

सूची क्र. दोन INDEX NO. II

गावाचे नाव : चिकणघर

नोंदणी 63 म

Regn. 63 m.e.

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप महाणखत
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रू. 1,000,000.00
वा.भा. रू. 0.00

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

(1) वर्णन: मौजे चिकणघर सि स नं.3043पै, 3048पै, स्वाती अपार्टमेंट, सदनिका क्र.06 व 15, 1
ला मजला, क्षो 415 + 200 चौ फुट बांधिव. एकूण 615 चौ फुट बांधिव.

(3) क्षेत्रफळ

(1)

(4) आकारणी किंवा जुडी देण्यात
असेल तेव्हा

(1)

(5) दस्तऐवज करून देण्या-या
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, प्रतिवादीचे
नाव व संपूर्ण पत्ता

(1) संजय शाम पाठक - -; घर/फ्लॉट नं: --; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -;
पेट/वसाहत: -; शहर/गाव: कर्णिक रोड कल्याण; तालुका: -; पिन: -; पॅन नम्बर:
AGIPP5745M.

(6) दस्तऐवज करून घेण्या-या
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, वादीचे नाव
व संपूर्ण पत्ता

(1) युनियन बँक ऑफ इंडिया कल्याण - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -;
ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: --; तालुका: -; पिन: -; पॅन नम्बर: -.

(7) दिनांक करून दिल्याचा 01/02/2011

(8) नोंदणीचा 18/05/2011

(9) अनुक्रमांक, खंड व पृष्ठ 5129 /2011

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 5000.00

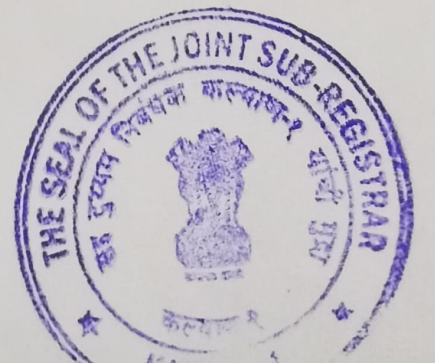
(11) बाजारभावाप्रमाणे नोंदणी रू 10000.00

(12) शेरा



Kute

सह. दुय्यम निबंधक कल्याण-१



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SANTOSH BARKU WAGHAMARE

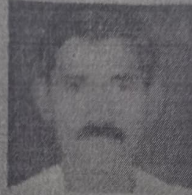
BARKU WAGHAMARE

28/04/1976

Permanent Account Number

ABFPW6993G

Signature



18072008



क ल न १	
दस्त क्र. 792	२०११
93	94

SIGNED AND DELIVERED BY THE
WITHINNAME Mortgagor

Shri Sanjay Sham Pathak

in the presence of

Sanjay Sham Pathak
1/02/2011



Witnesses

1. Name Sanjay R. Waghmare

Sanjay

Address V-3, Sakinaka Chauri

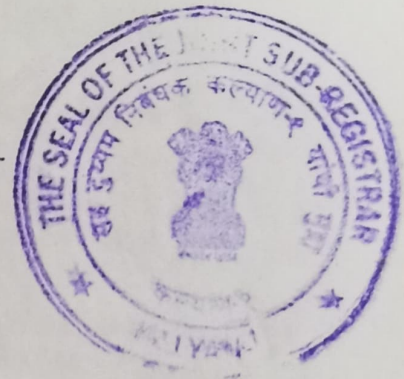
Shivaji Park, Kalyan

2. Name Milind Phalke

Phalke

Address Mahacharya Bldg.

Thangewadi, Kalyan @



क ल न १	
दस्त क्र. 492C	2011
90	9C

UNION BANK OF INDIA
 KALYAN BRANCH
 MUSTAFA MANZIL, SHANKARRAO CHOWK
 KALYAN WEST-421301
 TEL: 288796/285196

KYN/ADV/BSP/

103

DATE: 04-06-2010

M/S. SANJAY MARKETING

G/3. Mayuresh Apts. Nr. Ammu chambers

Mhasoba Maidan, Kalyan west 421301

Dear Sir/Madam

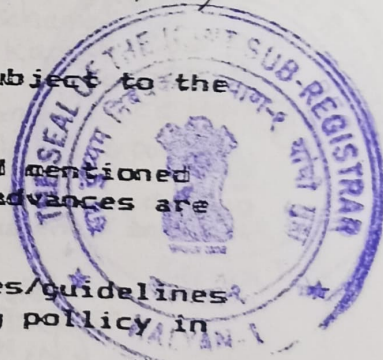
SUB: Credit Facility

We are pleased to inform you that the following credit limits have been sanctioned/renewed in your favour upto MAY 2011

