrower to act and execute all deeds and things which the Borrower are authorised to execute and do under the covenants and provisions herein contained and generally to use the name of the Borrower in the exercise of all or any of the powers by this Indenture conferred on the said Banks or any receiver appointed by the said Banks and also to execute on behalf of the Borrower at the cost of the Borrower the powers hereunder or by Law conferred on the said Banks or any receiver appointed by it and also to execute on behalf of the Borrower at the cost of the Borrower such documents and deeds as may be necessary to give effect to the provisions referred to hereinabove and also for preservation, enforcement and realisation of the security and the Borrower shall bear the expenses that may be incurred by the said Banks or any receiver in that behalf. **PROVIDED** at any time prior to the occurrence of an Event of Default, the said Banks shall exercise its powers under this Clause only if the Borrower

COMPANY SECRETARY

For Sops India Limited
A. Q. Khan

STANDARD LIFE LIMITED





fails to comply with the written instructions of the said Banks under this Indenture.

21.2 Ratification

The Mortgagor covenants with the said Banks to ratify and confirm all acts or things made done or executed by any attorney as contemplated by Clause 21.1 hereinabove.

22. Application of monies

All monies received by the said Banks or any receiver appointed under this Indenture whether prior to or as a result of the enforcement of the security constituted hereunder shall be held on trust and shall be applied by the said Banks (except as otherwise required by law) in the first place, to reimburse themselves and pay, retain or discharge all the reasonable costs, charges and expenses including those incurred in or about the entry, appointment of receiver, calling in, collection conversion or the exercise of the powers under this Indenture including their and the receiver's remuneration as herein provided and shall apply the balance of the aforesaid monies;

- a) Firstly, to the Mortgage Debt that is owed to the said Banks whether the same shall be due or not; as per the properties amongst the said Banks as mentioned in Clause 3 hereinabove and
- b) Secondly, to pay the remainder of the said proceeds if any to the person or persons, including the Borrower, entitled thereto.



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COMPANY SECRETARY

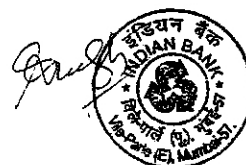
23. LIABILITY TO LENDERS FOR DEFICIENCY

The Borrower shall remain liable to the said Banks for any deficiency in recovery of the Mortgage Debt and other moneys payable under this Indenture.

24. WAIVER

24.1 No Implied waiver or impairment

No delay or omission of the said Banks or any receiver in exercising any right, power or remedy accruing of the said Banks upon any default hereunder shall impair any such right power or remedy or be construed to be a waiver thereof



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or any acquiescence in such default, nor shall the action or inaction of the said Banks or any receiver in respect of any default or any acquiescence by it in any default affect or impair any right power or remedy of the said Banks in respect of any other defaults nor shall any single or partial exercise of any such right power or remedy preclude any further exercise thereof or the exercise of any other right power or remedy. The rights and remedies of the said Banks herein provided are cumulative and not exclusive of any rights or remedies provided by Law or equity or in any of the other Finance Documents or the Security Documents.

24.2 Express Waiver

A waiver or consent granted by the said Banks under this Indenture will be effective only if given in writing and then only in the instance and for the purpose for which it is given.

25. MISCELLANEOUS

25.1 Discharges and Releases

Notwithstanding any discharge, release or settlement from time to time between the said Banks and the Borrower, any discharge or payment in respect of the Mortgage Debt by the Borrower or any other Person is avoided or set aside or ordered to be surrendered, paid away, refunded or reduced by virtue of any provision of Law or enactment relating to bankruptcy, insolvency, liquidation, winding up, composition or arrangement for the time being in force or for any other reason resulting in the above, the said Banks shall be entitled hereafter to enforce this Indenture as if no such discharge, release or settlement had occurred.

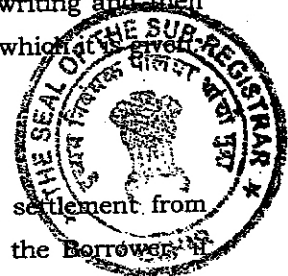
25.2 Amendment

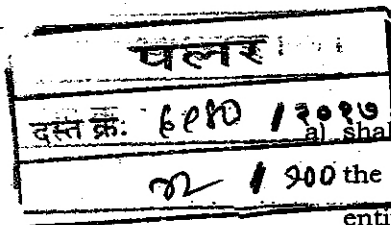
The Borrower and the said Banks may amend or supplement the terms of this Indenture only by agreement in writing.

25.3 Other Remedies

The rights and remedies conferred upon the said Banks under this Indenture:

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COMPANY SECRETARY
A. A. Bhat
Authorised Signatory





a) shall not prejudice any other rights or remedies to which the said Banks may, independently of this Indenture, be entitled; and

b) shall not be prejudiced by any other rights or remedies to which the said Banks may, independently of this Indenture, be entitled, or any collateral or other security (including without limitation, guarantees) now or hereafter held by the said Banks.

25.4 Limitation on Rights of Others

Nothing in this Indenture, whether express or implied, shall be construed to any Person other than the said Banks any legal or equitable right, remedy or claim under or in respect of this Indenture, except as expressly provided in this Indenture, any covenants, conditions or provisions contained herein or in the Mortgaged Properties/Securities, all of which are, and shall be construed to be, for the sole and exclusive benefit of the said Banks.

25.5 CIBIL Disclosures -

A) The Borrower understand that as a pre-condition, relating to grant of the said Facilities to the Borrower, the said Banks require Borrower's consent for the disclosure of information and data relating to the Borrower, the Facilities availed of by the Borrower, obligations as assumed by the Borrower, in relation thereto and default, any committed in discharge thereof. Accordingly, the Borrower hereby agrees and gives consent for the disclosure by the said Banks of all or any such.

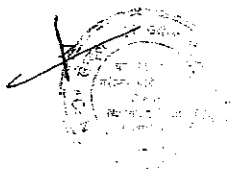
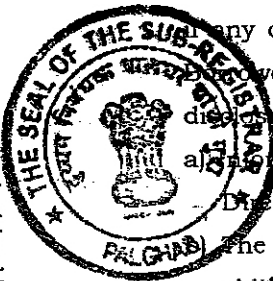
information and data relating to the Borrower and its Directors.

The information or data relating to the Borrowers obligations in any credit facility granted / to be granted, by the said Banks or any other securities or guarantees furnished by the Borrower or any third party or any other facilities granted to the Borrower; and

SEVA INDUSTRIES LIMITED
COMPLAINTARY

For Seva Industries Limited

Authorised Signatory



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c) default, if any committed by the Borrower, in discharge of such obligations, as the said Banks may deem appropriate and necessary, to disclose and furnish to Credit Information Bureau (India) Ltd. and any other agency authorised in this behalf by the Reserve Bank of India ("RBI")

B) i) The Borrower declares that the information and data furnished by them to the said Banks from time to time are and shall be true and correct.

ii) The Mortgagor hereby further undertakes that-

(a) the Credit Information Bureau (India) Limited and any other agency so authorised may use, process the said information and data disclosed by the said Banks in the manner as deemed fit by them; and

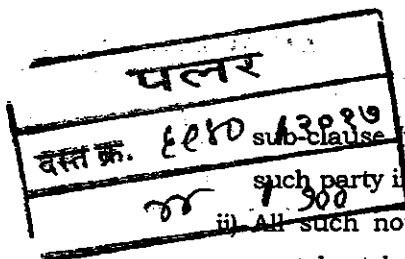
(b) the Credit Information Bureau (India) Limited and any other agency may furnish consideration, the processed information and data or products thereof prepared by them to banks, financial institutions and other credit grantors or registered users, as may be specified by the Reserve Bank of India in this behalf."

C) In case the Borrower commits a default in payment or repayment of any amounts in respect of the said Facilities, the said Banks and / or RBI will have an unqualified right to disclose or publish the details of the default and the names of the Borrower (including their directors) as the case may be, as defaulters, in such manner and through such medium as the said Banks and RBI in their absolute discretion may think fit.

26. COMMUNICATIONS

i) All notices and other communications provided for hereunder shall be a) in writing (including telecopier) and b) telecopied or sent by person, overnight courier (if for inland delivery) or international courier (if for overseas delivery) and if the Borrower shall be at its address specified in sub-clause iv) below; and if to the said Banks at their address specified in





sub-clause (v), or at such other addresses as is designated by such party in a writing notice.

ii) All such notices and communications shall be effective (a) if sent by telecopier, on receipt of a confirmation to the correct telecopier number, (b) if sent by person, when delivered, (c) if sent by courier, one business day after deposit with an overnight courier if for inland delivery and five business days after deposit with an international courier if for overseas delivery; and (d) if sent by registered letter when the registered letter would, in the ordinary course of post, be delivered whether actually delivered or not.

Provided however that any notice or communication to the said Banks shall be effective only on actual receipt by the Officer of the said Banks for whose attention the notice of communication has been expressly marked.



iii) An original of each notice and communication sent by telecopy shall be dispatched by person, overnight courier (if for inland delivery) or international courier (if for overseas delivery) and, if such person of courier service is not available, by registered airmail (or, if of inland delivery, registered first class mail) with postage prepaid, provided that the effective date of any such notice shall be determined in accordance with sub-clause (ii)(a) above, without regard to the dispatch of such original.

iv) The address for service of the Borrower shall be:

For the Borrower / Mortgagor

M/s. Seva Industries Limited

T - 13/14, MIDC, Tarapur, Boisar,

Taluka - Palghar, Dist.: Thane Pin - 401 506

Fax: +91-022 26732894

Tel: +91-022 66779569

or such other address and contact number as is designated by the Borrower by not less than five (5) Business Days written notice to the said Banks.

v) The address for service of the Banks shall be:

BANK OF BARODA

Sir P. M. Road Branch,

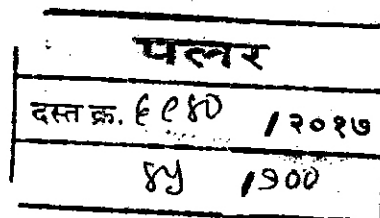
Laxmi Insurance Building,



SEVA INDUSTRIES LIMITED
COMMERCIAL SECRETARY

For Seva Industries Limited
P. O. Bhanu

Ground Floor, Sir P. M. Road,
Fort, Mumbai - 400 001.
Fax: +91-022 - 22642074
Tel: +91-022 - 22661609



CENTRAL BANK OF INDIA,

Mid - Corporate Finance Branch Thane
Plot No. 383 / 384, 1st Floor,
Paradise Heights, Station Road,
Thane (West), - 400 601.
Tel: +91-022 - 25331766
Fax: +91-022 - 25331772

INDIAN BANK,

Vile Parle (E) Branch, Mumbai
325, Geethanjali Building,
1st Floor, Nehru Road, Vile Parle (E),
Mumbai - 400 057.
Tel: +91-022 - 26148753
Fax: +91-022 - 26153613



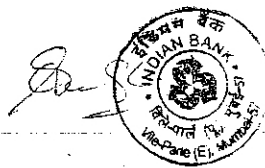
or such other addresses and contact numbers as is designated
by the said Banks by not less than 5 (five) Business Days
written notice to the Borrower.

27. SEVERABILITY

Every provision contained in this Indenture shall be severable and distinct from every other such provision and if at any time any one or more of such provisions is or becomes invalid illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions hereof shall not be in any way affected or impaired thereby.

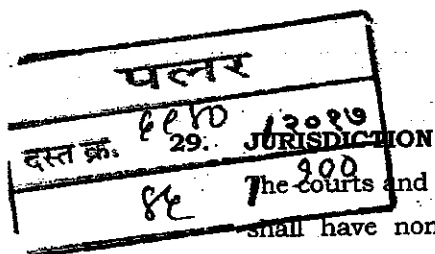
28. GOVERNING LAW

This Indenture shall be governed by and construed in accordance with Indian laws.



SEVA INDUSTRIES LIMITED
CORPORATE SECRETARY
(Signature)

(Signature)
A. A. Dhanraj
Authorized Signatory



The Courts and Tribunals of competent jurisdiction in Maharashtra shall have non exclusive jurisdiction to try and entertain any dispute between the parties hereto, and / or the said Banks arising out of or relating to this Indenture.

PART - I OF THE FIRST SCHEDULE ABOVE REFERRED TO

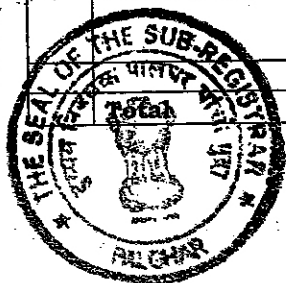
(Description of Credit Facilities)

Details of Working Capital Facilities

Rupees in Crores

Sr. No.	Name of Bank	Facility	Existing Limits	Proposed Limits
1.	Bank of Baroda	Cash Credit (Stocks / Book Debts)	28.00	28.00
		Total	28.00	28.00
2.	Central Bank of India	Cash Credit (Stocks / Book Debts)	18.00	22.50
		Letter of Credit / Bank Guarantee	6.00	6.00
		Total	24.00	28.50
3.	Indian Bank	Cash Credit (Stocks / Book Debts)	20.60	20.60
		Total	20.60	20.60
		Total	72.60	77.10

SEVA INDUSTRIES LIMITED

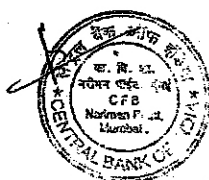


Details of Term Loan Facilities

Rupees in Crores

Sr. No.	Name of Bank	Facility	Existing Limits	Proposed Limits
1.	Bank of Baroda	Term Loan	11.00	11.00
2.	Central Bank of India	Term Loan	09.74	08.71
3.	Indian Bank	Term Loan	09.40	09.40
	Total		30.14	29.11

For Seva Industries Limited
A. G. Dhanu



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PART - II OF THE FIRST SCHEDULE ABOVE REFERRED TO

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**ADDITIONAL CREDIT FACILITIES NOW SANCTIONED AND GRANTED
BY CENTRAL BANK OF INDIA UNDER THIS INDENTURE OF
MORTGAGE**

(Rs. in Crores)			
1.	Central Bank of India	Cash Credit (Stocks / Book Debts)	Rs. 4.50

SECOND SCHEDULE REFERRED TO ABOVE
(Description of Mortgaged Assets / Immovable Properties)

- A) All that piece or parcel of land known as Plot No. T - 13 in Tarapur Industrial Area of MIDC, within the village limits of Pamtembhi and outside the Municipal limits, in rural area, Taluka and Registration Sub-District Palghar, District and Registration District Palghar (earlier Thane), containing by admeasurements 3,824 sq. mtrs. Or thereabouts, together with buildings / structures standing thereon and bounded as follows that is to say:-

On or Towards the North by : Plot No. T - 14,

On or towards the South by : Plot No. T - 12 and R/W 20 mtrs.

