



10 March, 2015

सूची क्र.2

दुय्यम निबंधक : सह ह.नि.मुंबई शहर 2

दस्ता क्रमांक : 2418/2015

नोंदणी 63

Regn. 63m

गावाचे नाव : भुलेश्वर

(1) विलेखाचा प्रकार

फंदरा चार्ज

(2) मोबदला

रु 0/-

(3) वाजारभाव(भाडेपट्ट्याच्या वाढवितपट्ट्याकार आकारणी देना की पट्टेदार ते तमुद करावे)

रु.1/-

(4) भू-मापन,पोट्टिस्मा व घरक्रमांक(अतल्ल्यास)

1. पालिकेचे नाव: मुंबई मनपा टावर वर्णाने टावर माहिती: 1युनिट नं 907.8 व 9 वा माळा,ज्वेल वर्ल्ड,ब्लॉक एम्बेज बिल्डींग,कालवादेवी रोड व अंध मेभन स्ट्रीट अंधेरी वाजार मुंबई-400002.सी एम नं 1569 व 1570 भुलेश्वर डिव्हिजन,2)मदनिका नं 1 4थी माळा,वी विंग,जयहिंद,इस्टेट बिल्डींग नं 1 को ऑप हौ सो ली,डॉ अस्मापन मर्सेट रोड,भास्कर मन्दी,भुलेश्वर मुंबई-400002.सी एम नं 2298 भुलेश्वर डिव्हिजन,3)संपूर्ण 2 ग माळा यशोधर बिल्डींग,नेहरू रोड,विलेपार्ले पु मुंबई-400057,एफ पी न 103 डीपीएम नं 2,सी एम नं 1332,1332/1 ते 4 विलेपार्ले विलेपार्ले,4)गाला नं 205.2 ग माळा,आदर्श इंडस्ट्रीअल प्रिमायमेस,आदर्श इंडस्ट्रीअल प्रिमायमेस को ऑप हौ सो ली,महारा रोड,अंधेरी पु मुंबई-400099.सी एम नं 624ए,624 बी,629 व्हिलेज चकाला,5)मदनिका नं 1.6 वा माळा,वर्षा बिल्डींग,तशकेंत प्रिमायमेस को ऑप हौ सो ली,मंडहर्स्ट रोड ए इस्टेट 2 री खतवाडी लेन मुंबई-400004,सी एम नं 706,प्लॉट नं 81,व्हिलेज गिरगाव.....अभिनिर्णीत दस्त एडीजे/एम/55/2015 मर्दि नं 244/2015 दिनांक 26/02/2015

(5) क्षेत्रफळ

0.00 चौ मीटर

(6) आकारणी किंवा जुडी देण्यात असलेले वेव्हा

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

1) नाव:- डॉक ऑफ इंडिया मर्के मॅट्रन रॉक ऑफ इंडिया मर्के मॅनेजर श्याम राज जी..... कर्ज घेणारे ; वय: 31 पत्ता :-प्लॉट नं - माळा नं - इमारतीचे नाव: चंद्रमुखी टॉवर, ब्लॉक नं: मुंबई, रोड नं: तर्गमन पॉईंट, महाराष्ट्र, मुंबई. पिन कोड:- 400021 पत्ता नंबर: AAACB0472L

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

1)नाव:- मेसर्स रीअल्टी व्हॉल्यूम प्रा ली मर्के मंचालक मुचिन सी पटेल..... कर्ज घेणारे ; वय:31; पत्ता:-प्लॉट नं: ऑफिस नं 907, माळा नं. 9 , इमारतीचे नाव: ज्वेलवर्ल्ड, ब्लॉक नं: कालवादेवी रोड मुंबई, रोड नं महाराष्ट्र, मुंबई.; पिन कोड:- 400002; पत्ता नं:- AAECR8915L;

2)नाव:- वर्षा महेश पटेल .. कर्ज घेणारे ; वय:51; पत्ता:-प्लॉट नं: मदनिका नं वी/8, माळा नं: - इमारतीचे नाव: मरदार पटेल सोमायटी, ब्लॉक नं: नेहरू रोड विलेपार्ले रोड नं: - महाराष्ट्र, मुंबई ; पिन कोड:- 400057; पत्ता नं:- AGVPP2093B;

3)नाव:- मनीषा चंद्रकांत पटेल .. कर्ज घेणारे ; वय:52 पत्ता:-प्लॉट नं: मदनिका नं 8/3, माळा नं: - इमारतीचे नाव: मरदार पटेल सोमायटी, ब्लॉक नं: नेहरू रोड विलेपार्ले रोड नं: - महाराष्ट्र, मुंबई ; पिन कोड:- 400057; पत्ता नं:- AGVPP3740K

4)नाव:- मुचिन चंद्रकांत पटेल .. कर्ज घेणारे ; वय:32; पत्ता:-प्लॉट नं: मदनिका नं 8/3, माळा नं: - इमारतीचे नाव: मरदार पटेल सोमायटी, ब्लॉक नं: नेहरू रोड विलेपार्ले रोड नं: - महाराष्ट्र, मुंबई ; पिन कोड:- 400057; पत्ता नं:- AJTTP1790L

(9) दस्तऐवज करून दिल्याचा दिनांक

13/03/2015

(10) दस्त नोंदणी केल्याचा दिनांक

13/03/2015

(11) अनुक्रमांक,खंड व पृष्ठ

2418/2015

(12) वाजारभावाप्रमाणे मूद्रांक शुल्क

रु.500/-

(13) वाजारभावाप्रमाणे नोंदणी शुल्क

रु.30 000/-

(14) शेर

Head Office: GENERAL STAMP OFFICE, ADAN BAZAR, FORT, MUMBAI
 Office: COLLECTOR OF STAMP OFFICE, ADAN BAZAR, FORT, MUMBAI
 PORT MUMBAI, 400 001

RECEIPT FOR PAYMENT TO GOVERNMENT
 NOT TRANSFERABLE

Receipt No: **ADJ 1000902/55/15/15**
 Received From: **KAL TO LEVINT LTD**
 On Account of: **STAMP DUTY**

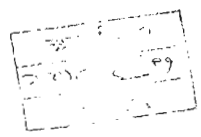
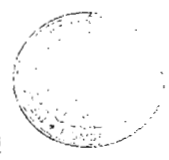
Made of Payment: DD/PO/CHQ/
 RBI-Challan No: **06037992031** Date: **15/2/15** Bank Name & Branch: **STATE BANK OF INDIA** Area Code: **AD1000002551515M**

Case No.: **ADJ/1000902/55/15/15**

Sr. No.	Description of Stamp	Quantity	Denomination	Amount
1	Stamp	1	1000.00	1000.00
Total				1000.00

Rs. 1000.00
 1000.00 only in Figures
 1000.00 only in Words

Cashier/Accountant: _____



Head Office: GENERAL STAMP OFFICE, ADAN BAZAR, FORT, MUMBAI
 Office: COLLECTOR OF STAMP OFFICE, ADAN BAZAR, FORT, MUMBAI
 PORT MUMBAI, 400 001

RECEIPT FOR PAYMENT TO GOVERNMENT
 NOT TRANSFERABLE

Receipt No: **ADJ FEE 11**
 Received From: _____
 On Account of: _____

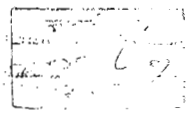
Made of Payment: DD/PO/CHQ/
 RBI-Challan No: **ADJ/1000902/55/15/15** Date: **27 FEB 2015** Bank Name & Branch: _____ Area Code: _____

Case No.: **ADJ/1000902/55/15/15**

Sr. No.	Description of Stamp	Quantity	Denomination	Amount
1	Stamp	1	1000.00	1000.00
Total				1000.00

Rs. 1000.00
 1000.00 only in Figures
 1000.00 only in Words

Cashier/Accountant: _____



Handwritten notes and stamps at the top of the page, including a circular stamp with the text 'REPUBLIC OF INDIA' and 'MINISTRY OF REVENUE'.

