

08/12/2017

गावाचे नाव : 1) कोपरखैरणे

(1)विलेखाचा प्रकार	गहाणखत
(2)मोबदला	3000000
(3) बाजारभावाभाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: युनिट नं.-1, 1 वा मजला, मयल दिप बिल्डिंग, प्लॉट नं.-74, युप नं.-4, सेक्टर-17, कोपरखैरणे, नवी मुंबई, 48,528 चौ. मी. ((Plot Number : 74 ; SECTOR NUMBER : 17 ;))
(5) क्षेत्रफळ	1) 48,528 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1) नाव:-- विजया बँक तर्फे असिस्टंट मॅनेजर सिध्दार्थ गोहिल वय:-30; पत्ता:-- 778' अवसार बिल्डिंग, काजी सय्यद स्ट्रीट, मांडवी मुंबई, 400003 पिन नं. MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400003 पिन नं. AAACV4791J
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पता.	1) नाव:-- मे. पद्मावती प्लास्टीक तर्फे भाषीदार श्री. जितेश विमललाल शेता वय:-31; पत्ता:-- प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: हाऊस नं.-16840, आयुब कंपाऊंड, कल्याण रोड, नागाव-1, भिवंडी, ठाणे. ब्लॉक नं.-, रोड नं.-, महाराष्ट्र, ठाणे. पिन कोड:-421302 पिन नं. 2) नाव:-- मे. पद्मावती प्लास्टीक तर्फे भाषीदार श्री. जयतीलाल श्रेयचंद शाह वय:-42; पत्ता:-- प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: हाऊस नं.-16840, आयुब कंपाऊंड, कल्याण रोड, नागाव-1, भिवंडी, ठाणे. ब्लॉक नं.-, रोड नं.-, महाराष्ट्र, ठाणे. पिन कोड:-421302 पिन नं. 3) नाव:-- विमललाल एच. शेता वय:-64; पत्ता:-- प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: मदनिका क्र.-14, शिवसागर, 3 रा मजला, सेक्टर-10, वाशी, नवी मुंबई, ब्लॉक नं.-, रोड नं.-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पिन नं.-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पता	1) नाव:-- मे. पद्मावती प्लास्टीक तर्फे भाषीदार श्री. जितेश विमललाल शेता वय:-31; पत्ता:-- प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: हाऊस नं.-16840, आयुब कंपाऊंड, कल्याण रोड, नागाव-1, भिवंडी, ठाणे. ब्लॉक नं.-, रोड नं.-, महाराष्ट्र, ठाणे. पिन कोड:-421302 पिन नं. 2) नाव:-- मे. पद्मावती प्लास्टीक तर्फे भाषीदार श्री. जयतीलाल श्रेयचंद शाह वय:-42; पत्ता:-- प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: हाऊस नं.-16840, आयुब कंपाऊंड, कल्याण रोड, नागाव-1, भिवंडी, ठाणे. ब्लॉक नं.-, रोड नं.-, महाराष्ट्र, ठाणे. पिन कोड:-421302 पिन नं. 3) नाव:-- विमललाल एच. शेता वय:-64; पत्ता:-- प्लॉट नं.-, माळा नं.-, इमारतीचे नाव: मदनिका क्र.-14, शिवसागर, 3 रा मजला, सेक्टर-10, वाशी, नवी मुंबई, ब्लॉक नं.-, रोड नं.-, महाराष्ट्र, ठाणे. पिन कोड:-400703 पिन नं.-
(9) दस्तऐवज करून दिल्याचा दिनांक	07/12/2017
(10)दस्त नोंदणी केल्याचा दिनांक	08/12/2017
(11)अनुक्रमांक, खंड व पृष्ठ	17050/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	15000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तावेजावर आवश्यक माहिती उपलब्ध आहे. दस्तप्रकारानुसार आवश्यक नाही

b) When possession is not given




सह दुय्यम विबंधक ठाणे क्र-८

Payment Successful Your Payment Confirmation Number is 122277807

IDBI BANK

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH008018636201718R	BARCODE	Form ID	Date
Department	IGR		Payee Details	
Receipt Type	RE		Dept. ID (If Any)	८७७ - ६
Office Name	IGR120-THN8_THANE NO 8 JOINT SUB REGISTRA	Location	PAN No. (If Applicable)	DLN-२०१७
Year	Period: From : 07/12/2017 To : 31/03/2099		Full Name	MS PADMAVATI PLASTIC
Object	Amount in Rs.	Flat Block No. Premises/ Bldg	UNIT NO 1 MANGAL DEEP	
0030046401-75	15000.00	Road Street, Area Locality	PLOT NO 74 GROUP NO IV	
0030063301-70	30000.00	Town City District	SECTOR 17 KOPAR, KHAIRANE NAVI, MUMBAI THANE, Maharashtra	
	0.00	PIN	400 070 9	
	0.00	Remarks (If Any)		
	0.00			
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	0.00			
Total	45000.00	Amount in Rupees	Five	
Payment Details: IDBI NetBanking Payment ID : 145556876		FOR USE IN RECEIVING BANK		
Cheque- DD Details:		Bank CIN No : 69103332017120750583		
Cheque- DD No		Date	07-12-2017	
Name of Bank	IDBI BANK	Bank-Branch		
Name of Branch		Scroll No.		