On or towards the East by : Plot No. K-58/1, K-58/2

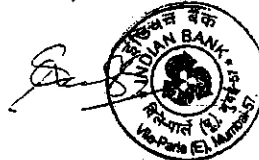
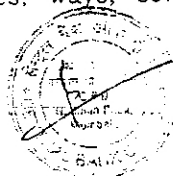
On or towards the West by : Part of Plot No. T - 14 R/W 20 mtrs.

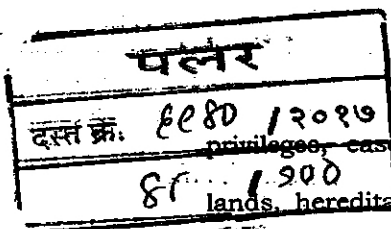
Together with all the buildings, erections, godowns and constructions of every description which are standing, constructed, erected or attached or shall at any time hereafter during the continuance of the security hereby constituted by constructed, erected, standing or attached thereto alongwith all the easement rights including free right of way to approach the said land and all rights to use common areas and facilities and incidental attached thereto, together with all tress, fences, hedges, ditches, ways, sewers, drains, waters, watercourses, liberties,



SEVA INDUSTRIES LIMITED
COMPANY SECRETARY

For Seva Industries Limited
A. A. Aggarwal
Authorized Signatory



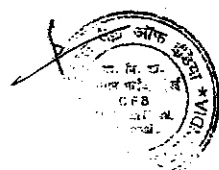
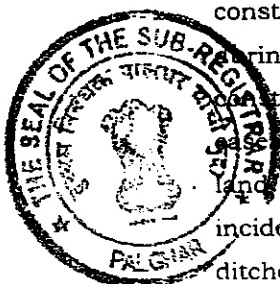


privileges, easements and appurtenances whatsoever to the said lands, hereditaments and premises or any part thereof whether presently in existence belonging to or in any way appurtenant thereto or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, claim and demand whatsoever of the Mortgagor Company in to and upon the same and all fixed plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

- B) All that piece or parcel of land known as Plot No. T - 14 in Tarapur Industrial Area of MIDC, within the village limits of Pamtembhi and outside the Municipal limits, in rural area, Taluka and Registration Sub-District Palghar, District and Registration District Palghar (earlier Thane), containing by admeasurements 10,024 sq. mtrs. or thereabouts, together with buildings / structures standing thereon and bounded as follows that is to say :-

On or Towards the North by : Plot No. K - 56,
On or towards the South by : Estate Road,
On or towards the East by : Plot No. T - 13,
On or towards the West by : Estate Road.

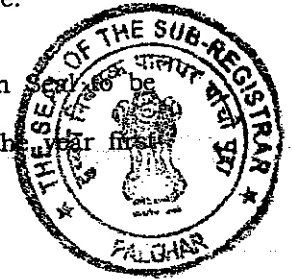
Together with all the buildings, erections, godowns and constructions of every description which are standing, constructed, erected or attached or shall at any time hereafter being the continuance of the security hereby constituted by constructed, erected, standing or attached thereto alongwith all the easement rights including free right of way to approach the said land and all rights to use common areas and facilities and incidental attached thereto, together with all tress, fences, hedges, ditches, ways, sewers, drains, waters, watercourses, liberties, privileges, easements and appurtenances whatsoever to the said



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lands, hereditaments and premises or any part thereof whether presently in existence belonging to or in any way appurtenant thereto or usually held, occupied or enjoyed therewith or expected to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, claim and demand whatsoever of the Mortgagor Company in to and upon the same and all fixed plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

In witness whereof the Borrower has caused its Common Seal to be affixed hereunto and the copies hereof on the day and the year first hereinabove written.



SIGNED SEALED AND DELIVERED BY
M/S. SEYA INDUSTRIES LIMITED by the
hands of Shri. Ashok G. Rajani its
authorised Director and
Ms. Manisha Solanki Secretary /
Authorized Representative

For Seya Industries Limited

A. B. Rajani
Authorized Secretary

SEYA INDUSTRIES LIMITED

M. Solanki
COMM. SECRETARY



The common seal of **M/S. SEYA INDUSTRIES LIMITED** was hereunto affixed pursuant to the resolution passed at the meeting of the Board of Directors held on _____ by the hand of Shri Ashok G. Rajani in the presence of Shri Narendra G. Pandya

A. B. Rajani

SIGNED SEALED AND DELIVERED BY the
within named **BANK OF BARODA** by an
authorized signatory Shri
J. B. Koushik in the
presence of Shri Mare K. Pesh



पुणे बँक ऑफ बडोदा
For Bank Of Baroda
ज. पी. एम. रोड शाखा, मुंबई-४०० ००१.
C/o P.M. Road, Br. Mumbai-400 001.

Ka
ज. सहायक/Asst. Gen. Manager

SIGNED SEALED AND DELIVERED BY the
within named **CENTRAL BANK OF INDIA**
by an authorized signatory Shri
T.V. Subbaiah in the
presence of Shri _____

1) Sural P. Chakraborty
2) Shri Brahm Singh Shirsingh

SIGNED SEALED AND DELIVERED BY the
within named **INDIAN BANK** by an
authorized signatory Shri
SAGAR GUHA in the
presence of Shri _____

1) Sural P. Chakraborty
2) Shri Brahm Singh Shirsingh

कृते सेन्ट्रल बैंक ऑफ इंडिया
For CENTRAL BANK OF INDIA
कारपोरेट वित्त शाखा, न.पं. मुंबई
C.F.B. Nariman Point, Mumbai

सहा. महाप्रबंधक

कृते इंडियन बैंक
For INDIAN BANK

सहायक महाप्रबंधक
Assistant General Manager
विले-पारि (ए) शाखा
Vile-Parie (A) Branch

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५९	१५००



SEYA
INDUSTRIES LTD.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SEYA INDUSTRIES LIMITED HELD AT 501, GHANSHYAM CHAMBER, B-12, OFF LINK ROAD, ANDHERI (W), MUMBAI 400053 ON TUESDAY, FEBRUARY 14, 2017 AT 4:30 P.M.

"RESOLVED THAT the consent of the Board of Directors of the Company be and is hereby accorded to authorise severally to Mr. Narendra Pandya, Authorised Signatory to register a mortgage in favour of BOB Consortium (Bank of Baroda, Central Bank of India and Indian Bank) with sub registrar's office at Palghar., Maharashtra.

RESOLVED FURTHER THAT Narendra Pandya, Authorised Signatory be and are hereby severally authorized to execute, sign any documents, deed(s), agreement(s) or papers as may be required for registering the said mortgage in favour of BOB Consortium.

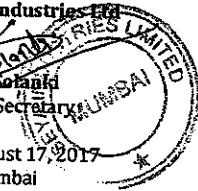
RESOLVED FURTHER THAT Mr. Narendra Pandya, Authorised Signatory be and are hereby severally authorised do such deed(s), act(s) and thing(s) as may be necessary to give full effect to the above resolution."

//CERTIFIED TRUE COPY//

For Seya Industries Ltd.

Manisha Solanki
Company Secretary

Date: August 17, 2017
Place: Mumbai

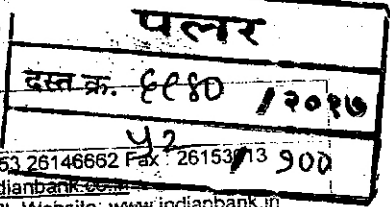


CIN : L99999MH1990PLC058499
info@seya.in
seya.in@gmail.com
0091-22-26732894/66779071
0091-22-66732666
www.seya.in

SEYA Industries Ltd.
T: 14, MIDC, Tarapur, Boisar (West), Thane - 401 506. Maharashtra INDIA
© 502, Ghanshyam Chamber, B 12 Link Road, Andheri (West), Mumbai - 400 053. Maharashtra INDIA

Indian Bank
VILE PARLE (EAST) BRANCH
 325, Geethanjali Building, 1st Floor
 Nehru Road, Vile Parle (East)
 MUMBAI 400 057.

Phone: 022 26148753 26146662 Fax: 26153713 900
 Email: vileparle@indianbank.com
 SWIFT: IDIBINBBVPL Website: www.indianbank.in



Date: 08.11.2016

ZO: MUM: CR/Nov/2016-17

Seya Industries Ltd (SIL)
 502, Ghanshyam Chamber,
 B - 12, Off. Link Road,
 Andheri (W), Mumbai - 400053

SANCTION NO. : 438/2016-17

Dear Sir,

Subject: Sanction of fresh limits -- Seya Industries Ltd

Ref: (1) Your request dated 12th July 2016 and further clarifications, last being received on 11/11/2016;
 (2) ZLCC sanction vide their letter ZO: MUM: CR/Nov/2016-17 and No. 438/2016-17 dated 08/11/2016

Anent to the above, we are happy to inform you that ZLCC, at its meeting held on 08/11/2016 has sanctioned OCC limit and Partial takeover of Term Loan from Bank of Baroda as under

a) Limits:

(Rs. In crores)

Facility	Limit		Margin	ROI/ Commission	Period
	Existing	Proposed			
Cash Credit	--	20.60	25% on stocks and book debts and books debts up to 90 days.	1 year MCLR + 2.75% p.a. presently 12.10% p.a.	1 year/ On demand
Term Loan	--	9.40	NA as it is takeover of limits.		As per repayment schedule.

* Our bank's ROI should not be less than Lead bank's ROI.



b) Securities:

		(Rs. in crs)	
Nature of security	Description	Value as on	Nature of charge
Primary:	<u>Working capital:</u> All the current assets of the company (Present and future) along with other lenders under Consortium Banking Arrangement.	147.60 as on 31.03.2016	1 st Pari-passu
	<u>Term Loan:</u> - Hypothecation of plant and machineries of the manufacturing unit located at T - 13/14, MIDC, Tarapur, Thane measuring 13848 sq ft on 1 st pari-passu basis along with other term lenders.	153.60 (M/V) as on 31.03.16	पल्लर दस्त ६९४० / २०१७ ५३ १९००
	- Mortgage of existing land and building located at T - 13/14, MIDC, Tarapur, Thane on 1 st pari-passu basis along with other term lenders.	70.99 (MV) as per the valuation report dated 24/11/2015 as per Aher valuer & engineers.	
Collateral:	<u>Working Capital:</u> 2 nd pari-passu charge on the residual value of the factory land and building situated at T - 13/14, MIDC, Tarapur, Thane along with other working capital lenders. <u>Term Loan:</u> 2 nd pari-passu charge on all the current assets of the company (Present and future) along with other term lenders.		

c) Name(s) of Guarantor(s) with net worth as on:

Personal Guarantee of the following Director:

1. Mr. Ashok G. Rajani (NW as on 25.10.2016 is Rs. 82.43 crore)

Corporate Guarantee of the following:

1. Whiz Enterprise Pvt. Ltd (NW of Rs 62.22 crore as on 31/03/2016)

d) Availability of ECGC cover: NA



ICBIA-PCI ECIS-For

% for post-shipment. Nil

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e) Specific terms and conditions recommended (Pre and post disbursement) and value of any general terms and conditions sought: As below

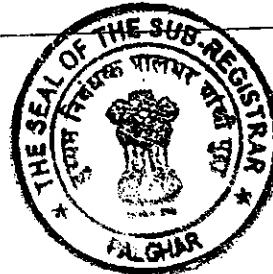
i) Pre-disbursement conditions:

- (i) Processing fees @0.30% on the total sum of Rs. 30.00 crore, amounting to Rs. 9 lakhs.
- (ii) Bank to obtain NOC ceding pari-passu charge on the stock, book debts (Present and future) and other fixed assets charged to the consortium member banks.
- (iii) Company to provide an undertaking that Mr. Amrit Rajani to be inducted in the Board of Seya Industries Ltd as a Promoter Director and also to provide Personal Guarantee
- (iv) Branch to CA certified Networth statement for Mr Ashok Rajani.
- (v) Branch to obtain satisfactory credit opinion from existing bankers before disbursement of limit.
- (vi) Branch to ensure that our bank's ROI is not less than Lead bank's ROI.

ii) Post-disbursement conditions:

The following are the post disbursement conditions:

- (i) External credit rating to be renewed on due date.
- (ii) Obtaining NOC from the existing lenders ceding similar pari-passu charge on the properties as mentioned above.
- (iii) IFCI submitting confirmation regarding release of Title Deed of the property at Plot No. D - 14 at Palghar District.
- (iv) IFCI being inducted in the consortium
- (v) QPR statement is to be submitted within 30 days after the completion of quarter
- (vi) QIS - I to be submitted 10 days before the quarter starts. QIS - II should be submitted within 45 days from the end of the quarter and QIS - III should be submitted within 2 months from the end of each half year.
- (vii) Stock Statements should be submitted on or before 10th of every month.
- (viii) The drawing shall be restricted to Drawing power (within the sanctioned limit) arrived at on the basis of paid stocks and eligible outstanding book debts subject to retaining the stipulated margin as approved by the bank. Stocks and book debts up to 90 days are eligible for calculation of DP. Margin is 25% on stock and book debts.
- (ix) The raw materials procured on DA basis under the Letter of Credit limit, if any, shall be shown separately in the stock statements and the same shall not be reckoned for computation of drawing power for Cash Credit limit until such raw materials are fully paid for by the company.
- (x) The receivables / book-debts due from associate / group concerns shall not be reckoned for the purpose of computation of drawing power.