VMP

"THIS INDENTURE OF MORTGAGE/FURTHER CHARGE (this 'Indenture') executed at Mumbai on this 13 day of MARCH 2015.

BY

RIALTO EXIM PRIVATE (LIMITED), a company incorporated and registered under the Companies Act, 1956 with its registered office at 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

AND

MRS. VARSHA MAHESH PATEL, wife of Mr. Mahesh Narayan D. Patel, residing at 117, Vastani Estate Society, Netaji Road, Vile Parle East, Mumbai - 400 072, Maharashtra, India, hereinafter called the "Second Mortgagor", who is competent to do all things which are necessary for the purposes of this deed and is deemed to be duly authorized to do so by her legal representatives.

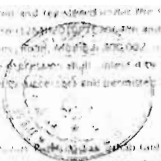
AND

MRS. MANISHA CHANDRASHEKHAR PATEL, wife of Mr. Chandrashekhar Manish D. Patel, residing at A/3, Bhandari Estate, Bhandari Road, Vile Parle East, Mumbai - 400 072, Maharashtra, India, hereinafter called the "Third Mortgagor", who is competent to do all things which are necessary for the purposes of this deed and is deemed to be duly authorized to do so by her legal representatives.

AND

MR. SUCHIT CHANDRASHEKHAR PATEL, son of Mr. Chandrashekhar Manish D. Patel, residing at 117, Vastani Estate Society, Netaji Road, Vile Parle East, Mumbai - 400 072, Maharashtra, India, hereinafter called the "Fourth Mortgagor", who is competent to do all things which are necessary for the purposes of this deed and is deemed to be duly authorized to do so by his legal representatives.

Handwritten initials and signatures: SL, VMP, MCP



CENTRAL BANK OF INDIA is a body corporate established under the Banking Companies Act, 1949 and having its head office at Chandernagore, Mumbai - 400 002, Maharashtra, India, hereinafter called "CBI", which expression shall include its successors and assigns.

AND

BANK OF INDIA is a body corporate established under the Banking Companies Act, 1949 and having its head office at New Market, Mumbai - 400 001, Maharashtra, India, hereinafter called "BOI", which expression shall include its successors and assigns.

(All of which CBI and BOI are hereinafter collectively referred to as "the said Banks" or "the CBI Consortium" or "the Lenders" which expression shall, unless the context or subject or context thereof include each of them or any one or more of them and their respective heirs, executors and assigns) of the OTHER PART.

Whereas CBI is designated and recognized as the Lead Bank of the CBI Consortium (the Consortium of Banks) as defined in the Memorandum of Understanding between CBI and BOI, and whereas BOI is designated and recognized as the Subordinate Bank of the Consortium of Banks, then the Consortium of Banks shall be governed by the Memorandum of Understanding between CBI and BOI, which shall be deemed to be incorporated by reference into this deed and shall be deemed to be a part hereof.

The said Mortgage, Second Mortgage, Third Mortgage and Fourth Mortgage are hereinafter collectively referred to as the "Mortgages".

The Mortgages and the Mortgagors are hereinafter collectively referred to as the "Parties" and individuals of the "Party".

WHEREAS,

- The Bankers of the Consortium of Banks have seized and possession of the property situated at 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- The Second Mortgagor has seized and possession of the property situated at 117, Vastani Estate Society, Netaji Road, Vile Parle East, Mumbai - 400 072, Maharashtra, India, hereinafter called the "Second Mortgagor's Immovable Property".

Handwritten initials and signatures: SL, VMP, MCP



Part II of the FIRST SCHEDULE hereunder written hereinafter referred to as the "Second Mortgagor's Immovable Property";

3. The Second Mortgagor and the Third Mortgagor do jointly and severally own certain other one and also differently owned immovable properties situated at Plot No. 15, 16 and 17 in the extent of 17.72 Acres of the Building known as "Industrial Building" (15 No. 142, 13427) in 1 situated at Kalra Road, Vile Parle (East), Mumbai - 400 047 and more particularly described in Part III of the FIRST SCHEDULE hereunder written hereinafter referred to as the "Second and Third Mortgagor's Immovable Property";

4. The Fourth Mortgagor is seized and possessed of an office as well as immovably entitled to the premises bearing:

(a) Plot No. 205 measuring 111.10 Sq. Yds. located at "P. No. 10/11, Building known as "Adarsh Industrial Complex" (Adarsh Building) (Adarsh Building) situated at Plot No. 524A, B, C & D, Sahar Road, Andheri (East), Mumbai - 400 059 and more particularly described in Part IV of the FIRST SCHEDULE hereunder written hereinafter;

(b) Plot No. 100 measuring 236.30 Sq. Yds. located at "P. No. 10/11, Building known as "Vastu Building of Laxmi Prakash" (Vastu Building) (Vastu Building) situated at Plot No. 100 and Plot No. 101, P. No. 10/11, Building known as "Vastu Building" (Vastu Building) situated at Plot No. 100 and more particularly described in Part V of the FIRST SCHEDULE hereunder written hereinafter;

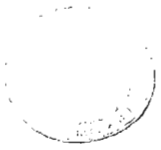
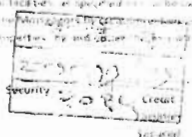
hereinafter collectively referred to as the "Fourth Mortgagor's Immovable Properties";

The First Mortgagor's interest in the Second Mortgagor's immovable Properties, the Second and Third Mortgagor's immovable Property and the Fourth Mortgagor's immovable Properties are together collectively referred to as the "Immovable Properties";

At the request of the Borrower, the said immovable Properties were mortgaged to the Government of Maharashtra by way of creating valid and legal security for the loan and the said valid mortgages have been entered by the said Government of Maharashtra in the Register of Mortgages and Charges in the said Government Documents;

Sr. No.	Document
1	Deed of Simple Mortgage dated 20.03.2014 executed by the Second Mortgagor, the Third Mortgagor, the Second and Third Mortgagor and Fourth Mortgagor in favour of the Bank of India registered with the Registrar of Mortgages, Maharashtra at Mumbai City, Maharashtra.

Handwritten signature and initials: *[Signature]* *[Initials]*



2. The said mortgage for creation of mortgage on behalf of the said dated 20.03.2014

3. Deed of Mortgage dated 20.03.2014 executed by the Second Mortgagor, Third Mortgagor and Fourth Mortgagor as mortgagors and the Bank of India as mortgagee registered with the Registrar of Mortgages, Maharashtra at Mumbai City, Maharashtra.