Nature of Limit	Amount	Margin	Rate of Interest	Securities
CC(H) (Enhancement of Limit) 50452003	24.50	25% on STOCK 30% on BOOK DEBTS	BPLR+1 ie 12.75%	Hyp. of stocks Hyp. of book debts
L/G (Guarantee) Term Loan 65221555	10.00 2.48	25% 20%	12.5%	Counter guarantee Hyp. of vehicle
Collateral Security:				
1) Personal Guarantee of Mr. Shyam Pathak				
2) E.M of Flat A6/15 Swati Apartment Karick cross Road, Kalyan				

The above limits are placed at your disposal subject to the following terms and conditions:

1. Though the limits are sanctioned for the period mentioned above, they are subject to periodical review, the advances are repayable on demand.
2. The advances will be governed by the directives/guidelines of the Reserve Bank of India and our Bank's lending policy in force from time to time.
3. You will submit monthly stock and/or Book debts statements in the Bank's prescribed format before 10th date of the following month giving therein details of purchases and sales effected during the month to which it relates and also show amount of



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दस्ता क्र. 492C	२०११
99	9C

SIGNED AND DELIVERED BY THE
WITHINNAME Mortgagor

Shri Sanjay Sham Pathak

Sanjay Sham Pathak
1/02/2011



in the presence of

Witnesses

1. Name Santosh R. Waghmare

Santosh R. Waghmare

Address V-3, Sushruth Chauri
Shivaji Park Kalyan

2. Name Milind Phalke

Milind Phalke

Address Mahacharya Bldg.
Thongewadi Kalyan @

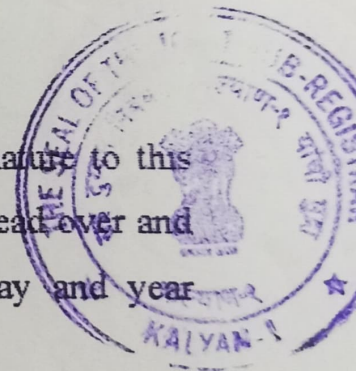


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5. The mortgagor hereby declares that all taxes, rents and dues payable on their said property already mortgaged to the Bank as mentioned in **Schedule**, hereunder written are paid upto date, and there are no attachment or revenue recovery proceedings pending in respect of the said property and there is no lien/charge created on the said property except the charge of Union Bank of India as stated above.

Since stamp duty as applicable then in force as per the Stamp Act was paid earlier on the **Principal Simple Mortgage Deed and First Supplementary Simple Mortgage Deed** as stated above and now stamp duty of Rs.5,000/-, as applicable as per Stamp Act in force as on date is paid on this Second Supplementary Simple Mortgage Deed for enhanced credit limit of Rs.24.50 lacs from Rs.14.50 lacs granted to Mortgagor/Borrower.

IN WITNESS WHEREOF the mortgagor have put his signature to this Second Supplementary Simple Mortgage Deed after it was read over and explained to them in their vernacular language on the day and year hereinabove first written.



Schedule of property

Flat No.06 and 15, area adm. 415 sq.ft. + 200 sq. ft. totally adm. 615 sq.ft. (built up) on the first floor in the building known as "Swati Apartment" in "New Sonal Co-op. Housing Society Ltd." constructed on all that piece and parcel of land bearing City Survey Nos. 3043 (pt), 3044 (pt) and 3048 (pt) situate at Village Chikanghar, Taluka Kalyan, Dist. Thane

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दस्तावेज क्र. 492C	२०२१
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...9/-

shall be further extended and shall be a continuing security for the additional/enhanced credit facility of Rs.24.50 lacs from Rs.14.50 lacs for the repayment of credit facilities granted or to be granted to the Mortgagor/Borrower.

3. The rate of interest applicable for the revised/enhanced limit will be as mentioned above with monthly rests or such other rates as may be revised by the Bank from time to time depending on the change in Bank's P.L.R. or directives of R.B.I. or policy of the Bank from time to time.