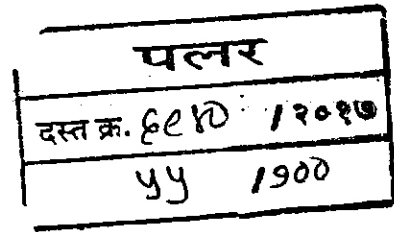
- (xi) Stock and Book-Debts statement setting age-wise classification of book debts duly certified by Chartered Accountant shall be submitted on quarterly basis.
- (xii) Inspection to be conducted as per the extant guidelines.
- (xiii) Other terms and conditions as per annexure.
- (xiv) Stock and book debt audit to be conducted on yearly basis. Bank, at its own discretion, may accept Stock Audit Report of other banks under MBA.

iii) Other terms & conditions, if any:

- (i) Close monitoring of the account is necessary in respect to operation of the account and servicing of interest every month is not sufficient.
- (ii) Operations to be allowed strictly as per DP.
- (iii) Branch to update the periodical status of the account maintained with other member Banks.
- (iv) Branch to obtain credit opinion from the existing bankers.

Yours faithfully,


Asst. General Manager



Accepted all terms and conditions. Copy Received

For Seya Industries Ltd (SIL)

Authorized Signatories





बैंक ऑफ बड़ौदा Bank of Baroda

Date: 19.09.2016

BOB/SIRPMR/ADV/2016

M/s. Sesa Industries Limited
Ghanshyam Chambers, B/12,
Link Road, Andheri (W),
Mumbai- 400 056.

पत्तर

दस्ता क्र. ६६१० / २०१६

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Dear Sir,
Re: - Review of Credit Facilities

We refer to request for review with increase of credit facilities and are pleased to advise that we have reviewed following facilities to you for period of -12- months with effect from 29.06.2016.

Limits	Purpose	(Rs in Crores)		
		Existing	Reviewed by Branch	Inc.(+)/ Dec.(-)
Term Loan (Original limit Rs.33.60 crores)	For expansion project for construction of new factory building and Plant & Machinery	28.80	24.00	-4.80
Cash Credit (Hypo. of Stock & BDs)	For working capital requirement	28.00	28.00	0.00
FB-Total		56.80	52.00	-4.80
NFB		0.00	0.00	0.00
NFB-Total		0.00	0.00	0.00
Total Exposure		56.80	52.00	-4.80

Please note the above facilities are subject to terms and conditions mentioned in Annexure-'D' enclosed to this letter.

Please be advised that the above facilities are subject to our Bank's usual proviso that our advances are repayable on demand and its terms and conditions may be varied at Bank's discretion during currency of our advances.
Kindly advise us acceptance. Please call on us for execution of renewal documents.

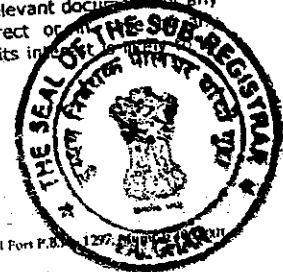
The Bank reserves the right to discontinue the facilities and to withhold any disbursement without giving any notice in case of non-compliance / breach of any of the terms and conditions stipulated herein and from time to time as also if the relevant documents or any information / particulars furnished to us found to be incorrect or if there are any developments or situations wherein, in the opinion of the Bank, its interests are prejudicially affected by such continuation or disbursements.

Yours Faithfully,

(P K Sharma)
Asst Gen Manager
Encl.: - Annexure-D

Sir P. M. Road Branch, Laxmi Insurance Building, Ground Floor, Sir P. M. Road, Fort P. M. Road, India

Laxmi Bldg., Premises: Tel. 91-022 4341 8700/10 Fax: 91-022 2266 1609
Sheel Chambers Premises: Tel. 91-022 4340 8700/10 Fax: 91-022 2204 5063
E-mail: sirpmr@bankofbaroda.com





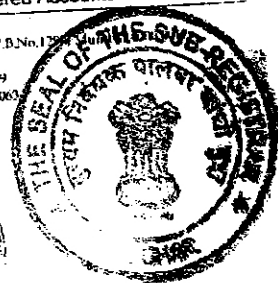
बैंक ऑफ बड़ौदा Bank of Baroda

Annexure B		मूल्य (Rs. in crores)	
Nature of facility	Existing Limit	Reviewed limit	
Term Loan	28.80	24.00	दस्तावे. ६६० / २०१७
Purpose	For construction of Building and Purchase of Machinery		
Security	<ul style="list-style-type: none"> • DP note executed by the Company under its common seal. • Composite Hypothecation Agreement. • Letter of Installments with acceleration clause. • General undertaking / Authority. 		
Margin	25% on building, 20% on plant & machinery, 37.50% on misc. fixed assets and 100% against soft cost.		
Rate of Interest	1 Year MCLR + strategic premium + 5.90 i.e. 15.55% p.a with monthly rests subject to change in credit rating of the company. (MCLR of our Bank 07-06-16 for 1 year is 9.40%) (Strategic Premium of our Bank is 0.25%)		
Period	-7- Years (subject to annual review)		
Repayment	-28- Quarterly installments of Rs.1.20 crores each commencing from -12- months after first disbursement or -6- months after commencement of commercial production, whichever is earlier.		
Pre-payment charges	0.50% p.a. on the term loan amount prepaid for the period of prepayment		
ESCROW A/c	Company to open ESCROW account with our Bank for the expansion project and route all the transaction through this account. ESCROW charges be recovered from company as per extant guidelines.		

(Rs. in crores)			
Nature of facility	Existing Limit	Reviewed limit	
CASH CREDIT (STOCK-BOOK DEBT)	28.00	28.00	
PURPOSE	For Working capital		
SECURITY	<ul style="list-style-type: none"> 8. D. P Note executed by the company under it common seal 9. Letter of Continuing Security 10. Composite Hypothecation Agreement 11. CIBIL Undertaking 12. Irrevocable Power of Attorney for Book Debts executed in favour of Bank to collect Book Debts directly from the Debtors 13. Undertaking for Book Debts 14. Various undertakings i.e. LDOC136, 136A, 134 etc. 		
MARGIN	25%		
RATE OF INTEREST	1 Year MCLR + strategic premium + 2.65 i.e. 12.30% p.a with monthly rests subject to change in credit rating of the company. (MCLR of our Bank 07-06-16 for 1 year is 9.40%) (Strategic Premium of our Bank is 0.25%)		
PERIOD	-12- months subject to annual review		
PROVISO	1. Co. to submit stock statement and Book Debt Statement every month before 10 th of succeeding month. Book Statement to be submitted on quarterly basis duly certified by Chartered Accountants.		

Sir Laxmi Road Branch: Laxmi Insurance Building, Ground Floor, Sir Purushottam Mehta Road (near P.B.No.12) Baroda, India.

Laxmi Bldg., Premises: Tel: 91-022 4340 8000-01 Fax: 91-022 2266 1679
Sheel Chambers Premises: Tel: 91-022 4340 8700-706 Fax: 91-022 2264 5063
E-mail: sirpurushottam@bankofbaroda.com





बैंक ऑफ बड़ौदा Bank of Baroda

2. Book Debts of more than 120 Days will not be financed
3. Book Debts of Associates will not be financed
4. Limits to be allowed only subject to availability of D.P.
5. D.P. Shall not be allowed against obsolete stock
6. Firm to certify that Book Debts have arisen out of genuine Trade transactions and no credit facility has been taken against these Book Debts from any other Bank.

The above facilities are to be secured by personal guarantees of Mr. Ashok G. Rajani and Corporate Guarantee of M/s Whiz Enterprises Pvt. Ltd.

The facilities are to be collaterally secured as under:-
Pari passu charge on following.

Equitable Mortgage of Factory Land Bldg. situated at T-13/14, MIDC, Tarapur, Dist. Thane, Pin -401 506

The Following Joint Documents are to be executed:-

1. Joint Deed of hypothecation (Stocks & Book debts).
2. Working capital consortium agreement.
3. Inter-se agreement.

1. As per the estimated / projected figures submitted by the company for the financial year 2016-17, MPBF of the company is works out at Rs.75.00 Crores, where in current tie up is Rs.46.00 Crores. Accordingly there is untied portion of Rs.29.00 Crores. Therefore company to make necessary early arrangements for early tie up of the untied portion.

2. Branch to obtain NOC from Central Bank and to cede Pari-Passu charge on the entire fixed and current assets and to execute inter se agreement so as to create our valid charge on the limits sanctioned by us.

3. Inter-se agreement to be entered between BOB and Other Consortium member bank. i.e. Central Bank for sharing fixed and current assets on pari passu basis.

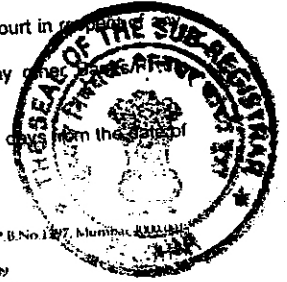
4. The company to provide the following undertakings:-
- The company secretary to submit a certificate certifying that all the compliances under company's act have been fully complied with.
 - There are no litigations pending against the borrowers other than those in the normal course of business.
 - There are no cases pending against the borrower/guarantor in any court in respect of dues to Banks/Financial institutions.
 - The Promoter/Company would not give personal guarantee to any other Bank on behalf of any company/firm without prior approval of our Bank.

5. Our Mortgage charge to be registered with Central Registry within 30 days from the date of creation of mortgage.

6. Account to be closely monitored.

Sit P. 36 Road Branch: Laxmi Insurance Building, Ground Floor, Sir Phirozshah Mehta Road Fort P.B.No.127, Mumbai-400001 India.

Laxmi Bldg., Premises: Tel: 91-022-24003600-610 Fax: 91-022-22961609
Sheel Chambers Premises: Tel: 91-022-24008700-706 Fax: 91-022-22945063
E-mail: sirphirozshah@bankofbaroda.com





बैंक ऑफ़ बड़ोदा Bank of Baroda

7. Branch to ensure that our lien is noted with the competent authority in respect of mortgaged property.

8. Bank's Charge on assets of the company to be filed with Registrar of Companies as per extant guidelines under the provision of the companies Act, 1956 before disbursement of credit limits. A search report to be obtained from the Registrar to satisfy that all our charges are registered with them.

9. Company to maintain requisite margin for working capital & short term funds are not to be diverted for long term uses.

10. Company should ensure that proportionate turnover is routed through our Bank.

11. Securities charged to the bank should be adequately insured against fire and such other risks, as may be required by the bank from time to time. The policy should be renewed before expiry date and original policy should be sent to the bank.

12. Company to display our Bank's Nameplate at a prominent place in the office/mortgaged property and on hypothecated machinery/vehicle and also at the place of storage of hypothecated/pledged goods.

13. Stock Audit to be carried out on annual basis as per the extant guidelines of the Bank through Bank's empanelled C.A. Charges for the same are to be borne by the company as per lead bank terms.

14. Company should route all banking transactions exclusively through Consortium bankers and should undertake not to avail credit facilities from any other bank/institution without our prior concurrence.

15. The company to submit the statements under the Quarterly Monitoring Report System (QMR)/Quarterly Information System (QIS) within the time stipulated by Bank as follows

a	QIS - I	During last week before the commencement of quarter
B	QIS - II	Within -6- weeks from the close of quarter
c	QIS - III	Within -8- weeks from the close of quarter (March & Sept.)

16. Penal interest @ 2% p.a. shall be charged for any of the following defaults / irregularities:
 * Non/delayed submission of Stock/Book debts statements;
 * Non/delayed submission of Balance Sheet/Profit and Loss account;
 * Non/delayed submission of QIS/QMR statements;
 * Late payment of installment/interest;
 * Non compliance of any of the terms and conditions of the sanction.

17. The facility is sanctioned for a period of 12 months. Renewal of facility will be subject to satisfactory conduct and performance for which the required information (financial statements, etc) should be submitted by the company -2- months before the due date.

18. Branch to comply the observations of sanctioning authority/CAC observations.

Sir P. M. Road Branch: Laxmi Insurance Building, Ground Floor, Sir Phirozshah Mehta Road Fort P. B. No 1297, Mumbai 400 011 (40)

Laxmi Bldg., Premises: Tel: 91-022 4340 8600-610 Fax: 91-022 2266 1609
 Sheel Chambers Premises: Tel: 91-022 4340 8700-706 Fax: 91-022 2204 5671
 E-mail: sirpmr@bankofbaroda.com





बैंक ऑफ़ बड़ौदा Bank of Baroda

पलर
चार्ज/फ्रंट-एंड फीस/ and २०१७
₹ 1300

19. Unified service charges (Processing/Documentation charges/front-end fees) and commitment charges are to be paid by the company at the rates prescribed by the bank from time to time.
20. Commitment Fees shall be levied where the average utilization is below 60% of the limit or as indicated in QIS statement. Commitment charges will be recovered @ 0.50% p.a. for the unutilized portion (unutilized portion is the difference between the limit or declared utilization as per QIS statement LESS the actual average utilization)
21. Proper books of accounts, stock register and records of fixed assets are to be maintained as per bank's requirements and to be made available to the bank during inspection.
22. Stocks/ securities are to be inspected as per bank's extant guidelines. Inspection charges for periodical verification will be borne by the company. Immovable properties offered as security to be periodically inspected on annual basis.
23. Bank reserves the right to withdraw, modify or amend the terms and conditions of advance and bank would not be bound to disburse full amount of advance in the event of any failure on the part of the borrower in satisfying any of the terms and conditions stipulated.
24. The rate of interest, margin and other charges will be subject to change as per RBI's directive/bank's Policy from time to time.
25. Bank reserve the right to discontinue the facilities/advance/loans or withhold/stop any disbursement/without assigning any reasons/giving any notice, in case of non-compliance /breach/of any of the terms and conditions stipulated therein and from time to time as also in the relevant documents or any information/ particulars furnished to us found to have incorrect or in case any development or situation wherein in the opinion of the bank its interest will be/is likely to be prejudicially affected by such continuation or disbursement.
26. This sanction will be subject to sanction of working capital facilities under consortium arrangement with CBI and formal consortium formation and allocation of limits.
27. All guidelines regarding consortium arrangement are to be scrupulously complied with.
27. Lead Bank charges are to be recovered as per extant guidelines.



Sir P. M. Road branch: Laxmi Insurance Building, Ground Floor, Sir Phirozshah Mehta Road Fort P.B.No.1297, Mumbai 400 001 India.