4. The said mortgage for creation of mortgage on behalf of the said dated 20.03.2014

The said mortgage for creation of mortgage on behalf of the said dated 20.03.2014

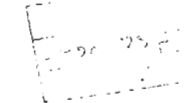
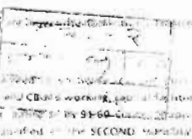
at the time of the borrowing, the said working capital facility of Rs.47.00 Crores and CBID's working capital facility of Rs.47.00 Crores (one hundred and seventy seven crore and Ninety One Crores only), as more particularly specified in the SECOND Schedule hereunder written hereinafter referred to as the "Second Schedule" and the conditions contained in the respective agreements in terms of the said working capital facility and the said CBID's working capital facility are as follows:

13-03-2015

One of the conditions of the said working capital facility is that the Borrower together with all other mortgagees shall be jointly and severally liable to the Bank of India as mortgagee for the said amount up to the limit of the said working capital facility.

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Handwritten signature and initials: *[Signature]* *[Initials]*



NOW THIS INDENTURE WITNESSETH AS FOLLOWS

UTILISATION

The Borrower agrees and undertakes that the said facilities granted/agreed to be granted by the said Banks to the Borrower shall be utilized for the Borrower's working capital requirements and for no other purpose whatsoever.

II REPAYMENT

In consideration of the said facilities granted/agreed to be granted by the said Banks to the Borrower the Borrower covenants with the said Banks that the Borrower shall repay to the said Banks the respective amounts of the said facilities remaining outstanding ON DEMAND by the said Banks or any of them, together with interest, costs, charges and expenses as specified in the said instrument Agreement as from time to time.

INTEREST/COMMISSION

The Borrower agrees and covenants to pay to the said Banks, interest/commission on the said facilities at the rate and in the manner mentioned in the respective sanction letters of the said Banks and the said instrument Agreement, payable with monthly installments as may be determined/modified by the said Banks from time to time. The said Banks will be entitled to revise the rates of interest/commission and charge additional/annual interest in respect of the said facilities at the rates and in the manner mentioned in the said Banks' sanction letters and the said instrument Agreement as from time to time.

IV SECURITY

1. In consideration of the said facilities granted/agreed to be granted by the said Banks to the Borrower the Borrower covenants to transfer and assign to the said Banks the following immovable properties further to be defined and passed into the said Banks by way of further deed or deeds to be executed by the Borrower or the First Mortgagee in favour of the said Banks and the said Banks' Floor covering of the building known as 'WORLD' formerly known as 'LIFE' and 'LIFE' building situated at the junction of Kharade Road and Shri. Kharade Road, Zaveri Bazar, Mumbai - 400 002 more particulars are described in PART I of the FIRST SCHEDULE hereunder written TOGETHER WITH ways, paths, passages, lights, drains, privileges, easements and all other appurtenances whatsoever appertaining to or with the same or any part thereof or herebefore belonging or occupied or regulated or known as part and parcel and number thereof AND ALL the estate, right, title, interest, property, claim and demand of the First Mortgagee into and upon the said Mortgagee's Immovable Property, hereby further mortgaged, charged and assigned as intended to be AND all the documents, deeds, writings and other evidences of title or any way relating thereto to the said Mortgagee's Immovable Property and the said Mortgagee's Immovable Property hereby further mortgaged, charged and assigned as intended to be.

₹ 9 VMP M. I.

returned to the "First Mortgagee's" thereby extending the first mortgage charge on the First Mortgagee's Properties from Rs. 49.00 Crores to Rs. 91.00 crores (Rupees Ninety One Crores Only), TO HAVE AND TO HOLD the First Mortgagee's Properties unto the said Banks, absolutely and forever, subject however to the proviso for redemption hereinafter contained.

2. In consideration of the working capital facilities of Rs. 42.00 Crores granted/agreed to be granted by the said Banks to the Borrower as set out in the said instrument Agreement hereunder written the said Mortgagee do hereby further mortgaged, charged and assigned to the said Banks and by way of first part mortgage charge on the Second Mortgagee's Immovable Properties, First part of the Building of the Building known as 'Yashwantrao Chavan Building No. 144, Yashwantrao Chavan Society, Ltd., situated at Dr. Ambedkar Nagar, Near Dr. Ambedkar, Bhandeswar, Mumbai - 400 002 more particulars are described in PART II of the FIRST SCHEDULE hereunder written TOGETHER WITH ways, paths, passages, lights, drains, privileges, easements and all other appurtenances whatsoever appertaining to or with the same or any part thereof or herebefore belonging or occupied or regulated or known as part and parcel and number thereof AND ALL the estate, right, title, interest, property, claim and demand of the Second Mortgagee into and upon the said Mortgagee's Immovable Property hereby further mortgaged, charged and assigned as intended to be AND all the documents, deeds, writings and other evidences of title or any way relating thereto to the Second Mortgagee's Immovable Property and all the rights etc. in and to the same hereby further mortgaged, charged and assigned as intended to be, are hereinafter referred to as "The Second Mortgagee's Properties", thereby extending the first mortgage charge on the First Mortgagee's Properties from Rs. 49.00 Crores to Rs. 91.00 crore (Rupees Ninety One Crores Only), TO HAVE AND TO HOLD the Second Mortgagee's Properties unto the said Banks, absolutely and forever, subject however to the proviso for redemption hereinafter contained.

3. In consideration of the working capital facilities of Rs. 49.00 Crores granted/agreed to be granted by the said Banks to the Borrower as set out in the said instrument Agreement hereunder written, the said Mortgagee do hereby further mortgaged, charged and assigned to the said Banks, as and by way of second part mortgage charge on the Second and Third Mortgagee's Immovable Property, on the 2nd floor, measuring 1600 Sq. Ft. built up area in the Building known as 'Yashwantrao Chavan Building, 203 2nd Floor, Yashwantrao Chavan Society, Ltd., situated at Dr. Ambedkar Nagar, Near Dr. Ambedkar, Bhandeswar, Mumbai - 400 002 more particulars are described in the PART III of the FIRST SCHEDULE hereunder written TOGETHER WITH ways, paths, passages, lights, drains, privileges, easements and all other appurtenances whatsoever appertaining to or with the same or any part thereof or herebefore belonging or occupied or regulated or known as part and parcel and number thereof AND ALL the estate, right, title, interest, property, claim and demand of the Second Mortgagee and Third Mortgagee into and upon the Second and Third Mortgagee's Immovable Property hereby further mortgaged, charged and assigned as intended to be AND all the documents, deeds, writings and other evidences of title or any way relating thereto to the Second and Third Mortgagee's Immovable Property and all the rights etc. in respect thereof hereby further mortgaged, charged and assigned as intended to be.

₹ 9 VMP M. I.



Mortgaged Properties" (hereinafter referred to as the First Mortgaged Properties) amounting to Rs.91.00 Crores (Rupees Ninety One Crores Only) of the said Bank's liability in favour of the said Bank for the purpose of the said Bank's business.

In consideration of the aforesaid terms of Rs. 1200 Crores guaranteed to be granted by the said Bank to the said Bank's business, the said Bank has granted the said Bank's liability in favour of the said Bank for the purpose of the said Bank's business.

It is hereby agreed that the said Bank's liability in favour of the said Bank for the purpose of the said Bank's business shall be secured by the said Bank's liability in favour of the said Bank for the purpose of the said Bank's business.

The said Bank's liability in favour of the said Bank for the purpose of the said Bank's business shall be secured by the said Bank's liability in favour of the said Bank for the purpose of the said Bank's business.

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The said Bank's liability in favour of the said Bank for the purpose of the said Bank's business shall be secured by the said Bank's liability in favour of the said Bank for the purpose of the said Bank's business.