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DEED OF MORTGAGE

THIS DEED OF MORTGAGE is made at Mumbai on this ^{7th} day of ~~November~~ ^{December} in the year 2017 by **M/s. PADMAVATI PLASTIC**, a partnership firm through its partners Mr Jitesh Chimanlal Swetta and Mr Jayantilal Dhepchand Shah having office at hereinafter referred to as the **"BORROWER"** (which expression shall unless be repugnant to the context or meaning thereof mean and include its heirs, successors, administrators, executors (or assigns) of the **FIRST PART**

AND

MR. CHIMANLAL H. SWETTA, adult, Indian inhabitant residing at hereinafter referred to as the **"MORTGAGOR"** (which expression shall unless be repugnant to the context or meaning thereof mean and include his heirs, successors, administrators, executors & assigns) of the **SECOND PART**.

AND

VIJAYA BANK, a body corporate and having its Head Office at Bangalore and having its branch office at 77/81, Avsar Bldg, Kazi Syed Street, Mandvi, Mumbai: 400003 through its Branch Manager and Constituted attorney Mr. hereinafter called as **"THE MORTGAGEE"** (which expression shall wherever the context or meaning for permits mean and include its successors and assigns)

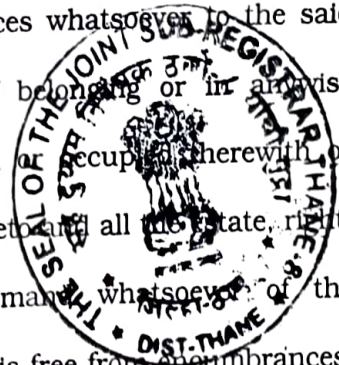


WHEREAS :-

1. By an Deed of Assignment dated 04/06/2010 entered between Mr. Kishor Jagannath Kharat & Mrs. Shalini Kishore Kharat (Vendors) of the one part and Mr. Chimanlal H. Swetta (Purchaser) of the other part the said vendor has sold and the purchaser has purchased the said **Unit No. 1** admeasuring 48.528 sq. mtrs., in the building known as "MANGAL DEEP" situated at Koparkhairane, Navi Mumbai (hereinafter referred to as the said Property).

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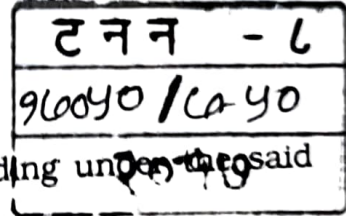
2. The detail of the flat is particularly described in the **SCHEDULE 1** hereto, together with all rights and benefits both present and in future in respect of the said flat and all its rights, liberties, privileges, easements, advantages and appurtenances whatsoever to the said flat and premises or any part thereof belonging or in anywise appertaining or usually held or enjoyed or occupied therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, property claim and demand whatsoever of the Mortgagee and every part thereof which is free from encumbrances, attachments, charges and liens whatsoever.



3. The Borrower have approached the Mortgagee Bank for a loan or financial accommodation up to **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** immediately against security of the scheduled property and for such further or other sum or sums of money in any event and against such security as aforesaid and whereas the Mortgagee Bank has agreed to do so on the assurance of the Borrower/Mortgagor for repayment of the said sum and all further sums to be advanced to the Mortgagee Bank with agreed interest as per the agreed terms.

[Handwritten signatures and marks]

4. The said request of the Borrower/Mortgagor was acceded by the Mortgagee Bank and The Mortgage Bank at the request of the Borrower/Mortgagor granted facility to the tune of **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** upon certain terms and conditions, as more particularly stated in the terms of sanction letter dated 02.11.2017.



5. It is agreed that the repayment of the outstanding ~~under the~~ said facility and payment of commission, interest, costs, charges, expenses and all other monies payable by the Borrower/Mortgagor to the Mortgagee Bank under the aforesaid facilities will be inter alia secured by a First Mortgage in favour of the Mortgagee Bank on the scheduled property as more particularly described hereunder both present and in future.