Laxmi Bldg., Premises: Tel. 91-022 4340 8600-618 Fax: 91-022 2266 1604
Laxmi Chambers Premises: Tel. 91-022 4340 8200-706 Fax: 91-022 2204 5063
E-mail: sirpmr@bankofbaroda.com



CHIN PT 2017-18 163
8th June, 2017

The Director
M/s. Seva Industries Limited
B/12, Ghoshyam Chambers
New Link Road, Andheri (W),
Mumbai - 400 054

Sr.

Sub: Your request for review and enhancement in limits.

We have pleasure in informing you that our CACB in its meeting held on 03.05.2017 has reviewed the account and approved enhancement in limits in the account as under:

- Enhancement in our existing share of cash credit/OD&D limit from Rs.18.00 crores to Rs.22.50 crores (Consortium limit Rs.75.00 crores).
- Renewal of our existing share of LC/BG limit of Rs.6.00 crores (Consortium limit Rs.6.00 crores).
- Reviewed Working Term loan of Rs.8.71 crores (Consortium limit Rs.34.71 crores) at run down balance operating terms and conditions.
- Reviewed Term Loan of Rs.150 crore (Rs.375 crore) under consortium led by our Bank on existing terms and conditions.
- Extension of Debt-Cover Schedule by six months commencing from Dec. Quarter 2016 ending Dec. Quarter 2018 to June Quarter 2017 ending June Quarter 2019 and shift in repayment schedule by six months.
- Issuance of MOC for creating 40% gross charge on the company's fixed assets and 2nd charge on the current assets of the company situated at plot No. F-12 & F-14 MIDC, Tarapur, Bhihar, in favour of IFCI to secure their corporate loan of Rs.70.00 crores subject to similar sanction by other members of Consortium.
- Waiver of 3% penal interest for delay in perfection of security.
- Continuation of existing 50% concession in Processing Charges.

LIMITS APPROVED									
Facility	Limits		Interest/Comm.		Margin		[Ru in crore]		
	(Exist)	(Rev)	(Exist)	(Rev)	(Exist)	(Rev)	Exst	Rev	Rev
FWWC									
Cash	18.00	22.50	MCLR+2.50	MCLR+2.50	25%	25%	10%	10%	
Credit/OD&D	(60.00)	(75.00)							
Sub total	18.00	22.50							
	(60.00)	(75.00)							
MFSSWC									
LC/BG	6.00	6.00	1.50%	1.50%	LC 15%	LC 15%	100%		
(Inland-From)	(6.00)	(6.00)							
Import-From									
Sub total	6.00	6.00							
	(6.00)	(6.00)							
Total WC	24.00	28.50							
	(66.00)	(81.00)							
TERM LOAN									
Term Loan-I	10.77	8.71	MCLR+2.50	MCLR+2.50	25%	25%	10%		
	(34.73)	(33.44)							
Term Loan-II	150.00	350.00							
	(375.00)	(375.00)							
Sub Total	160.77	358.71							
	(409.77)	(408.34)							
Total	184.77	387.21							
	(475.00)	(481.34)							

*Applicable MCLR - B 40%



CHIN PT 2017-18 163
8th June, 2017
M/s. Seva Industries Limited
B/12, Ghoshyam Chambers
New Link Road, Andheri (W),
Mumbai - 400 054

FOR PRIVATE LIMITED

Director

FOR SEVA INDUSTRIES LIMITED


Authorized Signatory

पत्तर
दस्तावेज क्र. ६६० १२०१७
६२ १९००

a	<p>Primary Security: (1st preference)</p> <ul style="list-style-type: none"> • Hypothecation of Book Debts, Stock, and other current assets of the company • Mortgage of Building, Hypothecation of Plant & machinery & miscellaneous fixed assets (pledging and proposed for fresh term loan) 									
b	<p>Collateral Security: (1st preference)</p> <p><u>For working capital and term loan under SGS consortium</u></p> <ul style="list-style-type: none"> • Mortgage of existing factory unit including land, building, situated at Plot No. 7/13, 7/14 MIDC, Tarapur Industrial Area, Parnavi Road Village, Tarapur, Thane Dist. 401014, valued Rs. 78.65 crore as per Valuation Report of Amka Consultants D1.05.12.2014. <p><u>For Fixed Term Loans of Rs. 124 crore sanctioned by SBI, 2016</u></p> <ul style="list-style-type: none"> • 1st on existing factory Land bearing plot No. D-26, MIDC, Tarapur valued as under: <table border="1" data-bbox="625 859 1157 868"> <thead> <tr> <th>Name of the value</th> <th>Date of Report</th> <th>Amount/Value</th> </tr> </thead> <tbody> <tr> <td>ARTCON Consultancy & Engineering Services Ltd</td> <td>11.05.2015</td> <td>Rs.84.00 crores</td> </tr> <tr> <td>S.D Thadani Asset Conditions & Valuer</td> <td>14.12.2015</td> <td>Rs. 84.00 crores</td> </tr> </tbody> </table>	Name of the value	Date of Report	Amount/Value	ARTCON Consultancy & Engineering Services Ltd	11.05.2015	Rs.84.00 crores	S.D Thadani Asset Conditions & Valuer	14.12.2015	Rs. 84.00 crores
Name of the value	Date of Report	Amount/Value								
ARTCON Consultancy & Engineering Services Ltd	11.05.2015	Rs.84.00 crores								
S.D Thadani Asset Conditions & Valuer	14.12.2015	Rs. 84.00 crores								

F - PERSONAL/CORPORATE GUARANTEE:

C	Particulars	Debit	Credit
1	Mr. Ashok Chandra Ramdas Rajani	Rs. 62.58 crores	31.03.2016
2	Mr. Anand Ashok Rajani	Rs. 278.96 crores	31.03.2016
3	Mrs. Sneha A. Rajani	Rs. 24.65 crores	30.06.2016
4	White Enterprise Pvt. Ltd *	Rs. 18.02 crores	31.03.2016



Period of Award Covered by the General Sanction		Period of Award of Price Given	
Quarter ending December 2015	40.00	Quarter ending June 2017	40.00
Quarter ending March 2017	15.00	Quarter ending September 2017	40.00
Quarter ending June 2017	15.00	Quarter ending December 2017	40.00
Quarter ending September 2017	15.00	Quarter ending March 2018	40.00
Quarter ending December 2017	20.00	Quarter ending June 2018	70.00
Quarter ending March 2018	20.00	Quarter ending September 2018	20.00
Quarter ending June 2018	20.00	Quarter ending December 2018	15.00
Quarter ending September 2018	100.00	Quarter ending March 2019	15.00
Quarter ending December 2018	100.00	Quarter ending June 2019	15.00
Total	175.00		175.00

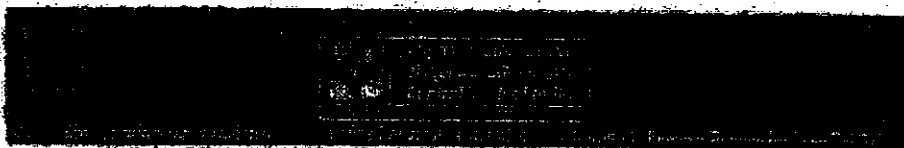
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For Sale 11/12/2004

Authorized Signatory

CHECK





पत्तर

Repayment of Fresh Term Loan 2 of Rs. 150.00 crore:

Further on account of the delay in disbursement, the tentative COB/repayment period is also proposed to be deferred by six months with expected disbursement from June 2017 quarter onwards.

Repayment of Term Loan	Existing	Revised
Door to Door Maturity	18 years	24 years
Implementation period	30 months	30 months
Zero date	01.10.2016	01.01.2017
Tentative Date of C.O.D	01.04.2019	30.09.2019
Moratorium post C.O.D	6 months	6 months
Actual Repayment Period	7 years	7 years
Periodicity of Installments payment	Equal Quarterly Installment	Equal Quarterly Installment
1 st Installment due on	December 2019	June 2020
Last installment due on	September 2026	March 2027
Tentative Date of disbursement	31.03.2018	30.06.2019
Whether interest to be serviced during moratorium period	Yes	Yes

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Additional Terms and Conditions:

- Our share of enhanced Limit would be disbursed only after tie up of entire assessed Limits and execution of joint documents and perfection of securities.
- Changes in CBIA Estimates/projections on account of delay in disbursement of Fresh TL to be approved/accepted by all participating consortium lenders.
- Concessions/waivers approved in the account are subject to similar concessions/waiver being approved by all other participating consortium lenders.
- Other detailed Terms and Conditions as per Annexure-1

Please return to us the duplicate copy of this letter, duly signed by Authorized Signatories of the Company in token of acceptance of the terms and conditions mentioned herein.

For Coysa Infrastructure Limited

Yours faithfully



(G. K. Anand)

Asst. General Manager

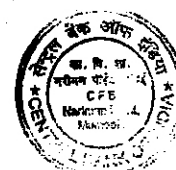
Authorized Signatory

For Coysa Infrastructure Limited



Director

End as above

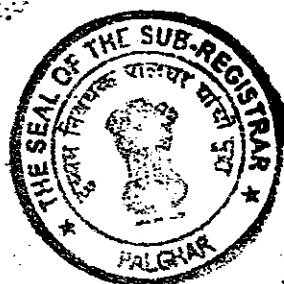


पत्तर सं. ६६६० / २०१७
मुख्यालय, कोयसा इन्फ्रास्ट्रक्चर्स लिमिटेड, प्लॉट नं. ४००/०२, एम.ए. रोड, नवी मुंबई - ४०००२२
दफ्तरीय पत्ता: कोयसा इन्फ्रास्ट्रक्चर्स लिमिटेड, प्लॉट नं. ४००/०२, एम.ए. रोड, नवी मुंबई - ४०००२२

कोयसा इन्फ्रास्ट्रक्चर्स लिमिटेड, प्लॉट नं. ४००/०२, एम.ए. रोड, नवी मुंबई - ४०००२२

कोयसा इन्फ्रास्ट्रक्चर्स लिमिटेड, प्लॉट नं. ४००/०२, एम.ए. रोड, नवी मुंबई - ४०००२२

पलर
दस्ता क्र. ६६४० / २०९७
६४ १२००



दस्त क्र. ६९४० १२०१७

दस्त क्र. ६९४० १२०१७

18. МНОГ. Тартип **ЕМ 1900**

Period of time, duration or original sample		Revised Period of time	
Quarter ending December 2016	\$6.00	Quarter ending June 2017	\$6.00
Quarter ending March 2017	15.00	Quarter ending September 2017	40.00
Quarter ending June 2017	15.00	Quarter ending December 2018	90.00
Quarter ending September 2017	15.00	Quarter ending March 2018	80.00
Quarter ending December 2018	20.00	Quarter ending June 2018	70.00
Quarter ending March 2018	20.00	Quarter ending September 2018	20.00
Quarter ending June 2018	50.00	Quarter ending December 2019	15.00
Quarter ending September 2018	100.00	Quarter ending March 2019	15.00
Quarter ending December 2018	100.00	Quarter ending June 2019	15.00
Total	\$75.00		\$75.00

Actual disbursement will be made strictly based on the progress of the project after confirmation from the Report/Annual inspection for ensuring end use of funds. The safety periodical inspections will be carried out for monitoring of the progress of the project.

FOR WHIZ ENTERPRISE SYSTEMS LIMITED

For Gray Industries Limited

Industrial Organization

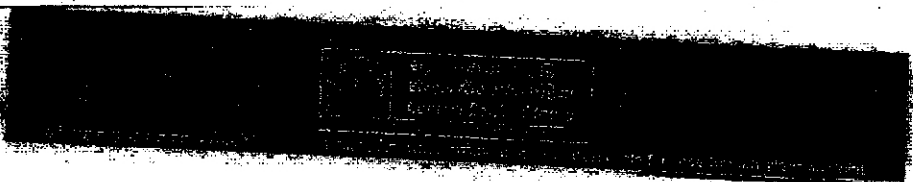
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www.paul-henry.com



पलर	
दस्ता क्र. ६६४०	१२०१७
६६	१९००





Interest rate	MCLR (1yrl) + 2.60% The interest rate on the Facility will have monthly reset and The Borrower shall bear all taxes (including interest tax, if any), duties, etc. in respect of the Facility. Our RDI shall not be less than any other Bank's RDI
Up-Front fee	0.50% of the proposed loan amount
Pre payment	1% of Loan Outstanding (if paid from own account)
Default Interest	The Borrower shall pay default interest at the rate of 1% p.a. over and above the applicable interest rate, in case of default in payment of interest, principal or any other monies due on their respective dates, for the period of such default.
Security	Primary: Mortgage of Building, hypothecation of Plant & machinery & miscellaneous fixed assets Collateral Security: Mortgage of proposed factory land bearing plot No. D-16 MIDC Thripur. Further extension: In case the Borrower takes up further development, it shall approach the Project Lenders for their approval for such development with requisite information. The Company to submit an undertaking that any cost over-run will be financed by the promoters from their own resources by way of additional interest-free unsecured loans. An undertaking to be submitted by the company not to withdraw the unsecured loan during the currency of loan. Company to provide confirmation before disbursement of loan that the names of none of directors are appearing in the MCA 21. The Company to submit a Chartered Accountant's certificate re amount if any already spent on project & interest on the same. The Company to submit an undertaking that in case of suspension of project or non-achievement of for more than 2 months, the Company will immediately inform to the Bank. Disbursement of the Facility shall be made in 12 equal installments. The Company shall submit a statement of account at periodic intervals. In case of rating is not renewed within 12 months from original rating, the annual interest should be charged @ 17% p.a. on the total limits from the date of expiry of old rating till the date of submission of fresh rating. Processing charges shall be recovered for the next one year on the anniversary date of sanction/revision. All other terms and conditions as per CB/NSI circular will be applicable in the account.