If the Mortgagor shall pay to the said Bank the whole or any part of the said Bank's liability in favour of the said Bank for the purpose of the said Bank's business, the said Bank's liability in favour of the said Bank for the purpose of the said Bank's business shall be secured by the said Bank's liability in favour of the said Bank for the purpose of the said Bank's business.



VI. DECLARATIONS & COVENANTS

The Mortgagor hereby represents and warrants as follows:

1. That the Mortgaged Properties are the sole and separate property of the Mortgagor and are not subject to any other mortgage or charge in favour of any other person or institution.

2. That the Mortgagor and all other persons who are or may be interested in the Mortgaged Properties are not aware of any other mortgage or charge in favour of any other person or institution.

3. That the Mortgagor will not create any other mortgage or charge in favour of any other person or institution.

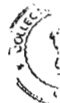
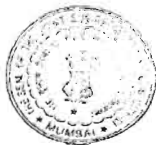
4. That the Mortgagor will not create any other mortgage or charge in favour of any other person or institution.

5. That the Mortgagor will not create any other mortgage or charge in favour of any other person or institution.

encumbrance of any nature whatsoever other than the mortgage charges in favour of the said Banks as aforesaid.

The Mortgages and at all times during the continuance of these presents and the several hereby created keep the mortgaged Properties and every part and item thereof in good and substantial state of repair and working order and will also keep the same insured in the joint names of the said Lead Bank and the Mortgagees with CIL as 'Lead Insurer' against loss or damage by fire, strike, riot, earthquake, landslide and such like damage, flood, cyclone, typhoon, hurricane, lightning, explosion and other Acts of God as well as other civil commotion or revolution as also by acts of enemies during war and such other risks as may from time to time be required or their following (to be determined by the said Lead Bank) in conjunction with some insurance company or companies of repute to be determined in writing by the Lead Bank and the said Mortgagees and for renewal or substitution of such insurances one week before the date when the same are due and will file the same with the Lead Bank getting in receipt of the said Banks with original copies of such insurances or policies and all receipts for premium and maintenance of policy or policy to be done or suffered any act or omission or allow to be committed, any default whereby any such insurance shall be rendered void or voidable or any increased premium become payable thereon and all moneys to be relieved under such policies shall be upon trust for payment to the said Banks for the expense of all moneys so thereby secured and such interest in trust for the Mortgagees in the event of the Mortgagees failing to insure the mortgaged Properties for any period, the said pay such amount of penalty shall not exceed the amount of premium which would have been paid if the Mortgagees had complied with the said provisions.

The Mortgagees hereby do hereby agree to be responsible for the maintenance of the mortgaged Properties in any part thereof in good and substantial state of repair and working order and will also keep the same insured in the joint names of the said Lead Bank and the Mortgagees with CIL as 'Lead Insurer' against loss or damage by fire, strike, riot, earthquake, landslide and such like damage, flood, cyclone, typhoon, hurricane, lightning, explosion and other Acts of God as well as other civil commotion or revolution as also by acts of enemies during war and such other risks as may from time to time be required or their following (to be determined by the said Lead Bank) in conjunction with some insurance company or companies of repute to be determined in writing by the Lead Bank and the said Mortgagees and for renewal or substitution of such insurances one week before the date when the same are due and will file the same with the Lead Bank getting in receipt of the said Banks with original copies of such insurances or policies and all receipts for premium and maintenance of policy or policy to be done or suffered any act or omission or allow to be committed, any default whereby any such insurance shall be rendered void or voidable or any increased premium become payable thereon and all moneys to be relieved under such policies shall be upon trust for payment to the said Banks for the expense of all moneys so thereby secured and such interest in trust for the Mortgagees in the event of the Mortgagees failing to insure the mortgaged Properties for any period, the said pay such amount of penalty shall not exceed the amount of premium which would have been paid if the Mortgagees had complied with the said provisions.



VII GENERAL COVENANTS

1. In case the Mortgagees shall desire to have the mortgaged Properties or any part thereof in good and substantial state of repair and working order to be done or suffered any act or omission or allow to be committed, any default whereby any such insurance shall be rendered void or voidable or any increased premium become payable thereon and all moneys to be relieved under such policies shall be upon trust for payment to the said Banks for the expense of all moneys so thereby secured and such interest in trust for the Mortgagees in the event of the Mortgagees failing to insure the mortgaged Properties for any period, the said pay such amount of penalty shall not exceed the amount of premium which would have been paid if the Mortgagees had complied with the said provisions.

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1. In case the Mortgagees shall desire to have the mortgaged Properties or any part thereof in good and substantial state of repair and working order to be done or suffered any act or omission or allow to be committed, any default whereby any such insurance shall be rendered void or voidable or any increased premium become payable thereon and all moneys to be relieved under such policies shall be upon trust for payment to the said Banks for the expense of all moneys so thereby secured and such interest in trust for the Mortgagees in the event of the Mortgagees failing to insure the mortgaged Properties for any period, the said pay such amount of penalty shall not exceed the amount of premium which would have been paid if the Mortgagees had complied with the said provisions.

2. The Mortgagees will permit the Lead Bank and/or the said Banks, their servants and agents either alone or with sufficient and lawful authority from time to time and as all reasonable times to enter into and upon the mortgaged Properties and to inspect the same and if in the opinion of the said Banks the said Banks shall be satisfied that any part thereof requires repair or replacement, the said Banks may in any of the said matters give written instructions to the Mortgagees to carry out the same and the Mortgagees shall be bound to comply with such instructions and to incur the cost thereof and to execute the same in accordance with the said instructions and to execute the same in accordance with the said instructions and to execute the same in accordance with the said instructions.

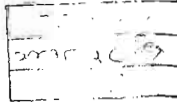


3. The said Banks and Banks will also have a right to carry out, immediately or at any time of its choice, the physical and financial inspection of the Borrower's business and to require the Borrower to produce to them all books and accounts and to require the Borrower to produce to them all books and accounts and to require the Borrower to produce to them all books and accounts.

4. The said Banks and Banks shall be entitled to require the Borrower to provide to them all such information as they may require for the purpose of ascertaining the value of the mortgaged Properties and for the purpose of ascertaining the value of the mortgaged Properties.

5. If the market value of any of the mortgaged Properties appreciates in the opinion of the Lead Bank/said Banks or any of them, or the valuers or appraisers appointed in the manner hereinafter mentioned, by such percentage of the present value as the Lead Bank/said Banks or any of them may from time to time decide and if further security to the satisfaction of the said Bank/said Banks be not given then and in such case the Mortgagees shall within a period of one month from the written notice in that behalf given by the Lead Bank/said Banks to any of them to the Mortgagees, cause to be introduced to the said Lead Bank/said Banks an amount which shall bear the same proportion to the sum

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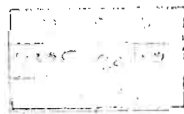
unpaid debts to the present or future of the borrower, and the lender may be provided that for the purpose of the law of the lender or any of them shall have the right to call in the loan at any time and at any place at the discretion of the lender or any of them and the lender or any of them shall have the right to call in the loan at any time and at any place at the discretion of the lender or any of them and the lender or any of them shall have the right to call in the loan at any time and at any place at the discretion of the lender or any of them.

The Borrower shall be deemed to have agreed to the provisions of these conditions and to have authorized the lender to call in the loan at any time and at any place at the discretion of the lender or any of them and to have authorized the lender to call in the loan at any time and at any place at the discretion of the lender or any of them and to have authorized the lender to call in the loan at any time and at any place at the discretion of the lender or any of them and to have authorized the lender to call in the loan at any time and at any place at the discretion of the lender or any of them.