6. In consideration of premises and in pursuance of request of the Borrower/Mortgagor and in pursuance of the security documents and the Mortgagee Bank having called upon the Borrower/Mortgagor to do so, the Borrower/Mortgagor have agreed to execute the presence in the manner and on the terms and conditions as more particularly appearing hereinafter to secure the repayment of facilities granted by the Mortgagee to Borrower/Mortgagor aggregating in all a sum of **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** together with commission, interest, with monthly/quarterly rates, compounded monthly rests interest tax, penal interest, additional interest, liquidated damages, on prepayment, costs, charges and expenses and other monies payable by the Borrower/Mortgagor herein to the Mortgagee Bank under the said



7. The Borrower/Mortgagor have in consideration of the Mortgagee, having granted/agreed to grant said Limit to the borrower, agreed to furnish the required guarantee and the security of the said flat mentioned in schedule 1 hereunder written by way of Registered mortgage in the manner hereinafter mentioned.

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8. The Borrower/Mortgagor has agreed to execute these presents as a further security by way of Mortgage/Extension of Mortgage and also for payment of the amounts Borrowed or which may be borrowed in future by the borrower from the Mortgagee due repayment of which has been guaranteed by the Borrowers/Mortgagor herein as guarantors as aforesaid:

NOW THIS DEED WITNESSETH AS FOLLOWS



1. Pursuant to the said agreement and in consideration of the said Indenture(s) of guarantee executed by the Mortgagor in favour of the Mortgagee and as a security for due performance of the obligations of the Mortgagor in the said Indenture of guarantee the Mortgagor do hereby covenant with the Mortgagee that in the event of the Borrower and/or guarantor/Mortgagor or any of them committing default in payment of such amount(s) demanded by the Mortgagee as may be due and payable at the foot of the account of the Borrower in the Books of the Mortgagee together with interests with monthly rests, penal interest and bank charges thereon etc. as per terms of sanction and documents as will be executed by the Mortgagor and/or Borrower from time to time, the Mortgagor do hereby create Mortgage over the said property more particularly described in the schedule hereunder written, held by the Mortgagor with a condition that on the Mortgagor or the Borrower repaying the amounts more particularly described herein due to the Mortgagee (hereinafter

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referred to as the Mortgage amount) the Mortgagee shall redeem the said property of the Mortgagor more particularly described in the schedules hereunder from the Mortgage security and shall if so required by the Mortgagor by a deed of release the cost whereof shall be paid and borne by the Mortgagors.

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2. It is further agreed and declared by the Mortgagor and Borrower that in the event of the Borrower/Guarantor / Mortgagor or any one of them failing or neglecting to pay the Mortgage money when the same become due and payable under this presence or otherwise, the Mortgagee shall become entitled to have the said property or any of them at the discretion of the Mortgagee sold by following due process of law and to realize and receive the said Mortgage amount and the net sale proceeds of the said property.

3. It is further agreed and declared by the Mortgagor that the Mortgagor is entitled to hold the said property and that the same has been acquired by Mortgagor out of his own resources and that Mortgagor has exclusive right of ownership and disposal over the said property free from any right, claim, title or interest of any third party. The Mortgagor have declared that there is no action of acquisition, requisition, sale, lease, mortgage, lispense or any other claim or encumbrance property described in the schedule hereunder and Mortgagor is entitled to deal with or dispose of her property without any objection or interference from any third party.

4. The Mortgagor declare and confirm that this title over the said property are also evidenced by the **documents** of title more particularly described in the **Schedule** appearing hereinafter and that the Originals of the said documents have been deposited with the Mortgagee for the purpose of further effectuating the terms of



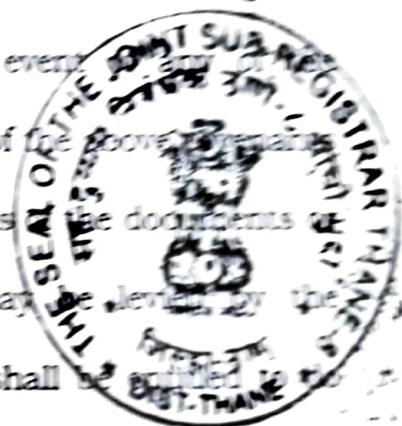
T. K. [Signature]

this indenture. Nonetheless, it is further declared by the said Mortgagor that the Mortgaged property more particularly described in schedule hereinafter written is owned by them and are free from any encumbrances charges of any nature whatsoever.

5. It is further declared by the Mortgagor that she has paid and kept paid all municipal taxes and other outgoings in respect of his respective property and that the Mortgagor do hereby undertake to the Mortgagee that she shall during the currency of these presents pay and kept paid such taxes and outgoings as may be payable from time to time without any delay or default.