4. AND that all other terms and conditions mentioned in the -

i) the **Principal Simple Mortgage Deed** dated 13.01.2006 registered under Sr. No. KLN-1-258-2006 on 13.01.2006 with the Sub-Registrar of Assurances, Kalyan.

ii) **First Supplementary Simple Mortgage Deed** dated 29.01.2007 registered under Sr. No. KLN1-00574-2007 on 29.01.2007 with the Sub-Registrar of Assurances Kalyan.



executed by the mortgagor/borrower shall remain unchanged and shall continue to be applicable to the revised limits and additional credit facilities granted to mortgagor/borrower as stated above and be binding on the mortgagor.

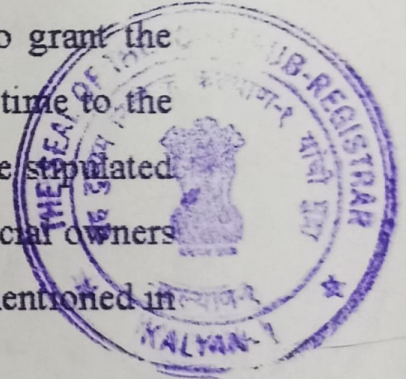
...8/-	
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दस्त क्र. ११२२	२०११
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NOW IN CONSIDERATION of the above, the mortgagor hereby agrees, records and confirms with the Bank as follows:

1. This Deed shall be supplemental to -
 - i) the **Principal Simple Mortgage Deed** dated 13.01.2006 registered under Sr. No. KLN-1-258-2006 on 13.01.2006 with the Sub-Registrar of Assurances, Kalyan.
 - ii) **First Supplementary Simple Mortgage Deed** dated 29.01.2007 registered under Sr. No. KLN1-00574-2007 on 29.01.2007 with the Sub-Registrar of Assurances, Kalyan.

2. In pursuance of the above representations and agreements and in consideration of the Mortgagees having granted or agreed to grant the additional facilities to the Mortgagor/Borrower, from time to time to the Mortgagor/Borrowers on such terms and conditions as may be stipulated by the Mortgagees from time to time, the Mortgagor as beneficial owners hereby agrees that the charge created on the said property as mentioned in the **Schedule** hereunder written vide

- i) the **Principal Simple Mortgage Deed** dated 13.01.2006 registered under Sr. No. KLN-1-258-2006 on 13.01.2006 with the Sub-Registrar of Assurances, Kalyan.
- ii) **First Supplementary Simple Mortgage Deed** dated 29.01.2007 registered under Sr. No. KLN1-00574-2007 on 29.01.2007 with the Sub-Registrar of Assurances, Kalyan.



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दस्तावेज नं. ५९२८	२०११
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... 7/-

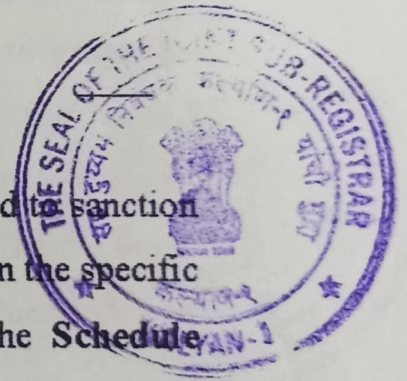
AND WHERE AS the mortgagor had accordingly paid stamp duty of Rs.4,125/-, then applicable as per Stamp Act in force and had paid applicable registration fee on the said **First Supplementary Simple Mortgage Deed** dated 29.01.2007 registered under Sr. No. KLN1-00574-2007 on 29.01.2007 with the Sub-Registrar of Assurances, Kalyan-1.

AND WHEREAS mortgagor/borrower, aforesaid having requested to mortgagees for grant of further additional/enhanced credit facility as under :

Nature of limit:

<u>Existing Limits</u>	<u>Amount</u> <u>(Rs. in Lacs)</u>	<u>Enhanced/modified</u>	<u>Amount</u> <u>(Rs. in Lacs)</u>	<u>Int/</u> <u>Comm.</u>
C.C. (Hyp.)	Rs.14.50	C.C. (Hyp.)	24.50	

for their business purpose and the Mortgagees having agreed to sanction the said additional/enhanced credit facility as shown above on the specific condition that the mortgaged property as mentioned in the **Schedule** hereunder written shall continue to be the security to the Mortgagees for repayment of outstanding dues under the additional/enhanced/ revised credit facilities together with interest, additional interest, expenses, costs and all other monies payable by the Mortgagor to the Mortgagees and the Mortgagor agreeing to utilize the amounts so advanced for purposes applied for and on such terms and conditions as the Mortgagees may stipulate from time to time and on the Mortgagor securing the same by extension of Mortgage of his said immoveable property mentioned in **Schedule** hereunder written.