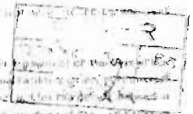
VIII. RIGHTS OF THE SAID BANKS AS MORTGAGEES

The banks shall have the right to call in the loan at any time and at any place at the discretion of the lender or any of them and to have authorized the lender to call in the loan at any time and at any place at the discretion of the lender or any of them and to have authorized the lender to call in the loan at any time and at any place at the discretion of the lender or any of them and to have authorized the lender to call in the loan at any time and at any place at the discretion of the lender or any of them.



2 \$ 100000

The lender shall have the right to call in the loan at any time and at any place at the discretion of the lender or any of them and to have authorized the lender to call in the loan at any time and at any place at the discretion of the lender or any of them and to have authorized the lender to call in the loan at any time and at any place at the discretion of the lender or any of them and to have authorized the lender to call in the loan at any time and at any place at the discretion of the lender or any of them.



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the irregularity of such sale or the irregularity of the procedure, failure to give the sale in breach of the law or the irregularity of the sale or be affected by express notice that default has been made or no notice given or left or offered as aforesaid or that any such sale is otherwise unnecessary, irregular or improper and notwithstanding any such irregularity, such sale shall, so far as the safety and protection of purchaser or purchasers, be deemed to be valid and effectual accordingly and the remedy of the Mortgagees in respect of any breach of the provisions hereinbefore contained or any irregularity of such sale shall be in damages only.

Upon any such sale as aforesaid, the receipt of the Lead Bank/said Banks, for the purchase money shall effectively discharge the purchaser or purchasers therefrom and from being concerned to see to the application thereof or being answerable for the loss or misapplication thereof.

6. All other provisions and trusts ancillary to the power of sale which are contained in the Transfer of Property Act as well as the SARFAESI Act and the Rules made thereunder, as amended from time to time and are not expressly provided for herein, shall apply to this security.

The Borrower further covenants that in the event of the default in payment of the said facilities and/or the performance of the obligations, the said Banks or any of them shall at its/their option be entitled, notwithstanding the power of the court to file a suit or proceedings against the Borrower and Mortgagee for the recovery of the said facilities, to all or any of the remedies available to the said Banks under these provisions and under the law.

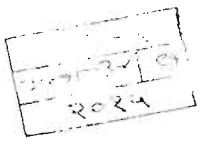
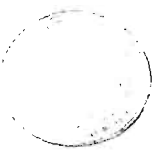


THE RIGHTS, POWERS AND AUTHORITIES OF THE LEAD BANK/S

In case of any default in payment of the said Banks' dues in respect of the said facilities, the Lead Bank/said Banks may, after the security herein provided has become enforceable, exercise all or any of the powers of the Mortgagee or any part thereof, which may be exercised by any of the officers of the Lead Bank/said Banks and the said Banks may, for the purpose of effecting the same, do all such things as may be necessary and proper to be done in this behalf and such things shall have effect.

a. Such appointment may be made after the Lead Bank/said Banks shall have entered into the possession of the Mortgaged Properties or any part thereof.

b. Such officers shall be entitled to let out or give on lease and license any part of the Mortgaged Properties or any part thereof and if so required by the Lead Bank/said Banks, to let out or give on lease or leave any part of the Mortgaged Properties or any part thereof for general purposes from time to time on such terms and conditions as may be determined by the Lead Bank/said Banks.



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of the rights, powers and authorities hereinbefore conferred on the Lead Bank/said Banks.

2. The Borrower shall in the exercise of his rights, powers, authorities and duties conform to the laws and ordinances from time to time made and given by the Lead Bank/said Banks.

3. The Lead Bank/said Banks may from time to time in the remuneration of such Receiver and direct payments thereof.

4. The Lead Bank/said Banks shall be in no way responsible for any misfeasance or 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 liabilities incurred by any such Receiver whether the Borrower shall or shall not be in liquidation.

5. Every Receiver appointed under the provisions hereof and his agents shall be deemed to be the Agent of the Mortgagees and the Mortgagees shall be jointly and severally liable for such Receiver and for his agent's acts and defaults and for the remuneration.

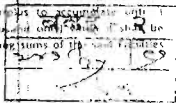
6. All the powers, provisions and trusts contained in the Transfer of Property Act and Sections 54 and 55 of the Transfer of Property Act, as amended from time to time, which are not contrary to or inconsistent with the provisions hereof, shall apply to these clauses and also to the Receiver appointed under this clause.

7. If default shall be made in payment of all or any part of the said Bank's dues in respect of the said facilities or interest on any part thereof, the Lead Bank/said Banks may, after the security herein provided has become enforceable, exercise all or any of the powers of the Mortgagee or any part thereof, which may be exercised by any of the officers of the Lead Bank/said Banks and the said Banks may, for the purpose of effecting the same, do all such things as may be necessary and proper to be done in this behalf and such things shall have effect. The Lead Bank/said Banks may, after the security herein provided has become enforceable, exercise all or any of the powers of the Mortgagee or any part thereof, which may be exercised by any of the officers of the Lead Bank/said Banks and the said Banks may, for the purpose of effecting the same, do all such things as may be necessary and proper to be done in this behalf and such things shall have effect. The Lead Bank/said Banks may, after the security herein provided has become enforceable, exercise all or any of the powers of the Mortgagee or any part thereof, which may be exercised by any of the officers of the Lead Bank/said Banks and the said Banks may, for the purpose of effecting the same, do all such things as may be necessary and proper to be done in this behalf and such things shall have effect.



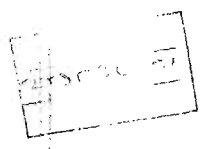
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of the Mortgaged Properties or any part thereof in exercise of the right reserved into the said Bank/said Banks under these presents or under the law, nor use force or effect to the order of any other authority vesting the said Bank/said Banks and the Mortgagees and their officers/representatives shall assist and extend full cooperation to the Lead Bank/said Banks for taking over possession of the Mortgaged Properties or any part thereof.

3. Over and above the other provisions herein contained and without prejudice thereto, in the event of the Borrower incurring any default or payment of the due of the said Bank or any of them in respect of the said Facility or failure to comply with any of the terms and conditions of the present or under the said Consortium Agreement, the Lead Bank/said Banks shall have the right to let out and/or give on lease and license the said securities or any part thereof or to transfer by way of lease or sale or otherwise and realize all the securities and assets mortgaged in respect of the said Facility to the said Bank and the Mortgagees shall assist and extend full cooperation to the Lead Bank/said Banks, hand over possession of the Mortgaged Properties to the Lead Bank/said Banks and any transfer of any of the properties and assets forming part of the Mortgaged Properties made by the Lead Bank/said Banks in exercise of any of the aforesaid powers shall be deemed to be in the full exercise of the powers of sale or lease or license or otherwise by the Mortgagees. And from the date when the Lead Bank/said Banks shall take over the Mortgaged Properties or any part thereof under the foregoing provisions, the Lead Bank/said Banks shall have the right and power as the holder of the said Facility to sue and the Lead Bank/said Banks shall be entitled to take all proceedings on behalf of or against the Mortgagees and shall sue and be sued in the name of the Mortgagees provided that the said Mortgagees or any part thereof shall be taken over by the Lead Bank/said Banks and any proceedings shall be commenced and realized by the said Bank/said Banks and the Mortgagees shall be deemed to have authorized such transfer of securities to be received from the Mortgagees and the mortgage of the said Facility to be received by the Lead Bank/said Banks and the proceeds of the said Facility shall be paid to the Lead Bank/said Banks for all the said Facility and be applied by the Lead Bank/said Banks in discharge of the said Facility and expenses of the said Facility and realization of the property and securities in discharge of the said Facility in respect of the said Facility due and payable by the Borrower to the said Bank/said Banks and the Mortgagees and such realization, if any, shall be paid over to the said Bank/said Banks and the Mortgagees.
4. The Lead Bank/said Banks shall not be answerable or accountable for any losses which may occur in or about the said Facility or execution of the same by the officers, authorities, directors and trustees of the said Bank/said Banks or by any provisions of law.
5. The power of leasing contained in Section 54 of the Transfer of Property Act, 1882 shall not be exercised by the said Bank/said Banks without the sanction of the said Bank/said Banks and its officers.