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6. The Mortgagor further agrees that during the currency of these presents she shall cause her property/property to be insured against all usual risks with bank's clause. In the event of the Mortgagor failing or neglecting to perform any of the above conditions and also the terms of the sanction or any terms and conditions which may be levied by the Mortgagee from time to time, the Mortgagee shall be entitled to insure the property/property at the needful at the cost and consequences of the Mortgagors/borrower. In the event of said property/ property being destroyed or damaged for any reason whatsoever, the Mortgagee shall be entitled to receive the insurance claim under the said policy to the exclusion of the Mortgagor and to appropriate the said proceeds towards the Mortgage money in such manner as may be deemed fit and proper by the Mortgagee.



7. The Mortgagor and all other persons having or lawfully claiming any

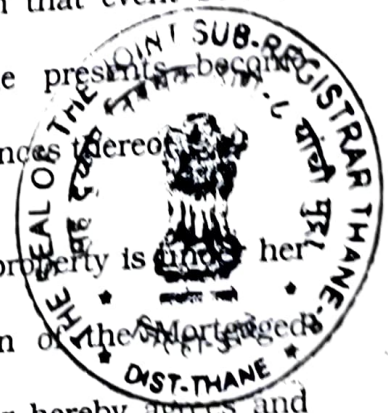
execute or cause to be done and to be executed all such acts, deeds, matters and things as may be required for further and more effectively effectuating the terms of this Indenture and sanction.

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8. In the event of any damage to the mortgaged property or any part thereof for any reasons whatsoever after the execution hereof which would in the opinion of the Mortgagee materially impair the security or if the Mortgagor is adjudged insolvent or any default is made by any of the Mortgagors/Borrower in performance of any of the covenants herein the mortgage money shall in that event become immediately payable and in that event the present becomes immediately enforceable with all other consequences thereon.

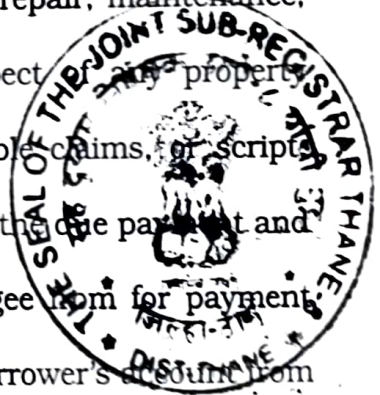
9. The Mortgagor further declare that Mortgaged property is under her use and occupation and that the possession of the Mortgaged property is exclusively with her. The Mortgagor hereby agrees and undertakes that she will neither part with the possession of the said property in any manner whatsoever nor will create any third party right/interest of any nature whatsoever without prior written approval of the Mortgagee in writing.

10. The Mortgagor do hereby agree to indemnify the Mortgagee against all loss of any nature out of creation of the securities herein or otherwise realisation of securities created herein or otherwise whatsoever and further agrees to pay and satisfy to the Mortgagee on demand the 'General Balance' due from the said Borrower and the expression 'General Balance' shall be deemed to include all and every sum and sums of money and the amount of interest at such



of its offices on any account whatsoever, whether from the borrower solely or from the borrower jointly with any other or others in partnership or otherwise whether as principal or surety or to otherwise and whether such liabilities have matured or not and whether they are absolute or contingent including all liabilities in respect of advances, guarantees in letters of credit, hundies, bills, notes, drafts and other negotiable instruments, drawn accepted, endorsed or guaranteed by the borrower and in respect of interest as at the rate agreed upon with monthly rests commission and banking charges and in respect of all costs, charges and expenses which the Mortgagee may incur in paying any rent, rates, taxes, duties, calls, instalments, legal and other professional charges or other outgoings, whether for the insurance, repair, maintenance, management realisation or otherwise in respect of any property movable or immovable or in chattels, actionable claims, or scrips securities, or title deeds pledged, mortgaged for the due payment and discharge of borrowers liability to the Mortgagee from for payment and expenses, charges etc. as debited in the borrower's account from time to time or at such other rates as may be specified by the Mortgagee.

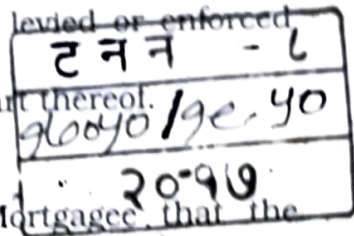
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11. It is hereby further agreed and declared by the Mortgagor that all the expenses pertaining to this presence and also other expenses charges, stamp duty registration charges as may be payable in respect of the advances made shall be borne by the Mortgagor alone. Further it is agreed that in case if the same is paid by the Mortgagee under any circumstances including the cases where the documents executed is treated as improperly stamped then in that event. In the

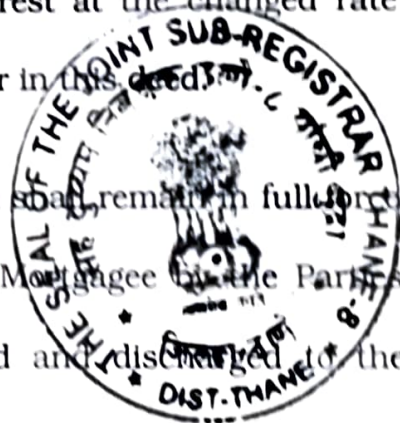
with interest at the rate mentioned supra and the amount so spent by the Mortgagee shall be the first charge on the schedule property.