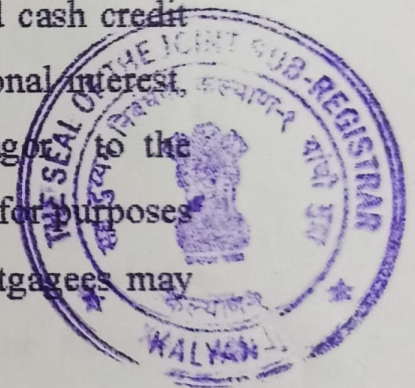


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AND WHEREAS the mortgagor aforesaid had requested to the mortgagees for grant of additional/enhanced credit facilities as under:

Existing Limits	Amount (Rs. in Lacs)	Enhanced/modified	Amount (Rs. in Lacs)	Int/ Comm.
C.C. (Hyp.)	Rs.06.25	C.C. (Hyp.)	Rs.14.50	BPLR+0.25%

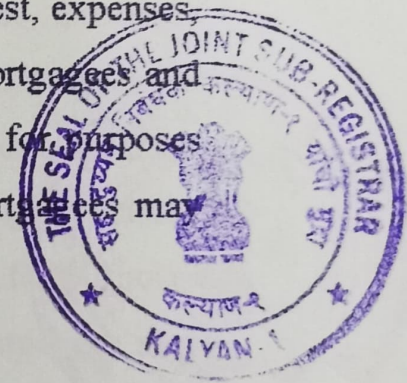
for their business purpose and the Mortgagees having agreed to sanction the said enhancement in credit facilities from Rs.6.25 lacs to Rs.14.50 lacs on the specific condition that the already mortgaged said property as mentioned in the **Schedule** hereunder written will continue to be the security and the mortgagor Shri Sanjay Sham Pathak agreeing to continue the mortgage of his said property as mentioned in the **Schedule** hereunder written as security for the repayment of enhanced cash credit (hyp.) facility of Rs.14.50 lacs together with interest, additional interest, expenses, costs and all other monies payable by Mortgagor to the Mortgagees and agreeing to utilize the amounts so advanced for purposes applied for and on such terms and conditions as the Mortgagees may stipulate from time to time.



AND WHERE AS the mortgagor Shri Sanjay Sham Pathak had executed a Supplementary Simple Mortgage Deed dated 29.01.2007 registered under Sr. No. KLN1-00574-2007 with the Sub-Registrar of Assurances, Kalyan (hereinafter called the **First Supplementary Simple Mortgage Deed**) for extending the security of already mortgaged said property as mentioned in **Schedule** hereunder written as security for the repayment of enhanced credit facility of Rs.14.50 lacs together with interest, additional interest, expenses, costs and all other monies payable by the Mortgagor.

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AND WHEREAS the mortgagor had mortgaged his immovable property viz. Flat No.06 and 15, area adm. 415 sq.ft. + 200 sq. ft. totally adm. 615 sq.ft. (built up) on the first floor in the building known as "Swati Apartment" in "New Sonal Co-op. Housing Society Ltd." constructed on all that piece and parcel of land bearing City Survey Nos. 3043 (pt), 3044 (pt) and 3048 (pt) situate at Village Chikanghar, Taluka Kalyan, Dist. Thane (hereinafter called the said property) more particularly described in **Schedule** hereunder written to the mortgages as security for repayment to the Bank of all the amounts advanced or to be advanced and of all the amounts under the above mentioned credit facility granted or to be granted by mortgages to Mortgagor Shri Sanjay Sham Pathak, proprietor of M/s. Sanjay Marketing Co. (hereinafter called the Mortgagor/Borrower) together with interest, additional interest, expenses, costs and all other monies payable by Mortgagor to the Mortgagees and the mortgagor agreeing to utilize the amounts so advanced for purposes applied for and on such terms and conditions as the Mortgagees may stipulate from time to time.