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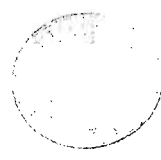
6. It shall be lawful for the Mortgagees to retain possession of the said Mortgaged Properties until the Lead Bank/said Banks shall be satisfied to require Return and/or to take possession thereof under these presents or under the law.
7. Section 54(a) of the said Transfer of Property Act, 1882 shall apply in their entirety and the Lead Bank/said Banks shall be entitled to hold the said Facility or any part thereof or to transfer by way of lease or sale or otherwise and realize all the securities and assets mortgaged in respect of the said Facility to the said Bank and the Mortgagees shall assist and extend full cooperation to the Lead Bank/said Banks, hand over possession of the Mortgaged Properties to the Lead Bank/said Banks and any transfer of any of the properties and assets forming part of the Mortgaged Properties made by the Lead Bank/said Banks in exercise of any of the aforesaid powers shall be deemed to be in the full exercise of the powers of sale or lease or license or otherwise by the Mortgagees. And from the date when the Lead Bank/said Banks shall take over the Mortgaged Properties or any part thereof under the foregoing provisions, the Lead Bank/said Banks shall have the right and power as the holder of the said Facility to sue and the Lead Bank/said Banks shall be entitled to take all proceedings on behalf of or against the Mortgagees and shall sue and be sued in the name of the Mortgagees provided that the said Mortgagees or any part thereof shall be taken over by the Lead Bank/said Banks and any proceedings shall be commenced and realized by the said Bank/said Banks and the Mortgagees shall be deemed to have authorized such transfer of securities to be received from the Mortgagees and the mortgage of the said Facility to be received by the Lead Bank/said Banks and the proceeds of the said Facility shall be paid to the Lead Bank/said Banks for all the said Facility and be applied by the Lead Bank/said Banks in discharge of the said Facility and expenses of the said Facility and realization of the property and securities in discharge of the said Facility in respect of the said Facility due and payable by the Borrower to the said Bank/said Banks and the Mortgagees and such realization, if any, shall be paid over to the said Bank/said Banks and the Mortgagees.
8. Nothing herein contained shall prejudice any lien or right of set-off or any other right which the said Bank/said Banks have or are entitled to or any other liability which the said Bank/said Banks now hold or may hold hereafter from the Borrower or others and other jointly or jointly with one another or others.



The Mortgagees further covenant and agree that if more than one mortgage is or has been created by the Mortgagees in respect of the said Facility and the said Facility is not fully secured, the said Bank/said Banks shall be entitled to first rank of the Mortgagees in respect of the said Facility and shall be entitled to exercise its lien and remedies hereunder in priority.

IX. CONTINGENT REPAYMENT

- a. The said Bank/said Banks shall be entitled to receive from the Borrower forthwith the following amount or amounts in respect of the said Facility and in any sum due, the whole of the amount then remaining outstanding and payable by the Borrower to the said Bank/said Banks, in the opinion of the said Bank/said Banks, in one lump sum and shall be entitled to exercise its lien and remedies hereunder in priority.
- b. It shall be the duty of the Borrower to pay to the said Bank/said Banks the amount of the said Facility and in any sum due, the whole of the amount then remaining outstanding and payable by the Borrower to the said Bank/said Banks, in the opinion of the said Bank/said Banks, in one lump sum and shall be entitled to exercise its lien and remedies hereunder in priority.
- c. If the Mortgaged Properties are not insured or kept insured by the Mortgagees to the satisfaction of the Lead Bank/said Banks or if the Mortgaged Properties depreciate in value in the opinion of the Lead Bank/said Banks by more than 5% of the value of the said Facility, the Borrower shall be liable to pay to the said Bank/said Banks the amount of the said Facility and in any sum due, the whole of the amount then remaining outstanding and payable by the Borrower to the said Bank/said Banks, in the opinion of the said Bank/said Banks, in one lump sum and shall be entitled to exercise its lien and remedies hereunder in priority.



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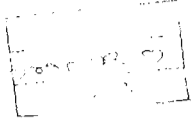
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of the said Bank/said Banks... the power of the courts... within the meaning of Section 5 of the Transfer of Property Act, 1882.

- if the Borrower fails to carry on the business of the said Bank/said Banks...
- if default shall be committed by the Borrower for a period exceeding one month in the payment of any sums due towards the said facilities after becoming due to the said Bank or any of them, or
- if interest amounting to Rs 500/- per month shall be due and remains unpaid for one month after becoming due to the said Bank or any of them, or
- if any default shall be committed by the Borrowers in the observance or performance of any of the terms, covenants, conditions or provisions of these presents and/or the said Mortgage and/or the said Charge Form or agreement or any other document executable to be executed by the Mortgagors in respect of the said facilities, or
- if the Mortgaged properties or any part thereof are taken up by the Government or any public body entitled to do so for a public purpose or
- if there is any distress or arrest against the whole or any part of the Mortgaged properties or any part thereof, or
- if a court or a court of appeal of the Mortgaged properties or any part thereof, or
- if the Borrower shall enter into any arrangement with any creditors or persons or any act of default which shall render the Borrower liable to liquidation or shall or may be taken into liquidation or shall for the purpose of liquidation or reconstruction or
- if any circumstances shall occur which shall render the Borrower or any of them liable to liquidation or reconstruction or
- if any transactions or event shall occur which in the opinion of the said Bank/said Banks are likely to prejudice or adversely affect in any manner the interests of the Borrower towards the said Bank/said Banks towards the said facilities.
- if the Borrower or any of its directors or officers or any other person or persons or
- if the Borrower has suppressed or concealed the fact of any charge or mortgage or other interest created against the said Bank/said Banks or
- if any proceedings are taken against the Borrower and/or any of its directors for any fraudulent act.

Without prejudice to the generality of the powers given to the Lead Bank/said Banks hereunder or by any law for the time being in force and in addition to all the other powers, rights and provisions, in case of any default in payment of the said Bank/said Banks in respect of the said facilities:-



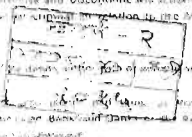
18 SEP 1988

The said Bank/said Banks shall be entitled to exercise all the powers under these presents... after the said Bank/said Banks shall have extended their... possession of the Mortgaged properties or any part thereof to whom the Receiver thereof shall have been appointed as directed and until the whole of the Mortgaged Properties shall be paid in full by the Borrower...