पल्लर
6000 12090
Ele 1900



For WHIZ ENTERPRISE PRIVATE LIMITED

Director

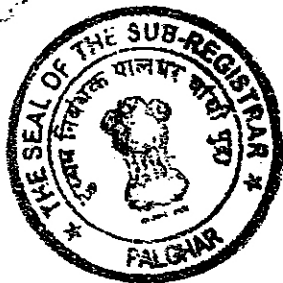
For Saye Industries Limited

Authorized Signatory



पल्लर, तळ मळल, मरीस पोट, मुंबई - 400 029 : फोन : 4432 8807, 4435 9977/92/93 - पिन : 400 021 - 400 021 - 400 021 : 8638 7701, 8638 1911, 12, 15 - पिन : 400 021
Plot No. 16, Ground Floor, Market Street, Mumbai - 400 029 : फोन : 4432 8807, 4435 9977/92/93 - पिन : 400 021
www.centralbank.co.in

पलर १
दस्ता क्र. ६९४० १२०१६
६ १९००



पत्तर	
दस्त क्र. ६६४०	१२०१७
६६	१९००

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बँक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

16173289416128
Bank/Branch: IBKL - 6910342/ANDHERI (WBST)
Pmt Txn id : 133755923
Pmt DtTime : 24-AUG-2017@15:17:43
ChallanIdNo: 69103332017082450503
District : 7101-MUMBAI
Stationery No: 16173289416128
Print DtTime : 24-AUG-2017 15:19:25
GRAS GRN : MH0047887722017185
Office Name : IGR188-BDR9 ANDHERI NO
GRN Date : 24-Aug-2017@11:48:47

StDuty Schm: 0030045501-75/STAMP DUTY
StDuty Amt : R 90,000/- (Rs Nine Zero, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 0/- (Rs Zero only)

Article : 6(2)-hypothecation, pawn, pledge
Prop Mvblty: Movable
Prop Descr : ALL FIXED MOVEABLE ASSETS AND CURRENT ASSETS
Consideration: R 4,50,00,000

Duty Fayer: PAN-AABCS4522R, SEYA INDUSTRIES LTD

Other Party: TAN-MUMC18830A, CENTRAL BANK OF INDIA

Bank official1 Name & Signature

Bank official2 Name & Signature

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



This stamp paper forms an integral part of Third
Supplemental Joint Deed of Hypothecation.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADIPG9560A

नाम / NAME

SAGAR GUHA

पिता का नाम / FATHER'S NAME

SUNIL KUMAR GUHA

जन्म तिथि / DATE OF BIRTH

10-09-1968

हस्ताक्षर / SIGNATURE

Sagar Guha

आयकर विभाग, प.व.ख.ख.
COMMISSIONER OF INCOME-TAX, W.P.V.

SELF ATTESTED

Signature

वस्तु क्र. ६६४० / १२०१७
५५ / १२००

आयकर विभाग

INCOME TAX DEPARTMENT

J B KAUSHIK

SATYA NARAIN KAUSHIK

19/11/1958

Permanent Account Number

AEHPK2612K

SELF ATTESTED

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NARENDRA GAJANAN PANDYA

GAJANAN REVASHANKAR PANDYA

09/10/1956

Permanent Account Number

AAUPP3916A

Narendra Pandya

Signature

SELF ATTESTED

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHIVBAHADUR S SINGH

SHRIPATI AMREJ SINGH

11/05/1988

Permanent Account Number

CCOPS7464L

Shiv Bahadur Singh

Signature

SELF ATTESTED

Signature

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SEYA INDUSTRIES LIMITED

11/10/1990

Permanent Account Number

AABCS4722

SELF ATTESTED

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

V SUBBANA THUPAKULA

SUBBANA THUPAKULA

01/04/1961

Permanent Account Number

AAMPY4275A

V Subbana Thupakula

Signature

SELF ATTESTED

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

श्री ११११११११
P. N. KHADKA

११/११/१९९९
Permanent Account Number

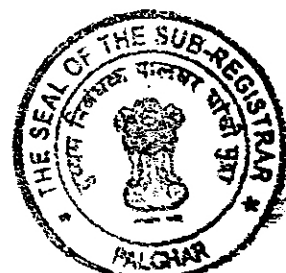
AAUPP3916A

P. N. Khadka

Signature

SELF ATTESTED

Signature



Maharashtra Industrial Development Corporation
(A Government Of Maharashtra Undertaking)

Tel: (022) 5820703,
Fax: 234568
E-mail: rothanel@midcindia.org

पल्लर
6870 / 2010
69 / 200
Regional Office, Thane
MIDC, Thane Region, Office Complex
Building, 1st Floor Near Wagle Estate,
Octroi Naka.
THANE - 400604

Letter No.: MIDC/RO(ROT)/TRP/LMS-1542/ 2074 Date: 07-JUL-2017

Subject :- TARAPUR INDL. AREA
Plot No. T-13

Creation of mortgage/ Charge in respect of....

Read :- Letter Dated 03-Mar-2017 from M/S. SEYA INDUSTRIES LTD.



**** CONSENT ****

Lease Date : 01st day of April , 2013

Lessee : —

M/S. SEYA INDUSTRIES LTD.

Financial Institution/s.

CENTRAL BANK OF INDIA

Rs. 4,50,00,000 /- ✓

Rs. 4,50,00,000 /- ✓

WHEREAS by an indenture of lease dated 01st day of April , 2013 made between the Maharashtra Industrial Development Corporation(hereafter called " the Corporation") of the One Part and M/S. SEYA INDUSTRIES LTD. of the other part and lodged for Registration in Duplicate with Sub-Registrar of Assurances at PALGHAR under Serial No. PLR-3087/2013 and PLR-3088/2013 on 08th day of April , 2013 the Corporation demise unto M/S. SEYA INDUSTRIES LTD. all that piece of land known as Plot No. T-T-13 in TARAPUR INDL. AREA containing the admeasurements 3824 Sq.Mtrs. or thereabout /s for the term of 95 years commencing from the 1st day of February , 1991 at the rent reserved by and subject to the covenants and conditions contained in the said lease.

AND WHEREAS, In pursuance of sub-clause (v) of clause 2 of the above noted Lease, dated 01st day of April , 2013 executed by the Maharashtra Industrial Development Corporation (hereinafter called the Corporation) in favour of the Lessee/s consent/s was/were granted to the Lessee/s on the 20- May-2013 30-Mar-2016 ,04-July-2017, to mortgage / charge by the Lessee of the Lessee's interest in the said Lease in favour of:-

BANK OF BARODA (Rs.39,00,00,000) ✓

CENTRAL BANK OF INDIA (Rs.32,71,00,000) ✓

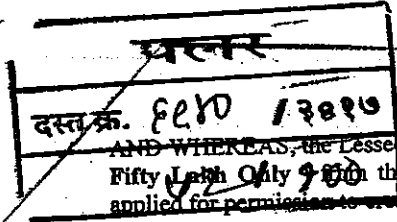
INDIAN BANK (Rs.30,00,00,000) ✓

as security for repayment of the loans of rupees already sanctioned or to be sanctioned by the said banks.

AND WHEREAS, the Lessee/s has/have accordingly obtained/may obtain the Loan of Rs. 106,85,00,000/- already sanctioned against the security of the Lessee's interest under the said Lease out of which loan of Rs. 5,14,00,000 was repaid in respects of CENTRAL BANK OF INDIAN & lone in respect of BANK OF BARODA Rs.39,00,00,000/- , CENTRAL BANK OF INDIAN Rs. 32,71,00,000 & INDIAN BANK Rs 30,00,00,000/- Total Rs. 101,71,00,000 loans are still outstanding



MIDC/RO(ROT)/TRP/LMS-1542/



Consent is hereby accorded to the mortgage / charge by the Lessee/s of the Lessee's/Lessee's interest under the aforesaid Lease in favour the ^{marginally} above noted Financial Institution subject to the following conditions :

(a) The Amount of the loan shall not exceed Rs. 4,50,00,000 /- (Rs. Four Crore Fifty Lakh Only)

(b) This consent hereby granted is restricted for raising loans from Financial Institution. In case the Lessee/Lessee's propose(s) to raise any further or other loan on the security of the demised premises from any of the Financial Institutions / Banks or otherwise transfer or assign the same, the subject to what is stated in Para 3 hereof, the Lessee/Lessee's shall have to make a fresh application for Consent.

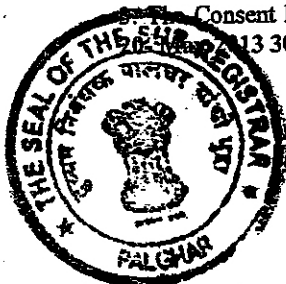
"In the event of sale , the Financial Institution shall ensure that the proposed activity of the purchaser shall be the same for which the plot is allotted and the Corporation (the grantor/lessor) will not allow any change".

(c) That in the event of the Financial Institutions selling the demised premises or any part thereof or having the same sold as aforesaid for realization of the security, the Financial Institutions shall pay to the Corporation the entire amount of unearned income from the said plot of land (excluding the value of the buildings or structures, plant and machinery erected and installed thereon by the Lessee/s) viz., the entire excess of the price of land calculated at ruling rate prescribed by the Corporation in the said Industrial Area on the date of such sale and the amount of premium paid by the Lessee/Lessee's to the Corporation in respect of the said plot of land at the time of transfer viz., premium calculated at rate of Rs. 2355 /- per square meter PROVIDED that the Corporation will not be entitled to receive any such payment unless the claims of Financial Institution in respect of the mortgage or charge/s so created and the debt/s inclusive of interest, commitment charges, increase that may occur on account of devaluation / foreign exchange fluctuation or escalation, costs, charges and expenses are satisfied in full. The decision of the Corporation subject only to an appeal to the Government of Maharashtra as regards the amount of unearned income shall be final.

(d) Notwithstanding anything contained hereinabove, the consent hereby granted shall not authorize the Lessee/s to mortgage only a part of demised premises hereinabove referred to.

(e) The Lessee and Financial Institution(s) will execute an Agreement with the Corporation in the Prescribed form incorporating the conditions.

2. The Consent hereby granted shall not be operative unless an Agreement referred to in sub-para(e) above is executed by all the parties.



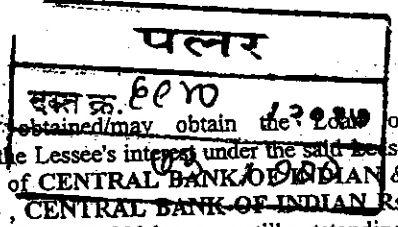
Consent hereby granted is in addition to the consent previously granted to the Lessee on the 13-30-Mar-2016, 04-July-2017.



[Signature]
Regional Officer,
MIDC, THANE



MIDC/RO(ROT)/TRP/MS-1542/



AND WHEREAS, the Lessee/s has/have accordingly obtained/may obtain the Loan of Rs. 106,85,00,000/- already sanctioned against the security of the Lessee's interest under the said lease out of which loan of Rs. 5,14,00,000 was repaid in respects of CENTRAL BANK OF INDIAN & lone in respect of BANK OF BARODA Rs.39,00,00,000/-, CENTRAL BANK OF INDIAN Rs. 32,71,00,000 & INDIAN BANK Rs 30,00,00,000/-Total Rs. 101,71,00,000 loans are still outstanding

AND WHEREAS, the Lessee is desirous of raising further loan of Rs. 4,50,00,000 /- (Rs. Four Crore Fifty Lakh Only) from the marginally noted Financial Institution/s on the same security and has applied for permission to create a further mortgage/charge on the same security .

Consent is hereby accorded to the mortgage / charge by the Lessee/s of the Lessee's/Lessee's interest under the aforesaid Lease in favour the above noted Financial Institution subject to the following conditions :

(a) The Amount of the loan shall not exceed Rs. 4,50,00,000 /- (Rs. Four Crore Fifty Lakh Only)

(b) This consent hereby granted is restricted for raising loans from Financial Institution. In case the Lessee/Lessee's propose(s) to raise any further or other loan on the security of the demised premises from any of the Financial Institutions / Banks or otherwise transfer or assign the same, the subject to what is stated in Para 3 hereof, the Lessee/Lessee's shall have to make a fresh application for Consent.

"In the event of sale , the Financial Institution shall ensure that the proposed activity of the purchaser shall be the same for which the plot is allotted and the Corporation (the grantor/lessor) will not allow any change".

(c) That in the event of the Financial Institutions selling the demised premises or any part thereof or having the same sold as aforesaid for realization of the security, the Financial Institutions shall pay to the Corporation the entire amount of unearned income from the said plot of land (excluding the value of the buildings or structures, plant and machinery erected and installed thereon by the Lessee/s) viz.. the entire excess of the price of land calculated at ruling rate prescribed by the Corporation in the said Industrial Area on the date of such sale and the amount of premium paid by the Lessee/Lessee's to the Corporation in respect of the said plot of land at the time of transfer viz., premium calculated at rate of Rs. 2355 /- per square meter PROVIDED that the Corporation will not be entitled to receive any such payment unless the claims of Financial Institution in respect of the mortgage or charge/s so created and the debt/s inclusive of interest, commitment charges, increase that may occur on account of devaluation / foreign exchange fluctuation or escalation, costs, charges and expenses are satisfied in full. The decision of the Corporation subject only to an appeal to the Government of Maharashtra as regards the amount of unearned income shall be final.

(d) Notwithstanding anything contained hereinabove, the consent hereby granted shall not authorize the Lessee/s to mortgage only a part of demised premises hereinabove referred to.

(e) The Lessee and Financial Institution(s) will execute an Agreement with the Corporation in the Prescribed form incorporating the conditions.

2. The Consent hereby granted shall not be operative unless an Agreement referred to in sub-para(e) above is executed by all the parties.



MIDC/RO(ROT)/TRP/LMS-1544/

3. The Consent hereby granted is in addition to the consent previously granted to the Lessee on the

013, 30-Mar-2016

दस्ता क्र. ८८८० १३०१७
७८ १९००

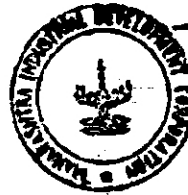
To
M/S. SEYA INDUSTRIES LTD.
PLOT NO. T-13, TARAPUR INDUSTRIAL
AREA, MIDC, BOISAR, TAL. PALGHAR,
DIST-THANE,



Regional Officer,
MIDC, THANE

Copy Forwards to :-

CENTRAL BANK OF INDIA.
CHANDER MUKHI, GR.FLOOR, NARIMAN
POINT,
MUMBAI, - 400021



Regional Officer,
MIDC, THANE



MIDC/RO(ROT)/TRP/LMS-1544/

Maharashtra Industrial Development Corporation
(A Government Of Maharashtra Undertaking)

Tel: (022) 5820703,
Fax: 234568
E-mail: rothane1@midcindia.org

पलर	
दस्त क्र. ६९४०	१२०१७
७५	१९००
Regional Office, Thane	
MIDC, Thane Region, Office Complex	
Building, 1st Floor Near Wagle Estate,	
Octroi Naka.	
THANE - 400604	

Letter No.: MIDC/RO(ROT)/TRP/LMS-1544/ 2075 Date: 07-JUL-2017

Subject :- TARAPUR INDL. AREA
Plot No. T-14

10 JUL 2017

Creation of mortgage/ Charge in respect of...