AND WHERE AS the mortgagor had executed a Simple Mortgage Deed dated 13.01.2006 registered under Sr. No. KLN-1-258-2006 on 13.01.2006 with the Sub-Registrar of Assurances, Kalyan (hereinafter called the "Principal Simple Mortgage Deed") for mortgage of his said property.

AND WHERE AS the mortgagor had accordingly paid appropriate stamp duty and the applicable registration fee then applicable as per Stamp Act on "Principal Simple Mortgage Deed" registered under Sr. No. KLN-1-258-2006 on 13.01.2006 with the Sub-Registrar of Assurances, Kalyan

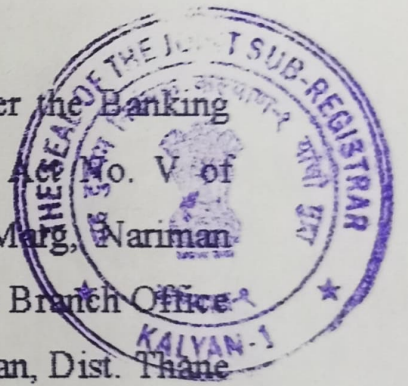
कलन १	
दस्त क्र. ५१२८	२०११
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BETWEEN:

Shri Sanjay Sham Pathak, aged about 39 years, Indian Inhabitant, residing at A-4/5, Swati Apartments, Karnik Cross Road, Kalyan, Dist. Thane (hereinafter called 'the Mortgagor' which expression include his heirs, executors, administrators, successors, and assigns) of the One Part

AND

Union Bank of India, a body corporate constituted under the Banking Companies (Acquisition and Transfer of Undertakings) Act, No. V of 1970 having its Head Office at 239, Vidhan Bhavan Marg, Nariman Point, Mumbai 400 021 in the state of Maharashtra and its Branch Office inter-alia at Shankarrao Chowk, Kalyan (W), Taluka Kalyan, Dist. Thane (hereinafter called 'the Mortgagees' which expression shall include their successors and assigns) of the Other Part.



WHEREAS Shri Sanjay Sham Pathak, the mortgagor had availed under mentioned credit facility for his business purpose from the Mortgagees:

Nature of limit

Amount
(Rs. in lacs)

Cash Credit (Hyp.)

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३	३१-१९



Ps. For Hand only

Thane Bharat Sahakari Bank Ltd.,
Kalyan Branch,
Jeevarshi Apartment, Jamanabaug
Compound, Shivaji Chowk,
Agra Road, Kalyan (W), 421 301.
D-5/STP(V)/C.R. 1005/04-05/1504-07

For Thane Bharat Sahakari Bank Ltd.
Kalyan Branch

SECOND SUPPLEMENTARY
SIMPLE MORTGAGE DEED

भारत 44036
113185
R00050001-885368
SPECIAL ADHESIVE
AUG 02 2010
भारत
STAMP-DUTY MAHARASHTRA
15:58

THIS SUPPLEMENTARY DEED OF MORTGAGE
made at 1 on the FEB day of 2010
2010 (Two thousand and ten)

*88 Palkas
1/2/2011*

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दस्त क्र. 792C	2011
2	9C



Wednesday, May 18, 2011

11:03:15 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 5270

दिनांक 18/05/2011

गावाचे नाव चिकणघर

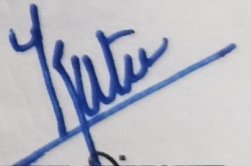
दस्तऐवजाचा अनुक्रमांक कलन1 - 05129 - 2011

दस्ता ऐवजाचा प्रकार गहाणखत

सादर करणाराचे नाव:संजय शाम पाठक - -

नोंदणी फी	:-	10000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (19)	:-	380.00
एकूण	रु.	10380.00

आपणास हा दस्त अंदाजे 11:18AM ह्या वेळेस मिळेल


दुय्यम निबंधक

कल्याण 1
सह. दुय्यम निबंधक कल्याण-१

बाजार मुल्य: 0 रु.

कर्जाची रक्कम: 1000000रु.

भरलेले मुद्रांक शुल्क: 5000 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: UBI;

डीडी/धनाकर्ष क्रमांक: 448618; रक्कम: 10000 रु.; दिनांक: 04/05/2011