The Receiver of the said Bank/said Banks may for the purpose of carrying on the said business... of the following acts, deeds and things:-

- a) to employ such experts, officers, agents, managers, clerks, accountants, advisers, servants, workmen, technicians, engineers and others upon such terms and conditions as such Receiver may in his discretion see fit and the said Bank/said Banks or the Receiver shall think proper.
- b) to repair or replace machinery, plant, fixtures and effects which shall be worn out or broken or which shall become unserviceable or unfit for use and make and keep in repair the premises, buildings and other property and effects comprised in the Mortgaged Properties.
- c) to demolish all such machinery, fixtures and effects as the Lead Bank/said Bank/said Banks or the Receiver may see fit to do.
- d) to insure the Mortgaged Properties or the whole or any part thereof with such insurances and in such sums as the said Bank/said Banks, as the case may be, or as the Receiver shall think fit;
- e) to pay all mortgages, debts and charges to be paid for interest regarding the Mortgaged Properties;
- f) to bring, take, defend, compromise and prosecute any actions, suits or proceedings whatsoever in relation to the Mortgaged Properties;
- g) to allow time for payment of the debts due to the said Bank/said Banks;
- h) to execute and do all such acts, deeds and things as may appear necessary and proper to the said Bank/said Banks or the Receiver in relation to any of the foregoing and aforesaid.

subject to any direction of the said Bank/said Banks to dispose or let out or grant on lease or licence or otherwise the Mortgaged Properties or any part or parts thereof for such term and at such rate and generally in such manner and upon such terms, conditions and stipulations as the



18 SEP 1988

Bank and Banks shall have the

Right to Any... of any... of any... of any... of any...

And... to do... to do... to do... to do... to do...

The Mortgagee hereby... with the Lead Bank... of any... of any... of any...

The Mortgagee of all... of any... of any... of any... of any...

The right to appoint... of any... of any... of any... of any...

The right to appoint... of any... of any... of any... of any...

Mortgage Property... of any... of any... of any... of any...

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X. POWER OF ATTORNEY

For all or any of the purposes... of any... of any... of any... of any...

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Handwritten number '4'.

Handwritten text '10/11/2023'.

The Borrower agrees that in case of any default by the Borrower in payment of the dues of the said Banks or any of them on the respective due dates, the said Banks and/or the Reserve Bank of India (RBI) / Credit Information Bureau (CrI) shall have an absolute right to disclose the name of the Borrower and its details as defaulter in such manner as it through such medium as the said Banks and/or RBI/CrI in their absolute discretion may think fit.

The Borrower understands that in a proceeding relating to grant of the said facilities to the Borrower the said Banks require consent of the Borrower for disclosure of information and data relating to the Borrower, any credit facilities available to be availed by the Borrower or facilities assumed by the Borrower in relation thereto and default if any committed in discharge thereof.

Accordingly the Mortgagor hereby consents and gives consent for the disclosure by the said Banks or any of them of all or any of the following information and data relating to the Borrower:

(a) the information or data relating to the Borrower, their obligations in relation to such facilities granted/agreed to be granted to the said Banks to the Borrowers and

(b) details, 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 CrI. And any other agency authorized in this behalf by RBI.

The Borrower hereby declares that the information and data furnished by the Borrower to the said Banks are true and correct.

The Mortgagor undertakes that:

(a) CrI, and any other agency authorized in this behalf by RBI, in the course of the information and data disclosed by the Borrower in the manner as demanded by them, and

(b) CrI and any other agency authorized in this behalf by RBI, for consideration, the promised information and data in all respects prepared by them, to the other banks/financial institutions in confidence, shall be in the name of the Borrower.



XII. NOTICES

All notices to be served on the Mortgagor shall be in duplicate of which one to be delivered to the Mortgagor and the other to be served on the said Banks or any of them at the address of the Registered Office or any other address of the Borrower as stated to any part of the Mortgage Properties and such notices shall also be deemed to be properly and duly served if they are sent by post by registered letter addressed to the Borrower at the office of the Mortgage Properties. Wherever address of the Borrower is not recorded with the said Banks or any of them shall be deemed to have been made at the time of the registration of the mortgage and the same shall be delivered to the Borrower in accordance with the provisions of law in this behalf. In case of any party otherwise howsoever.

2024-09-27

XIII. COSTS, CHARGES AND EXPENSES

The Borrower shall pay all costs, charges and expenses (including stamp duty and fees in relation thereto) incurred by the Lead Bank and Banks or any of them and incidental to the execution of these present instruments, including charges with respect to the registration of these instruments at the office of the Lead Bank and Banks and the preparation and service of the Mortgage Deeds and for the printing and publication of the entire documents of the said Facilities and interest and other charges payable to the said Banks and the same shall be paid by the Borrower to the Lead Bank and Banks with interest thereon in this behalf and such payment shall be made to the said Banks and Banks or any of them in accordance with the same. The same shall be deemed to have been made to the said Banks and Banks or any of them in accordance with the same.

XIV. ASSIGNMENT

The Borrower hereby declares that the said Banks and Banks or any of them shall have the right to assign, sublet, or otherwise dispose of the said Facilities and the proceeds therefrom to any person or persons (including the financial institutions) and the Borrower shall be bound to assign, sublet, or otherwise dispose of the said Facilities and the proceeds therefrom to any person or persons (including the financial institutions) and the Borrower shall be bound to assign, sublet, or otherwise dispose of the said Facilities and the proceeds therefrom to any person or persons (including the financial institutions).

XV. JURISDICTION

The Mortgagor hereby declares that the said Banks and Banks or any of them shall have the right to exercise their rights under the Instruments hereunder and to enforce the same and to take all such steps as they may deem fit to take for the purpose of enforcing the said Facilities and the proceeds therefrom and the Mortgagor shall have no objection and the Mortgagor hereby agrees to the same.

XVI. MISCELLANEOUS

This Agreement, in addition to and not in lieu of any other special or general provisions contained in the said Instruments, shall apply to the said Facilities and the proceeds therefrom and the Mortgagor shall be bound to comply with the same.

2024-09-27

DESCRIPTION OF IMMOVABLE PROPERTIES

PART I - Description of First Mortgagor's Immovable Property

Plot No. 907, B, Floor and 1st Floor building in the middle of West Wing of the known as Cotton Exchange Building constructed on land bearing Madhya Parity No. 11 and 15/2 of Shri Chhatrapati Shivaji Maharaj Vastu Sangrahalaya and situated at the corner of Mahadev Road and Nishit Mahadev Street, Mahadev Road, Javeri Bazaar, Mumbai - 400 075.

PART II - Description of Second Mortgagor's Immovable Property

Flat No. 1 on 4th Floor in B wing of the building known as Central Bank Building No. 1 Co-operative Housing Society Ltd., situated on the corner of Shri Chhatrapati Shivaji Maharaj Vastu Sangrahalaya, Mumbai - 400 002 constructed on land bearing C.S. No. 278 of Maharashtra State of Maharashtra, Mumbai.

PART III - Description of Second and Third Mortgagor's Immovable Property

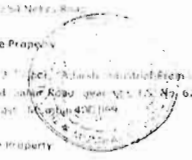
Entire 2nd Floor, comprising 1800 Sq. Ft. built up area of the Buildings known as 'Kalyan' building situated at Nehru Road, off North (East) side of C.S. No. 100/25, the site of land bearing Flat Plot No. 101 of Town Planning Scheme No. 11 of the District (East) region, corresponding C.T.S. No. 155/1, 155/2 to 4 of Village - Rajapur, Taluka - Anand, District - Taluka - Anand, Mumbai Urban District and Assessed by The Municipal Corporation Anand (Municipal) Urban Municipal Corporation, Anand, Boring Ward/Street No. 4 (East) 709 (1) 254 Nehru Road.