12. It is further agreed that the Mortgagor shall not allow a Receiver to be appointed or any distress or execution to be levied or enforced upon or against the mortgaged premises or any part thereof.



13. The Mortgagor further covenant/s with the Mortgagee that the Mortgagee shall be entitled to change the rate of interest and penal interest or periodicity of the rests for charging the interest whether on account of R.B.I. Directives or Mortgagee's discretion as given by R.B.I. at any time by giving notice to the borrower and/or notifying on the notice Boards of the Mortgagee or in local news paper and shall thereafter be entitled to charge interest at the changed rate and/or rests as if the same was provided for in this deed.

14. That the security afforded by these present shall remain in full force and effect until all the sums due to the Mortgagee by the Parties under terms of this deed, are fully paid and discharged to the satisfaction of the Mortgagee.

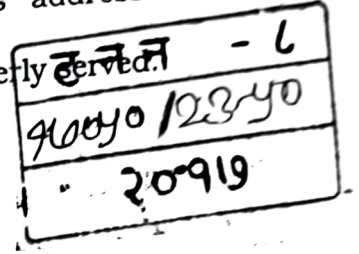


15. For the purpose of recovering any sum that may become due to the Mortgagee in the terms of the deed, the Mortgagee may forthwith enforce against the Mortgagor and the mortgage premises all or any of the remedies of the holders of the simple mortgage.

16. The Mortgagor shall be liable to pay and bear the stamp duty, registration charges and all other expenses incidental thereto. The Mortgagor shall also indemnify and keep indemnified the Mortgagee against cost, loss or expenses which may be paid or borne by the

that as between the Mortgagee and the mortgagor the mortgagor in the principal debt or jointly with the borrower and accordingly the mortgagor shall not be entitled to any of the rights conferred as surety by section 133, 134, 135, 139 and 141 or any other relevant provisions of the Contract Act.

20. A notice sent to the respective parties at his addressed first mentioned hereinabove shall be deemed to be properly served.



SCHEDULE - 1

[Description of Property]

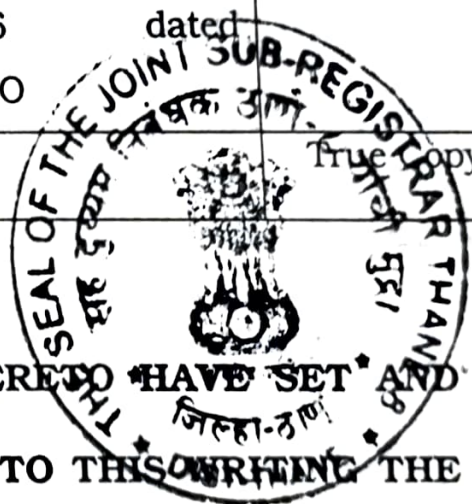
Entire First Floor Premises, Unit No. 1 admeasuring 48.528 sq. mtrs., in the building known as "MANGAL DEEP" situated at Koparkhairane, Navi Mumbai NA Land bearing Plot No. 74, Group No. IV, Sector Koparkhairane, Taluka & District Thane, within the Registration District and Sub-District of Thane and within the Municipal Limits of Mumbai Municipal Corporation.



LIST OF DOCUMENTS OBTAINED FOR CREATION OF REGISTERED MORTGAGE

Sr. No.	Date of Document	Name of Document	Whether original/copies
1.	04/06/2010	Deed of Assignment dated 04/06/2010 (duly registered with the Sub Registrar's of assurance under Sr. No. TNN-3-4058/2010 dated 17/06/2010) entered between Mr. Kishor Jagannath Kharat & Mrs. Shalini Kishore Kharat (Vendors) of the one part and Mr. Chimanlal H. Swetta (Purchaser) of the other part	Original
2.	17/06/2010	Registration Receipt No. 4154 dated 17/06/2010 for Rs. 12740/- issued by Sub Registrar's office Thane	Original
3.	04/06/2010	Stamp Receipt dated 04/06/2010 for Rs. 45,150/- Issued by Punjab & Maharashtra	Original

	between Shri Champak Murji Dedhia (Seller) of the one part and Shri Jagdish Nenshi Bhanushali (Purchaser) of other part	न न - ८ २०११ Original
05/02/2007	Registration Receipt No. 800 dated 05/02/2007 for Rs. 10070/- issued by Sub Registrar's office Thane	Original
05/02/2007	Stamp Receipt dated 05/02/2007 for Rs. 31150/- issued by ICICI Bank Ltd. towards the stamp duty	Original
05/02/2007	Index II dated 05/02/2007 issued by Sub Registrar's office Thane in respect of Agreement for sale dated 05/02/2007	Original
7. 14/07/2010	Transfer letter bearing No. CIDCO /AEO/KK/2010/5918 dated 14/07/2010 issued by CIDCO	Original
8. 06/02/2007	Transfer letter bearing No. CIDCO/AEO/KK/2007/3559 dated 06/02/2007 issued by CIDCO	Original
19. 19/05/2010	Transfer letter bearing No. CIDCO/AEO/KK/2010/4786 dated 19/05/2010 issued by CIDCO	Original
20.	Latest Tax Paid Receipt	True Copy



IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND
SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS WRITING THE

DATE AND YEAR FIRST HEREIN ABOVE MENTIONED

Mr Jayantilal Dhepchand Shah,

Jayantilal

In the presence of _____)

Shah

① Shah vicky Jayantilal Vicky

② Rahul Hianwan Rahul

Signed and Delivered by the

within named Mortgagor

MR. CHIMANLAL H. SWETTA

टनन - 6
90040/2e.40
20090

In the presence of _____)

Chimanlal

① Shah vicky Jayantilal Vicky

② Rahul Hianwan Rahul

Signed and Delivered by the

within named Mortgagee,

Vijaya Bank, Mandvi Branch

विजे विजया बँक/For VIJAYA BANK

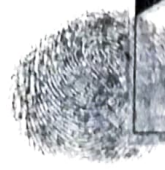
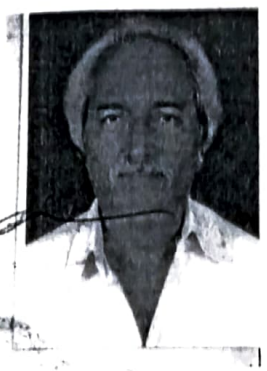
Through its Branch Manager/अधिकारी/Officer

Mr. Siddharth H. Gohil गंधवी, मुंबई-३./Mandvi, Mumbai-3.

in the presence of _____)

① Shah vicky Jayantilal Vicky

② Rahul Hianwan Rahul



सूची क्र.2

दुय्यम निबंधक ठाणे 3
 टसत क्रमांक 4058/2010
 नोंदणी
 Regn 63m

बाराबास
 07/12/2011
 Note -Generated Through eSearch
 Module For original record please
 contact concern SRO office

गावाचे नाव : वालीवली

ट न न - 6
 90040/3940
 2011:3

- (1) दिसेबाचा प्रकलन करानेसाठी
- (2) मीषदलन र 1250000
- (3) बाजारमावासाडेपट्टाबाधक बांधकामपट्टाकार आकारणी टसत की पट्टादलन न समुद्र करावे र 1250100
- (4) मू-भाषण पोटसिन्सा व बांधकामाक अमलन्यास) पालिकेचे नाव इतर वर्गन युनिट नं 1, 1 ला सजला, प्लॉट नं 74, सेक्टर-17, कोपरखैरणे, नवी मुंबई
- (5) संकसद 48 528 चौ मी विन्टअप
- (6) आकारणी किय जुडी टेम्यात अमलन नयस
- (7) टसतौदत करत टेगा-याभिद्दून नाव -किशोर जगन्नाथ खरात - - , सौ शालिनी किशोर खरात - - , टेवण-या पसकाणेचे नाव किय टियाणी न्यायालयया हुकुमनासा किय अटेश अमलन्यास प्रतियाटिचे नाव व पसा
- (8) टसतौदत करत टेगा-या पसकाणेचे व किय टियाणी न्यायालयया हुकुमनासा किय अटेश अमलन्यास प्रतियाटिचे नाव व पसा नाव -चिमनलाल एच शैता - -
- (9) टसतौदत करत टिन्याचा टिन्याक 04/06/2010
- (10) टसत नोंदणी कान्याचा टिन्याक 17/06/2010
- (11) अनुक्रमांक खड व पृष्ठ 4058/2010
- (12) बाजारमावापलणी मुद्राक शुल्क 45150
- (13) बाजारमावापलणी नोंदणी शुल्क 10





विजया बैंक

(भारत सरकार का उपक्रम)

VIJAYA BANK

(A Govt. of India Undertaking)