Read :- Letter Dated 28-Feb-2017 from M/S. SEYA INDUSTRIES LTD.



****** CONSENT ******

Lease Date : 08th day of June , 1993 Read with Tr. Order dated 02/01/2012 ,
Lessee :

M/S. SEYA INDUSTRIES LTD.
Financial Institution/s.
CENTRAL BANK OF INDIA

Rs. 4,50,00,000 /-

Rs. 4, 50,00,000 /-

WHEREAS by an indenture of lease dated 08th day of June , 1993 made between the Maharashtra Industrial Development Corporation(hereafter called " the Corporation"): of the One Part and M/S. SRIMAN ORGANIC CHEMICAL INDUSTRIES LTD. of the other part and lodged for Registration in Duplicate with Sub-Registrar of Assurances at BOMBAY under Serial No. BBM-1617/1993 and BBM-1618/1993 on 23rd day of June , 1993 the Corporation demise unto M/S. SRIMAN ORGANIC CHEMICAL INDUSTRIES LTD. all that piece of land known as Plot No. T-T-14 in TARAPUR INDL. AREA containing the admeasurements 10024 Sq.Mtrs. or thereabout /s for the term of 95 years commencing from the 1st day of February , 1991 at the rent reserved by and subject to the covenant and conditions contained in the said lease.

AND WHEREAS, by a letter dated 02nd day of January , 2012 , the Corporation has taken a note of change in name of the company i.e. from M/S. SRIMAN ORGANIC CHEMICAL INDUSTRIES LTD. to M/S. SEYA INDUSTRIES LTD. hereinafter called "the Lessee".

AND WHEREAS, In pursuance of sub-clause (w) of clause 2 of the above noted Lease, dated 08th day of June , 1993 executed by the Maharashtra Industrial Development Corporation (hereinafter called the Corporation) in favour of the Lessee/s consent/s was/were granted to the Lessee/s on the 20-May-2013, 30-Mar-2016, 04-Jul-2017 to mortgage / charge by the Lessee of the Lessee's interest under the said Lease in favour of:-

BANK OF BARODA (Rs.39,00,00,000) ✓
CENTRAL BANK OF INDIA (Rs.32,71,00,000) ✓
INDIAN BANK (Rs.30,00,00,000) ✓

as security for repayment of the loans of rupees already sanctioned or to be sanctioned.



पलर
दस्ता क्र. ६६४० १२०१७
T. १९९ १९००

M/S. SEVA INDUSTRIES LTD.

PLOT NO. T-13, TARAPUR INDUSTRIAL
AREA, MIDC, BOISAR, TAL. PALGHAR,
DIST. THANE.

Copy Forwards to :-

CENTRAL BANK OF INDIA
CHANDER MUKHI, GR. FLOOR, NARIMAN
POINT,
MUMBAI, - 400021



Regional Officer,
MIDC, THANE



MCC/RO(ROT)/TRP/LMS-1542/

Index-2(सूची - २)



15/12/2016

सूची क्र.2

दुय्यम निबंधक: दु.नि.पालघर-२

दस्त क्रमांक: 5184/2016

नोदणी:

Regn:63m

पल्लर
दस्त क्र. 6280 / 2016
00 / 900

याचाचे नाव: 1) पाम टॅमी (प्रभाव क्षेत्र)

- (1) विलेखाचा प्रकार यहाणखत
(2) मोबदला 60000000 ✓
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 0
(4) पू-मापन,पोटहिस्ता व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: ठाणे इतर वर्णन: इतर माहिती: मोजे - पामटॅमी, वा. जि. पालघर येथील तारापुरऔद्योगिक विभाग प्लॉट नं. टी - 13 ज्याचे क्षेत्र 3824 चौ. मीटर व इतर बंदम मासप्रता तसेच तारापुर औद्योगिक विभाग प्लॉट नं. टी-14 ज्याचे क्षेत्र 10024 चौ. मीटर व इतर बंदम मासप्रता असे प्लॉट हा या महाणखटाचा विषय आहे.((Plot Number : T-13, T-14 :))

- (5) क्षेत्रफळ
(6) आकारणी किंवा जुडी देण्यात असेल वेव्हा.
(7) दस्तऐवज करून देणा-यापेसितून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1) 10024 चौ.मीटर
1) : याचा नाव देणा इस्टीमिटर/अभिहित साहिक्वा श्री. नरेंद्र वजानन पंकराव देवराव शर्मा टी-13/14, गुरुवारीसह तारापुर, बोईसर, वा. पालघर जि. ठाणे, प्लॉट नं. T-13, T-14, Non-Government. पिन कोड:- 401501
2) : याचा नाव देणा इस्टीमिटर/अभिहित साहिक्वा श्री. नरेंद्र वजानन पंकराव देवराव शर्मा टी-13/14, गुरुवारीसह तारापुर, बोईसर, वा. पालघर जि. ठाणे, प्लॉट नं. T-13, T-14, Non-Government. पिन कोड:- 401501
3) : याचा नाव देणा इस्टीमिटर/अभिहित साहिक्वा श्री. नरेंद्र वजानन पंकराव देवराव शर्मा टी-13/14, गुरुवारीसह तारापुर, बोईसर, वा. पालघर जि. ठाणे, प्लॉट नं. T-13, T-14, Non-Government. पिन कोड:- 401501
4) : याचा नाव देणा इस्टीमिटर/अभिहित साहिक्वा श्री. नरेंद्र वजानन पंकराव देवराव शर्मा टी-13/14, गुरुवारीसह तारापुर, बोईसर, वा. पालघर जि. ठाणे, प्लॉट नं. T-13, T-14, Non-Government. पिन कोड:- 401501
5) : याचा नाव देणा इस्टीमिटर/अभिहित साहिक्वा श्री. नरेंद्र वजानन पंकराव देवराव शर्मा टी-13/14, गुरुवारीसह तारापुर, बोईसर, वा. पालघर जि. ठाणे, प्लॉट नं. T-13, T-14, Non-Government. पिन कोड:- 401501
6) : याचा नाव देणा इस्टीमिटर/अभिहित साहिक्वा श्री. नरेंद्र वजानन पंकराव देवराव शर्मा टी-13/14, गुरुवारीसह तारापुर, बोईसर, वा. पालघर जि. ठाणे, प्लॉट नं. T-13, T-14, Non-Government. पिन कोड:- 401501
7) : याचा नाव देणा इस्टीमिटर/अभिहित साहिक्वा श्री. नरेंद्र वजानन पंकराव देवराव शर्मा टी-13/14, गुरुवारीसह तारापुर, बोईसर, वा. पालघर जि. ठाणे, प्लॉट नं. T-13, T-14, Non-Government. पिन कोड:- 401501
8) : याचा नाव देणा इस्टीमिटर/अभिहित साहिक्वा श्री. नरेंद्र वजानन पंकराव देवराव शर्मा टी-13/14, गुरुवारीसह तारापुर, बोईसर, वा. पालघर जि. ठाणे, प्लॉट नं. T-13, T-14, Non-Government. पिन कोड:- 401501
9) : याचा नाव देणा इस्टीमिटर/अभिहित साहिक्वा श्री. नरेंद्र वजानन पंकराव देवराव शर्मा टी-13/14, गुरुवारीसह तारापुर, बोईसर, वा. पालघर जि. ठाणे, प्लॉट नं. T-13, T-14, Non-Government. पिन कोड:- 401501
10) : याचा नाव देणा इस्टीमिटर/अभिहित साहिक्वा श्री. नरेंद्र वजानन पंकराव देवराव शर्मा टी-13/14, गुरुवारीसह तारापुर, बोईसर, वा. पालघर जि. ठाणे, प्लॉट नं. T-13, T-14, Non-Government. पिन कोड:- 401501
11) : याचा नाव देणा इस्टीमिटर/अभिहित साहिक्वा श्री. नरेंद्र वजानन पंकराव देवराव शर्मा टी-13/14, गुरुवारीसह तारापुर, बोईसर, वा. पालघर जि. ठाणे, प्लॉट नं. T-13, T-14, Non-Government. पिन कोड:- 401501
12) : याचा नाव देणा इस्टीमिटर/अभिहित साहिक्वा श्री. नरेंद्र वजानन पंकराव देवराव शर्मा टी-13/14, गुरुवारीसह तारापुर, बोईसर, वा. पालघर जि. ठाणे, प्लॉट नं. T-13, T-14, Non-Government. पिन कोड:- 401501
13) : याचा नाव देणा इस्टीमिटर/अभिहित साहिक्वा श्री. नरेंद्र वजानन पंकराव देवराव शर्मा टी-13/14, गुरुवारीसह तारापुर, बोईसर, वा. पालघर जि. ठाणे, प्लॉट नं. T-13, T-14, Non-Government. पिन कोड:- 401501
14) : याचा नाव देणा इस्टीमिटर/अभिहित साहिक्वा श्री. नरेंद्र वजानन पंकराव देवराव शर्मा टी-13/14, गुरुवारीसह तारापुर, बोईसर, वा. पालघर जि. ठाणे, प्लॉट नं. T-13, T-14, Non-Government. पिन कोड:- 401501

- (9) दस्तऐवज करून दिल्याचा दिनांक 07/12/2016
(10) दस्त नोंदणी केल्याचा दिनांक 15/12/2016
(11) अनुक्रमांक, खंड व पुढ 5184/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 302500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
(14) शेर

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणभावा तपशील दस्तप्रकारानुसार आवश्यक नाही

b) When possession is not given



दुय्यम निबंधक, पालघर क. २

पत्तर
दस्तावेज १८४ ६६८० १२०१७
Thursday, December 15, 2016
10:49 AM ७६ १५००

•इलाखर-2

यावाचे नाव: पाम टॅमी (प्रभाव क्षेत्र)
दस्तऐवजाचा अनुक्रमांक: पलर-2-5184-2016
दस्तऐवजाचा प्रकार: गृहग्राहक
सादर करण्याच्या नावा: ... मेसर्स सेया इंडस्ट्रीज

આપના મૂલ્ય દસ્તાવેજો પ્રિન્ટ સુધી-૨ બંધાવે
11:06 AM દ્વારા વેબસાઇટ પર.

दुय्यम निबंधक, पालघर क्र. २

1) देयकाचा प्रकार: eChallan रकम: रु.30000/-
 मंडी/घनादेशाचे ऑर्डर क्रमांक: MH006725074201617E दिनांक: 14/12/2016
 वकिले नाव व पत्ता:
 2) देयकाचा प्रकार: By Cash रकम: रु 2120/-

यक्षकाराची सद्दी



Index-2(सूची - २)



29/03/2017

सूची क्र.2

दुष्यम निर्बंधक : दु.नि.पालघर-2

दस्त क्रमांक : 1230/2017

नोदणी :

Regn:63m

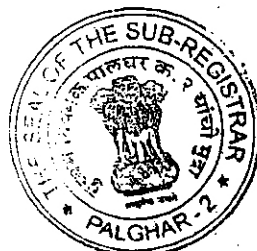
पादाचे नाव : 1) पाम टॅमी (प्रभाव क्षेत्र)		पत्तर
(1) विलेखाचा प्रकार	गहापखत	दस्त क्र. ६०००/२०१७
(2) मोबदला	300300000	७६ 1900
(3) बाजारभाव(भाडेपट्ट्याच्या वाववितपट्ट्याकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0	
(4) भू-मापन, नोदहिस्ता व परक्रमांक (असल्यास)	1) पालिकेचे नाव: जणे इतर वर्णन: , इतर माहिती: मीजे - पामटॅमी, ता. जि. पालघर येथील तारापूर इंडस्ट्रियल एरिया मधील प्लॉट नं. टी - 13 ज्याचे क्षेत्र 3824 चौ. मीटर हा या गहापखताचा विषय आहे. ((Plot Number : T - 13 ;))	
(5) क्षेत्रफळ	1) 3824 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात येलेले तेंव्हा.		
(7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादिचे नाव व पत्ता.	1): नाव:- . सिया इंडस्ट्रीज ली. रफे सहीकर्ता सुरत पी. खडका वय:-43; पत्ता:- ऑफिसचा पत्ता - टी - १३/ 14, एम. आय. डी. सी. तारापूर, बोईसर, ता. जि. पालघर, तारापूर डि, MAHARASHTRA, THANE, Non-Government. पिन कोड:-401506 पैन नं:-	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादिचे नाव व पत्ता	1): नाव:- . बँक ऑफ बरोदा रफे साहिकर्ता. श्री. प्रमोद कुमार शर्मा वय:-58; पत्ता:- प्लॉट नं: माळा नं: इमारतीचे नाव: ब्लॉक नं: ऑफिसचा पत्ता - सक्मी इन्सुरन्स बिल्डिंग, ठळ मजला, सर पी.एम रोड, फोर्ट, मुंबई, रोड नं: महाराष्ट्र, मुम्बई. पिन कोड:-400001 पैन नं:- 2): नाव:- . . सेंट्रल बँक ऑफ इंडिया रफे साहिकर्ता. श्री. टी. व्ही. सुभैया वय:-58; पत्ता:- प्लॉट नं: माळा नं: इमारतीचे नाव: ब्लॉक नं: ऑफिसचा पत्ता - चांदेर मुळी, नरियन पौड, मुंबई (कॉर्पोरेट फायनान्स ट्रेन ठाणे - प्लॉट नं. ३८३/३८४, पहिला मजला, पेरेंडाइज हाउस, स्थान रोड, ठाणे प ४००६०१), रोड नं: महाराष्ट्र, मुम्बई. पिन कोड:-400021 पैन नं:- 3): नाव:- . . इंडियन बँक रफे साहिकर्ता. श्री. संकाशी रामकृष्ण वय:-42; पत्ता:- ऑफिसचा पत्ता - ३२५, गीतांजली बिल्डिंग, पहिला मजला, नेहरु रोड, पु. मुंबई, इतमान रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400055	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/03/2017	
(10) दस्त नोदणी केल्याचा दिनांक	29/03/2017	
(11) अनुक्रमांक, खंड व पृष्ठ	1230/2017	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1002500	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14) शेर		

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

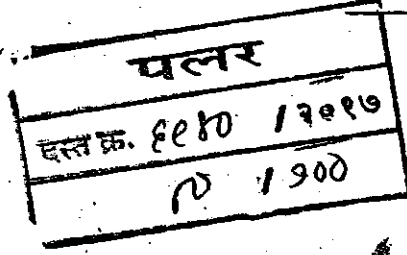
मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

b) When possession is not given



दुष्यम निर्बंधक, पालघर क्र. २

March '17 - 3rd Deed



542/1230

Monday, March 27, 2017

6:34 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

गावाचे नाव: पाव टेढी (प्रसाव क्षेत्र)

दस्तावेजाचा अनुक्रमांक: पसर-1230-2017

दस्तावेजाचा प्रकार: गृहपत्र

सादर करणाऱ्याचे नाव: ... सिया इंडस्ट्रीज सी. लॉफ्ट सहीकर्ता सुरत पी. खडका

नोंदणी फी

रु. 30000.00

दस्तावेजावरील फी

रु. 2040.00

मुद्रांची संख्या: 102

एकूण:

रु. 32040.00

आपणास मूळ दस्त, बँकनेस प्लॅट सूची-२ अन्वाचे
6:52 PM ह्या वेळेस मिळेल.