PART IV - Description of Fourth Mortgagor's Immovable Property

Plot No. 201 comprising 610 Sq. Ft. built up area of 2nd floor, Taluka - Anand, District - Rajapur, Industrial Premises Co-operative Society Limited, situated at Flat No. 15, No. 624B, 624C, 624D of Village - Chakali, Taluka - Anand, District - Rajapur, Taluka - Anand, Mumbai - 400 199.

PART V - Description of Fourth Mortgagor's Immovable Property

Flat No. 1 on 10th Floor in B wing of the building known as 'Kalyan' building situated at Nehru Road, off North (East) side of C.S. No. 100/25, the site of land bearing Flat Plot No. 101 of Town Planning Scheme No. 11 of the District (East) region, corresponding C.T.S. No. 155/1, 155/2 to 4 of Village - Rajapur, Taluka - Anand, District - Taluka - Anand, Mumbai Urban District and Assessed by The Municipal Corporation Anand (Municipal) Urban Municipal Corporation, Anand, Boring Ward/Street No. 4 (East) 709 (1) 254 Nehru Road.



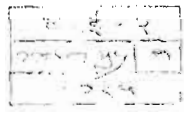
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4 V.P. 10/11

DETAILS OF THE SECURED FACILITIES

Sr. No.	Name of the Bank	Facility	Amount (Rs. in Crores)
1	CENTRAL BANK OF INDIA (CBI)	1. Term Loan	10.00
		2. Cash Credit	2.00
		3. Working Capital Finance	2.00
		Total CBI Facilities	14.00
BANK OF INDIA (BOI)	1. Stockbook Depos. w/ Flt.	10.00	
	2. Term Loan - 100% FCI	2.00	
	3. Cash Credit	2.00	
	4. Working Capital Finance	2.00	
	5. Term Loan	2.00	
	6. Term Loan	2.00	
Total BOI Facilities	20.00		
AGGREGATE			34.00

Interchangeability between Fund-based and Non-Fund-based facilities of individual member banks on the terms and conditions contained in the respective sanction letters is modified from time to time.



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4 V.P. 10/11

THE COMMIS... OF THE Borrower/First...
Mumbai... RIALTO EXIM...
... the second...
... the Third...
... the Fourth...
... THE BANK OF INDIA...
... BANK OF INDIA...
... BANK OF INDIA...



10

INDEMNITY... INDIA...
R. 0000100/-

... Bank of India
... Mumbai
... 13.06.2015

PART I

To: The Sub Registrar of Mortgages,
Mumbai.

It is to inform you that the possession of the property...
taken over from the Mortgagee for the purpose of registration of
Mortgage Deed.

I hereby undertake to keep safe, being and under my...
right stamp and file it against any false claim, and I shall be liable to an
action as herein before.



2015-06-13

Handwritten notes

We make this instrument in accordance with the provisions of the Registration Act, 1908.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on this 1st day of March 2014.

SIGNED, SEALED AND DELIVERED by the said amount of EXECUTANTS

For Rialto Pvt. Ltd. Authorised Signatory/ Director

In the presence of

WITNESSES

NOTE:

Handwritten notes regarding shop/flat/land and other details.

For Rialto Pvt. Ltd.

Authorised Signatory/ Director



NOTICE: Note Generated Through Search Module for original report please contact concern SRO office

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MMCR/AGV/PB/2014/15/

07.01.2015

Central Bank of India
Corporate Finance Branch
National Post
Mumbai-400 027

Dear Sir

M/s. Rishi Exim Pvt. Ltd. - Letter of Authority in favour of Central Bank of India for creation of mortgage

We Bank of India, hereby authorize you, Central Bank of India, acting through any of its Authorized Officers and as agent for us to receive mortgage and to accept the delivery and deposit of all the instruments, of title evidences, deeds and writings to be made by Rishi Exim Pvt. Ltd. (hereinafter referred to as 'the Company') in respect of its immovable properties situated at

PART I - Description of First Immovable Property

Unit No. 907 9th Floor Landmark Building, known as, formerly known as, Common Exchange Building, situated on the Plot No. 1566 and 1570 of Bhuleshwar Flats bearing and situated at the junction of Kankadee Road and Shaikh Muneer Street, Kankadee Road, Zaveri Bazaar, Mumbai-400 007

PART II - Description of Second Immovable Property

Flat No. 1 on 4th Floor in 'B' wing of the Building known as 'Shanti Estate Building No. 1 Co-Operative Housing Society Ltd.' situated at Dr. Ambedkar Merchant Road Bhassar Gali, Bhuleshwar, Mumbai-400 002 constructed on Land Bearing L.S. No. 22BF of Bhuleshwar Division, Bhuleshwar, Mumbai.



बखर्ची - २
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Head Office: Mumbai - 400 005

PART III - Description of Third Immovable Property

Entire 2nd Floor (measuring 1600 Sq. Ft. Built up area in the Building known as 'Ashokrao building situated at Nehru Road, Vile Palle (East), Mumbai - 400 057 on plot bearing Final Plot No. 103 of Town Planning Scheme No. 11 of Vile Palle (East) bearing corresponding C.T.S. No. 1332, 1332/1 to 4 of Village Revenue, Vile Palle (East), Taluka Andher, Mumbai Suburban District and Assessed by The Municipal Corporation Greater Mumbai, Under Municipal K (East) ward, Boating Ward Street No. K (East) 760 (1-2) 54 Nehru Road

PART IV - Description of Fourth Immovable Property

Gate No. 205 measuring 410 sq. ft. Built up Area on 2nd Floor, 'Atandri Industrial Premises, Adarsh Industrial Premises Co-operative Society Limited, Sahar Road bearing C.T.S. No. 624A, 624B, 629 of Village Chakala, Taluka Andher, Andher (East), Mumbai-400 075

PART V - Description of Fifth Immovable Property

Flat No. 1 measuring 590 Sq. Ft. Built up area on 8th Floor of the 'Varsha Building' in society 'Taskent Premises Co-operative Housing Society Limited' situated at Plot Bearing C.S. No. 1013, Plot No. 41, Santhar Road (W) Estate, 2nd Kherwadi Lane, Mumbai-400 041 in Village Gopani

together with the structures, fixed deposits, bank deposits and interests etc. present and future with the intent to create a security in favour of us to secure the due repayment and discharge by the Company of its past and present charge back in favour of Central Bank of India for its working capital facilities of Rs. 42.00 crore and Bank of India working capital facilities of Rs. 44.00 crores together with interest, additional interest, further interest by way of liquidated damages, compound interest, penalty on prepayment, on redemption, costs charges, expenses and other moneys payable by the Company to us under the Letters of Sanction Loan Agreement at a bonded rate for the time being in force.

Yours faithfully
Rishi Exim Pvt. Ltd.
(R. Bhatnagar)
Asst. General Manager

बखर्ची - २
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श्रीमन्महादेव
INDIAN DEPARTMENT
भुवनेश्वर, ओडिशा, भारत
CHANDIGARH, PUNJAB
पंजाब
4311, 15101





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