प्रधान कार्यालय Head Office

41/2, एम जी रोड M G Road

बेंगलूर Bangalore - 560 001

शाखा : मान्दवी

Branch : MANDVI

ई-मेल

Email : mum.mandvi5012@VIJAYABANK.co.in

वेब Web

www.vijayabank.com

फोन Phone : 022-23448744, 022-23443419, 23429122

फैक्स Fax : 022-23448744

संदर्भ सं. Ref.No.:MDV/CM/274/2017

दिनांक Date: 07.12.2017

ट न न - ८
१६००५०/३३५०
२०१७

TO WHOMSOEVER IT MAY CONCERN

I Mr Dattaprasad V Chavan, Chief Manager, Vijaya Bank, Mandvi Branch, do hereby authorize Mr Siddharth Gohil, to appear before the Sub Registrar Office at Thana for execution of mortgage deed in respect of property situated and being First Floor Premises, Unit No. 1 admeasuring 48.528 sq. mtrs., in the building known as "MANGAL DEEP" situated at Koparkhairane, Navi Mumbai NA Land bearing Plot No. 74, Group No. IV, Sector - 17, at Village Koparkhairane, Taluka & District Thane, within the Registration District and Sub-District of Thane and within the Municipal Limits of CIDCO /Navi Mumbai Municipal Corporation

विजया बैंक For VIJAYA BANK

Chief Manager
मुख्य प्रबंधक / Chief Manager
मान्दवी, मुंबई / Mandvi, Mumbai-3





विजया बँक
(शासक प्रकल्प या प्रकल्प)

VIJAYA BANK
(A Govt. of India Undertaking)

प्रधान कार्यालय: 41/2, एम जी रोड, बंगलोर 560001
Head Office: No. 41/2, M. G. Road, Bangalore, Karnataka - 560001

शाखा कार्यालय:
कोटडी रोड, हूट नं: 5012
Branch Office:
Mandvi Branch, Code: 5012

2 - 140 [2016]
Annexure - I

दिनांक Date: 02/11/2017

संदर्भ सं Ref No.: MDV/CM/DC/48/2017

ट न न - ८
१८००५०/३५५०
२०१७

To,
M/s Padmavati Plastic
Partners: Mr Jitesh Chimanlal Swetta
Mr Jayantilal Dhepchand Shah
House No 1684/0, Ayub Compound, Kalyan Road,
Nagaon 1, Bhiwandi, Dist Thane - 421302

Dear Sir / Madam,

Sub: Your application 25.10.2017 seeking overdraft limit of Rs. 30.00 Lakh

We are pleased to inform you that the under mentioned credit limit is sanctioned to you subject to compliance of the following terms and conditions:

Name & Address of the
M/s Padmavati Plastic Partners: Mr Jitesh Chimanlal Swetta Mr Jayantilal Dhepchand Shah

Page

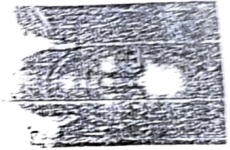
PERMANENT ACCOUNT NUMBER
AAVPS32110



THE NAME
CHIMANILAL HIRALAL SWETTA

NAME OF THE FATHER'S NAME
HIRALAL KISHINDAS SWETTA

DATE (DOB) DATE OF BIRTH
18-11-1953



FATHER SIGNATURE

Handwritten signature

DIRECTOR OF INCOME TAX (SYSTEMS)

237	-1
94040789.40	
20916	

Chima



January

विजया बँक
VIJAYA BANK

A friend you can bank upon
(A. GOVT OF INDIA UNDERTAKING)

NAME SIDDHARTH GOHIL

STAFF CODE NO. 29571



GENERAL MANAGER
(PERSONNEL)

कर्मचारी के हस्ताक्षर
EMPLOYEE'S SIGNATURE

Siddharth

ट न न - ८
१०५० / १०.५०
२०१७

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



ATHPG8616L

नाम / Name
SIDDHARTH HARISHCHANDRA GOHIL

पिता का नाम / Father's Name
HARISHCHANDRA KARSONDAS GOHIL

जन्म तिथि / Date of Birth
14/07/1987

हस्ताक्षर / Signature

Siddharth



भारत सरकार
GOVERNMENT OF INDIA

राहुल राजू हिरनवार
Rahul Raju Hiranwar

जन्म तिथि / DOB: 22/09/1997

पुरुष / MALE

4035 1197 7773

Rahul



माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

HMVPS4560K

नाम / Name
VICKY JAYANTILAL SHAH

पिता का नाम / Father's Name
JAYANTILAL SHAH

Dicky

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD

Site Office :

Community Centre, Sec. - 5,
Koperkhairane, NAVI MUMBAI.

Head Office :

CIDCO Bhavan, CBD-Belapur
NAVI MUMBAI - 400 614
PHONES: 757 1241 (9 Lines)
FAX 00-91-22-757 1066

Ref. No. CIDCO/AEO/KK/2002/3175

Date 02/02/2007

To,

Shri Dedhai Champak Muzi,
Plot No. 74, Sector - 17, Ward No. 15/17
Koperkhairane, NAVI MUMBAI.

Sub : Grant of Permission to transfer Plot No. 74, Ward No. 15/17
in Sector - 17 at Koperkhairane, Navi Mumbai.