दुय्यम निबंधक, पालघर क्र. २

वापार शुल्क: रु. 0/-

गोबदना रु. 300000000/-

भरलेले मुद्रांक शुल्क: रु. 1002500/-

1) देयकाचा प्रकार: eChallan रकम: रु. 30000/-

डीडी/बनादेश/चे ऑर्डर क्रमांक: MH009916381201617E दिनांक: 27/03/2017

देयकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु. 80000/-

मूळ दस्त परत देऊ
पक्षकाराची स्वीकृती



8/2/2017

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02/08/2017

Note:-Generated Through eSearch
Module, For original report please
contact concern SRO office.

सूची क्र.2

पल्लर
दस्त क्र. 6800 / 2013
द्वयम निबंधक: दु.नि.पल्लर 00

दस्त क्रमांक : 5940/2013

नोदणी :

Regn:63m

गावाचे नाव : 1) पाम टॅमी (प्रभाव क्षेत्र)

(1) विलेखाचा प्रकार गहाणखत
(2) मोबदला 940000000 ✓
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 0

(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मौजे - पामटॅमी, ता. पालघर, जि. ठाणे येथील तारापुर इंडस्ट्रीयल एरिया मधील प्लॉट नं टी - 13 ज्याचे क्षेत्र 3824 चौ. मिटर व प्लॉट नं टी - 14, ज्याचे क्षेत्र 10024 चौ. मिटर हा या गहाणखताचा विषय आहे. ((Plot Number : T - 13, T - 14 ;))

(5) क्षेत्रफळ

1) 0 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:- सिया इंडस्ट्रीज लि. तर्फे डायरेक्टर श्री. अशोक घनश्याम राजानी वय:-58; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: कार्यालयाचा पत्ता - टी - 14, एम्. आय. डी. सी तारापुर, बोईसर, ता. पालघर, जि. ठाणे , रोड नं: , , , पिन कोड:-401506 पॅन नं:-AFBPR5891J
2): नाव:- सिया इंडस्ट्रीज लि. तर्फे कंपनी सेक्रेटरी मनिषा बी. सोलंकी वय:-26; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: कार्यालयाचा पत्ता - टी - 14, एम्. आय. डी. सी तारापुर, बोईसर, ता. पालघर, जि. ठाणे , रोड नं: , , , पिन कोड:-401506 पॅन नं:-BKWPS3240M

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- .बँक ऑफ बरोडा तर्फे सहकारी फिलिप बुई वय:-52; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: कार्यालयाचा पत्ता - सर पी. एम्. रोड, फोर्ट, मुम्बई, रोड नं: , , , पिन कोड:-400001 पॅन नं:-ABZPB1299G
2): नाव:- . सेंट्रल बँक ऑफ इंडिया तर्फे डॉ. राकेश मिश्रा वय:-53; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: मिड कोरपोरेट फायनान्स ब्रान्च ठाणे, पेरेडाईस हायटस, स्टेशन रोड, ठाणे प, रोड नं: , , , पिन कोड:-400601 पॅन नं:-AWSPM6532B

(9) दस्तऐवज करून दिल्याचा दिनांक

27/06/2013

(10) दस्त नोंदणी केल्याचा दिनांक

01/07/2013

(11) अनुक्रमांक, खंड व पृष्ठ

5940/2013

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

1000300

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेरा



8/2/2017

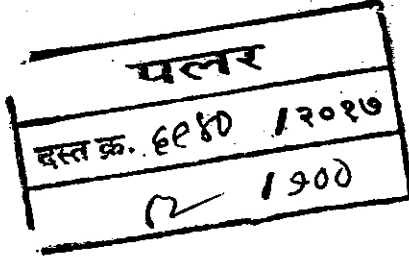
Index-II

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-


मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही
कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

b) When possession is not given



पलर	
दस्तावेज क्र. ६८४०	१२०१७
पलर - २	१३
५९८०	१२०१६
५६-९०६	



SEYA
INDUSTRIES LTD.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF SEYA INDUSTRIES LIMITED (THE COMPANY) HELD AT 501, GHANSHYAM CHAMBER, B-12, OFF LINK ROAD, ANDHERI (W), MUMBAI-400053 ON THURSDAY, OCTOBER 6, 2016 AT 4:00 P.M.

"RESOLVED THAT, the consent of the Board of Directors of the Company be and is hereby accorded to authorise Mr. Narendra Pandya, Authorised Signatory to register a Further Indenture of Mortgage for Rs.94.65 Crores in favour of Bank of Baroda and Central Bank of India with sub registrar's office at Palghar, Maharashtra.

RESOLVED FURTHER THAT Mr. Narendra Pandya, authorised Signatory be and are hereby authorized to execute, sign any documents, deed(s), agreement(s) or papers as may be required for registering the said mortgage in favour of Bank of Baroda and Central Bank of India.

RESOLVED FURTHER THAT Mr. Narendra Pandya, authorised Signatory be and are hereby authorised do such deed(s), act(s) and thing(s) as may be necessary to give full effect to the above resolution."

For Seiya Industries Limited
Manisha Solanki
Company Secretary

Date: October 19, 2016
Place: Mumbai



//CERTIFIED TRUE COPY//



CIN : L39999MH1990PLC058499
info@seyaind.com
seyaind@gmail.com
0091-22-26732894/66779071
0091-22-66732646
www.seya.in

SEYA Industries Ltd.
T-31A, MIDC, Thrapur,
Bokar (West),
Thane - 401 506,
Maharashtra
INDIA

501, Ghanshyam Chamber,
B 12 Link Road,
Andheri (West),
Mumbai - 400 053,
Maharashtra INDIA

पलर
दस्तक्र. ६९४० / २०१७
१४ १९८०

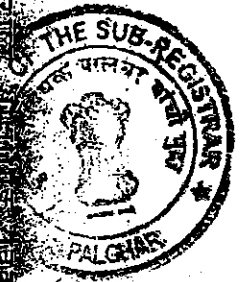
पलर - २
५७८४ / २०१६
५८-३०६



पल्लर
दल्ल कल. ६९१० १२०१७
१५ १९००



पल्लर - २
६९१० १२०१७



पलर
दस्त क्र. ६६४० / २०१७
१६ १९८८

पलर - २
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६० - ९०६



पलर
दस्त क्र. ६९०० / २०१३
७ / १००

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking.)

Regional Office, MIDC, Office Complex Building, 1st floor, Opp. Wagale Estate Octroi Naka, Walge Estate, Thane (West)-400604

(BY RPAD)

No MIDC/RD/Tarapur/

१९९५

Date:

07 MAR 2013

Sub :- Tarapur Industrial Area
Plot No. T-13

Request for grant of consent for transfer of...

Read : 1) Letters dated 12/02/2013 received from
M/s. Gopi Organics Pvt. Ltd.,
2) This office letter dated 04/03/2013
3) Your letter dated 06/03/2013

ORDER

पलर - २

५२८४ / २०१६

६९ - १०६



Agreement to Lease dated the 23rd day of January 1991

Licensee:

M/s. Gopi Organics Pvt. Ltd.,

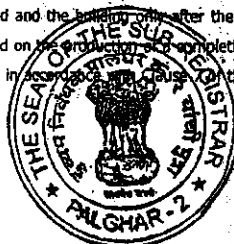
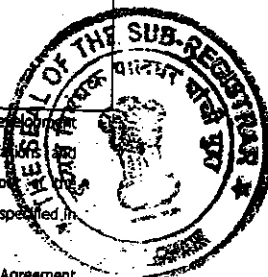
Transferees

M/s. Seya Industries Limited

By a above noted Agreement to Lease executed by the Maharashtra Industrial Development Corporation in favour of the Licensees, the Corporation in consideration of the stipulations and conditions on the part of the Licensees therein contained, agreed to granted in favour of the Licensees, a Lease of the above plot of land No. T-13 admeasuring 3824 m² in the manner specified in the said Agreement.

The Licensee in pursuance of Sub-Clause. (m) of the Clause 3 of the said Agreement represented to the Corporation for grant to its of a consent for transfer and assignment of its interest under or the benefit of the said Agreement in favour of M/s. Seya Industries Limited (hereinafter called the "Transferee"). The Corporation has after due consideration of the said request of the Licensees decided to grant its consent to the transfer and assignment of its interest under the said Agreement to Lease in favour of Transferee for the activity of Transferor i.e. Dye Intermediates & Fast Base (No Change of Activity) subject to the following conditions:-

- The Licensee shall pay to the Corporation sum of Rs. 8,62,400/- (Rupees Eight Lakhs Sixty Two Thousand Four Hundred Only) towards Differential Premium for Transfer which is paid vide D.R. No. 2742 dated 06/03/2013.
- The Transferee shall be bound to perform and observe all the stipulations and conditions contained in the said Agreement dated the 23rd day of January 1991 as if the said Agreement has been executed by the Transferee and shall be entitled to the grant of the Lease in its favour of the said plot of land and the building on the completion of the building and works on the said plot of land on the production of a completion certificate from the Executive Engineer of the Corporation in accordance with Clause 7 of the said Agreement



पलर
दस्ता क्र. ६८० / २०१७
०८ १९०८

पलर - २
५७८८ / २०१६
६२ - ७०६



पलर

दस्ता क्र. ६८४० / २०१७

१,९००

such lease to the in the standard form prescribed by the Corporation and subject to the payment of the yearly rent reserved under the Said Agreement.

- c. This consent is restricted to the transfer and assignment of the interest and benefits under the Agreement in favour the Transferee alone and for the project/s approved/permited by the Corporation and in case the Transferee propose/s to make any further transfer or assignment or parting wholly or partially with the possession of the said plot of land or any part thereof, the Transferee will not be granted permission unless Lease is executed.
- d. The Transferee shall obtain & produce consent to establish/operate from M.P.C.B. and NOC from Technical Advisor, MIDC, Mumbai prior to commencement of production.
- e. The Transferee shall execute final lease by making the Transferor as confirming party within 60 days from the date of receipt of this order.

Area Manager

MIDC, Regional Office, Thane-1



To,

M/s. Gopi Organics Pvt. Ltd.,
Plot No. T-13, Tarapur Industrial Area,
MIDC, Boisar, Tal. Palghar, Dist. Thane

Copy with compliments to:

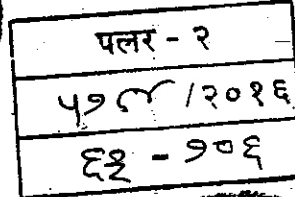
M/s. Seta Industries Limited
Plot No. T-13, Tarapur Industrial Area,
MIDC, Boisar, Tal. Palghar, Dist. Thane

Copies submitted to :-

1. The Chief Accounts Officer, MIDC, Mumbai - 400 093.
2. The General Manager (Legal), MIDC, Mumbai - 400 093.
3. The Technical Advisor, MIDC, Mumbai - 400 093.
4. The Executive Engineer, MIDC, DN. NO. 1, THANE

Copy with f.w.cs. to :

1. The Deputy Engineer, MIDC, SPA, Drainage Sub Division, Tarapur.



पलर	
मसल क्र.	६९४० / १२०१७
	९० / १९००

पलर - २
५३८८ / १२०१६
६८ - ९०६



पलर - २
५९८४/२०१६
६५ - १०६

: महाराष्ट्र औद्योगिक विकास महामंडळ पलर
(महाराष्ट्र शासनाचा उपक्रम)

कब्जा पावती

दस्ता क्र: ६९२० / २०१७
०९ / १९००

महाराष्ट्र औद्योगिक विकास महामंडळाच्या वतीने मी Shri. D. G. Rajani
आणि Shri. D. G. Rajani यांनी Shri. D. G. Rajani
यांनी आज Tarapur औद्योगिक क्षेत्राच्या 7/14 विल्हा 7/14
मधील 10,024 sq चौरस मिटर क्षेत्रफल असलेला भूखंड क्रमांक 7/14 हा, त्याची
भूखंडाच्या जागेवर प्रत्यक्ष प्रामाण्य व सोप्याकन केल्यातंतर, त्याचा कब्जा अनुक्रमे स्वाधीन केला व पंजरा
आहे.

ठिकाण: Tarapur

दिनांक: २ / १० / २०१७

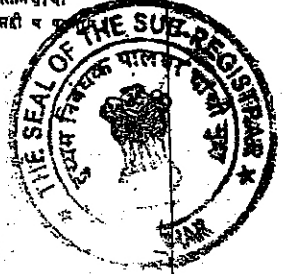
Shri. D. G. Rajani यांनी तारा दिला Shri. D. G. Rajani यांनी तारा घेतला.

D. G. Rajani

Shri. D. G. Rajani
म. बो. वि. मंत्रालय,
मुंबई-४०० ०२१.