Sir,

Please refer to your letter dated 27/1/07.

Since you have paid a sum of Rs. 19,000/- being 50% of the difference between the declared premium and the original premium, the corporation is pleased to permit you to transfer and assign leasehold rights to Shri Jaydish Narsi Banshal subject to the following terms and conditions :

(a) The transfer and assignment of your leasehold rights shall be effected after obtaining permission of the Competent Authority under Urban Land (Ceiling and Regulation) Act, 1976 by a regular conveyance according to law at the cost of the parties.

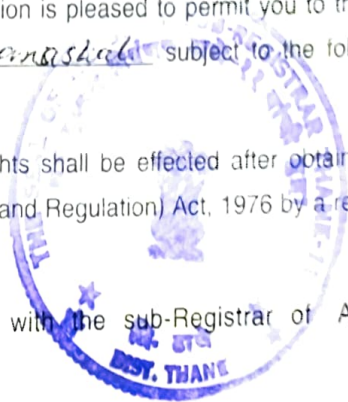
The Deed of Assignment shall be registered with the sub-Registrar of Assurance on or before 01/5/2007

The Deed of Assignment shall contain the following Covenant :

1) The Assignee shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the demised premises or his interest therein or partly wholly or partly with the possession of the demised premises.

2) In instrument by which the Assignee shall transfer the demised premises, assignee shall impose upon the person to whom the demised premise are transferred to perform and observe to the Corporation all the conditions and covenants of the Lease granted to him including his covenant.

3) A true certified copy of the instrument of transfer executed between you Assignee and your transferee is deposited with the Assistant Estate Officer of the Corporation within seven days from the date of its execution.



2779
2003/00
22/95

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

पुणे कार्यालय
सिडको मकान, सी.बी.डी., बेलगाव, पोस्ट. कोकण मकान.
नवी मुंबई-४०० ६१४.
दूरध्वनी: ७६७ १२ ४१/४२/४४/७६७ ०९ १६/
७६७ २६ ३१/७६७ १० ६९ • फॅक्स: ७६७ १० ६६
टेलेक्स: ०१३-११२१६ सिडीसीओ आयएन


पुणे कार्यालय:
सिडको मकान, सी.बी.डी., बेलगाव, पोस्ट. कोकण मकान.
नवी मुंबई-४०० ६१४.
दूरध्वनी: ७६७ १२ ४१/४२/४४/७६७ ०९ १६/
७६७ २६ ३१/७६७ १० ६९ • फॅक्स: ७६७ १० ६६
टेलेक्स: ०१३-११२१६ सिडीसीओ आयएन

दिनांक: ०२/८/१४
३/८/१४

EE(BF) | ATPO | 305

* OCCUPANCY CERTIFICATE *

I hereby certify that the development of Residential building (BUA= 93.13 M²) on plot No. 74 KOPARKHAIRANE of New Bombay completed under the supervision of M/S PRAKASH TAJADE AND ASSOCIATES has been inspected on 7/8/94 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the Conditions stipulated in the commencement certificate dated 16.7.33 and that the development is fit for the use for which it has been carried out.


(J.S. RAJPUT)
EXECUTIVE ENGINEER (BUILDING PERMISSION)
ADDL. TOWN PLANNING OFFICER





दस्तक्रमांक व वर्ष: 1475/2007

Thursday, March 15, 2007

1:10:08 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कोपरखैरणे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 1,510,000.00
बा.भा. रू. 1,213,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: पुर्ण पहिला मजला , मंगल दिप बिल्डिंग , प्लॉट नं. 74, गुप -IV, से .17, कोपरखैरणे , नवी मुंबई .
- (3) क्षेत्रफळ (1) 48.528 चौ.मि. बांधीव
- 4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) श्री. जगदिश नेनशी भानुशाली - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: एस एस -3/271; शहर/गाव: से.17, कोपरखैरणे; तालुका: नवी मुंबई; पिन: -; पॅन नम्बर: AGDPB5650N.
- दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) श्री. किशोर जगन्नाथ खरात - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: सी -4/0:4; शहर/गाव: से .9, कोपरखैरणे; तालुका: नवी मुंबई; पिन: -; पॅन नम्बर: ARWPK3014B.
(2) श्रीमती शालिनी किशोर खरात - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: --; पेठ/वसाहत: -; शहर/गाव: सदर ; तालुका: -; पिन: -; पॅन नम्बर: ATSPK7154N.
- क्रमांक करून दिल्याचा दिनांक 15/03/2007
- क्रमांक करून दिल्याचा दिनांक 15/03/2007
- क्रमांक, खंड व पृष्ठ 1475 /2007
- रभावाप्रमाणे मुद्रांक शुल्क रू 75500.00
- रभावाप्रमाणे नोंदणी रू 15100.00