[वाढवण्याची किंवा त्याच्या प्रतिनिधीची
तारी व पत्र]



पलर
दस्ता क्र. ६९० १२९१७
६२ १९००

पलर - १
५७५४ / २०१६
६६ - ९०६



पलर

दस्तक्र. ६९४० / १०१७

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
25820703/9539 (a Government of Maharashtra Undertaking)
Regional Office, MIDC, Office Complex Building, 1st floor, Near Check Naka, Wagle Estate Thane

No. MIDC/ROT/TRP/T-14/ ०९

Date :- 2 JAN 2012

To
M/s. Sriman Organic Chemical Industries Ltd
710, Dalmal Tower, 211, Nariman Point,
Mumbai-400 021.

पलर - २

५२८४/२०१६-१४

६-१०६

Sub:- Tarapur Industrial Area

Plot No. T-14

Transfer....

Change in Name of the Company

Ref:- i) Your letter dated 04/11/2011, 16/11/2011,
27/12/2011

ii) Fresh Certificate of Incorporation consequent on change of
name issued by the Deputy Registrar of Companies, Maharashtra,
Mumbai on 06/06/2011.

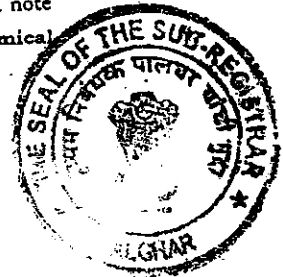
Sir,

In this connection, it is to inform that the Corporation has taken a note
of change in the Name of Company i.e. from M/s. Sriman Organic Chemical
Industries Limited to M/s. Seya Industries Limited.

Thanking You,

Yours faithfully

Area Manager
MIDC, Thane



Copy submitted to the Executive Engineer, MIDC, Division NO. 1, Thane.
Copy to Dy. Engr. Tarapur sub-division, Tarapur for information

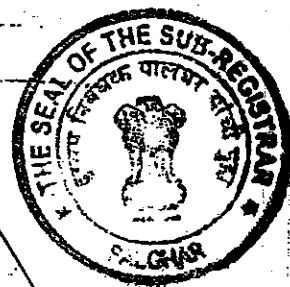


Regional Office, MIDC, Office Complex Building, 1st floor, Near Check Naka, Wagle Estate, Thane

पलर
दस्ताक्र. ६९७० / २०१७
२४ / १०००

पलर - २
५७८४ / २०१६
६६ - ३०६

३१/०८/१७



PERMANENT ACCOUNT NUMBER
ADIPG9580A
NAME
SAGAR GUHA
FATHER'S NAME
SUNIL KUMAR GUHA
DATE OF BIRTH
10-09-1966
SIGNATURE

पलर
दस्त क्र. ६६८०
१२०१७
९००
SEYA INDUSTRIES LIMITED
11/10/1990
Permanent Account Number
AABE 2722

SELF ATTESTED
Signature

SELF ATTESTED
Signature

पलर
दस्त क्र. ६६८०
१२०१७
९००
INCOME TAX DEPARTMENT

J B KAUSHIK
SATYA NARAYN KAUSHIK
19/11/1958
Permanent Account Number
AEHPK2612K

SELF ATTESTED
Signature

भारत सरकार
GOVT. OF INDIA
SUBRAMA THIRAPAKULA
Permanent Account Number
AABE 2722

SELF ATTESTED
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
NARENDRA GAJANAN PANDYA
GAJANAN REVASHANKAR PANDYA
09/10/1956
Permanent Account Number
AAUPP3916A
Signature

SELF ATTESTED
Signature

भारत सरकार
GOVT. OF INDIA
Permanent Account Number
AAUPP3916A

SELF ATTESTED
Signature

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SHIVGAHADUR S SINGH
SHRIPATI AMREJ SINGH
11/05/1966
Permanent Account Number
CCOPS7464L
Signature

SELF ATTESTED
Signature



Summary1 (GoshwaraBhag-1)

84/6940
सोमवार, 11 डिसेंबर 2017 2:22 म.नं.

दस्त गोश्वारा भाग-1

पलर २२/१००
दस्त क्रमांक: 6940/2017

दस्त क्रमांक: पलर /6940/2017

बाजार मुख्य: रु. 00/-

मोबदला: रु. 4,50,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,25,000/-

दु. नि. सह. दु. नि. पलर यांचे कार्यालयात
अ. क्र. 6940 वर दि. 11-12-2017
रोजी 2:05 म.नं. वा. हजर केला.

पावती: 10459

पावती दिनांक: 11/12/2017

सादरकरणाचे नाव: बँक ऑफ बडोदा तर्फे अधिकृत
स्वाक्षरीकार जे.बी. कोनिक.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

दस्त हजर करणाऱ्याची सही.

एकूण: 32000.00

Sub Registrar Palghar

Sub Registrar Palghar



दस्ताचा प्रकार: गहाणखत

मुद्रांक शुल्क: ब) जेव्हा उपोक्त प्रमाणे कळ्या दिलेला नसेल किंवा देण्याचे कबूल केले नसेल तेव्हा

शिक्का क्र. 1 11 / 12 / 2017 02 : 05 : 55 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 11 / 12 / 2017 02 : 06 : 59 PM ची वेळ: (फी)

दस्तऐवजासोबत जोडलेले कागदपत्रे, कुलमुखत्यारपत्र

व्यक्ती इत्यादी बनावट आढळून आल्यास याची

संपूर्ण जबाबदारी मिष्यादकाची राहिल.

लिखित दस्तावेज

Summary-2(दस्त गोषवारा भाग - २)



11/12/2017 2 25:00 PM

दस्त गोषवारा भाग-2

पलर २६/१००
दस्त क्रमांक: 6940/2017

दस्त क्रमांक : पलर/6940/2017

दस्ताचा प्रकार :- गहाणखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: बँक ऑफ बडोवा तर्फे अधिकृत स्वाक्षरीकार जे.बी. कौशिक . पत्ता: प्लॉट नं. ., माळा नं: तळ मजला, इमारतीचे नाव: लक्ष्मी इन्व्हेस्ट बिल्डिंग, ब्लॉक नं: फोर्ट, मुंबई . रोड नं: सर पी एम रोड, महाराष्ट्र, मुंबई. पॅन नंबर: AAACB1534F	कर्ज देणार वय :- 59 स्वाक्षरी:-		
2	नाव: सेंट्रल बँक ऑफ इंडिया तर्फे अधिकृत स्वाक्षरीकार टी.व्ही.सुब्बैया . पत्ता: प्लॉट नं. ., माळा नं: तळ मजला, इमारतीचे नाव: चंद्रमुखी, ब्लॉक नं: नरीमन पॉईंट, मुंबई, रोड नं. ., महाराष्ट्र, MUMBAI. पॅन नंबर: AAACC2498P	कर्ज देणार वय :- 56 स्वाक्षरी:-		
3	नाव: मेसर्स सिया इंडस्ट्रिज तर्फे अधिकृत सहीकर्ते नरेंद्र पंडया -- पत्ता: प्लॉट नं: टी 14, माळा नं: ., इमारतीचे नाव: तारापुर एमआयडीसी, बोईसर, पालघर, ब्लॉक नं: . रोड नं: ., महाराष्ट्र, ठाणे. पॅन नंबर: AABCS4522R	कर्ज देणार वय :- 61 स्वाक्षरी:-		
4	नाव: मेसर्स सिया इंडस्ट्रिज तर्फे अधिकृत सहीकर्ते नरेंद्र गजानन पंडया -- पत्ता: प्लॉट नं: टी 14, माळा नं: ., इमारतीचे नाव: तारापुर एमआयडीसी, बोईसर, पालघर, ब्लॉक नं: . रोड नं: ., महाराष्ट्र, ठाणे. पॅन नंबर: AABCS4522R	कर्ज देणार वय :- 61 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयारकीत गहाणखत चा दस्त ऐवज करून दिल्याने कबुल करतात.

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांनी व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: सुरत पि. खडका . वय: 45 पत्ता: बोईसर ता. पालघर पिन कोड: 401501		
2	नाव: शिव बहादुर सिंह -- वय: 31 पत्ता: बोईसर ता. पालघर पिन कोड: 401501		



Summary-2(दस्त गोषवारा भाग - २)

खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव व पत्ता

इंडियन बँक तर्फे अधिकृत स्वाक्षरीकार सागर गुहा ::

1 प्लॉट नं: 325, माळ नं: पहिला मजला, इमारतीचे नाव: गीताजंली बिल्डिंग, ब्लॉक नं: विले पारले पूर्व, मुंबई ,
रोड नं: नेहरु रोड, महाराष्ट्र, मुम्बई.
AAACI1607G

Sub Registrar Palghar

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6940 /2017

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पलर
दस्त क्र. ६९४० / २०१७
६९ / १००

प्रमाणित करण्यात येते की,
हा दस्तावेज एकूण १०० पाने आहेत

सुव्यवस्थापक, पालघर



Summary-2(दस्त गोषवारा भाग - २)



12/12/2017 11 51:23 AM

दस्त गोषवारा भाग-2

पलर ९९९००
दस्त क्रमांक:6940/2017

दस्त क्रमांक :पलर/6940/2017

दस्ताचा प्रकार :-गहाणखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:इंडियन बँक तर्फे अधिकृत स्वाक्षरीकार सागर गुहा. पत्ता:प्लॉट नं. 325, माळा नं. पहिला मजला, इमारतीचे नाव: सीताजंसी बिल्डिंग, ब्लॉक नं. विले पारले पुर्व, मुंबई, रोड नं: नेहरू रोड, महाराष्ट्र, मुम्बई पॅन नंबर:AAACI1607G	कर्ज देणार वय :-51 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयाकयीत गहाणखत चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:12 / 12 / 2017 11 : 34 : 01 AM

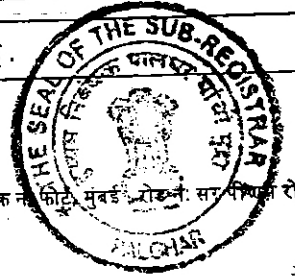
ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीस: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुरत पि. खडका .. वय:45 पत्ता:बोईसर ता. पालघर पिन कोड:401501		
2	नाव:शिव बहादुर सिंह -- वय:31 पत्ता:बोईसर ता. पालघर पिन कोड:401501		

खालील पक्षकाराची कबुली उपलब्ध आहे.

अनु क्र.	पक्षकाराचे नाव व पत्ता
1	बँक ऑफ बडोदा तर्फे अधिकृत स्वाक्षरीकार जे.बी. कौशिक :- प्लॉट नं. , माळा नं: तळ मजला, इमारतीचे नाव: सक्षमी इन्व्हेस्ट बिल्डिंग, ब्लॉक नं. कोट, मुंबई, रोड नं: सर, पालघर रोड, महाराष्ट्र, मुम्बई. AAACB1534F
2	मेट्रोल बँक ऑफ इंडिया तर्फे अधिकृत स्वाक्षरीकार टी.व्ही.सुब्बैया :- प्लॉट नं: , माळा नं: तळ मजला, इमारतीचे नाव: चंद्रमुखी , ब्लॉक नं: नरीमन पॉईंट, मुंबई , रोड नं: , महाराष्ट्र, MUMBAI. AAACC2498P
3	मेसर्स सिया इंडस्ट्रिज तर्फे अधिकृत सहीकर्ते नरेंद्र पंडया :- प्लॉट नं: टी 14, माळा नं: , इमारतीचे नाव: तारापुर एमआयडीसी, बोईसर, पालघर, ब्लॉक नं: , रोड नं: , महाराष्ट्र, ठाणे. AABCS4522R
4	मेसर्स सिया इंडस्ट्रिज तर्फे अधिकृत सहीकर्ते नरेंद्र गजानन पंडया :- प्लॉट नं: टी 14, माळा नं: , इमारतीचे नाव: तारापुर एमआयडीसी, बोईसर, पालघर, ब्लॉक नं: , रोड नं: , महाराष्ट्र, ठाणे. AABCS4522R



Summary-2(दस्त गोषवारा भाग - २)

खालील पक्षकाराची कबुली उपलब्ध आहे .

- अनु क्र. पक्षकाराचे नाव व पत्ता
- बँक ऑफ बडोदा तर्फे अधिकृत स्वाक्षरीकार जे.बी. कौशिक :-
- 1 प्लॉट नं. : , माळा नं: तळ मजला, इमारतीचे नाव: लक्ष्मी इन्सुरन्स बिल्डिंग, ब्लॉक नं: फोर्ट, मुंबई , रोड नं: सर पी एम रोड, महाराष्ट्र, मुम्बई.
AAACB1534F
- सेंट्रल बँक ऑफ इंडिया तर्फे अधिकृत स्वाक्षरीकार टी.व्ही.सुब्बैया :-
- 2 प्लॉट नं: , माळा नं: तळ मजला, इमारतीचे नाव: चंद्रमुखी , ब्लॉक नं: नरीमन पॉईंट, मुंबई , रोड नं: , महाराष्ट्र, MUMBAI.
AAACC2498P
- मेसर्स सिया इंडस्ट्रिज तर्फे अधिकृत सहीकर्ते नरेंद्र पंडया :-
- 3 प्लॉट नं: टी 14, माळा नं: , इमारतीचे नाव: तारापुर एमआयबीसी, बोईसर, पालघर, ब्लॉक नं: , रोड नं: , महाराष्ट्र, ठाणे.
AABCS4522R
- मेसर्स सिया इंडस्ट्रिज तर्फे अधिकृत सहीकर्ते नरेंद्र गजानन पंडया :-
- 4 प्लॉट नं: टी 14, माळा नं: , इमारतीचे नाव: तारापुर एमआयबीसी, बोईसर, पालघर, ब्लॉक नं: , रोड नं: , महाराष्ट्र, ठाणे.
AABCS4522R

शिवका क्र.4 ची वेळ:12 / 12 / 2017 11 : 35 : 38 AM

शिवका क्र.5 ची वेळ:12 / 12 / 2017 11 : 36 : 02 AM नोंदणी पुस्तक 1 मध्ये

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पत्तर
दस्त क्र. ६६४० / २०१७
१०० / १००



एक नंबराचे बुकाचे
कबुली नोंदला

६६४०/२०१७

दुय्य निबंधक, पालघर

दि. १२. माहे. १२. २०१७