

MUMBAI PUNE MOTOR MALAK SHRAMJIVAN PREMISES CO-OP. SOCIETY LTD.



Plot No. B-5, Wadala Truck Terminal, W.T.T. Road, Near R.T.O. Antop Hill,
Wadala, Mumbai - 400 037.

(Registered under the Maharashtra Co-operative Societies Act. 1960)
Registration No. MUM/WB/GEN/(C)/8231/YEAR 2003, dated 24.10.2003

Share Certificate No. 067 Member's Regn.No. 67 No. of Shares TEN

SHARE CERTIFICATE

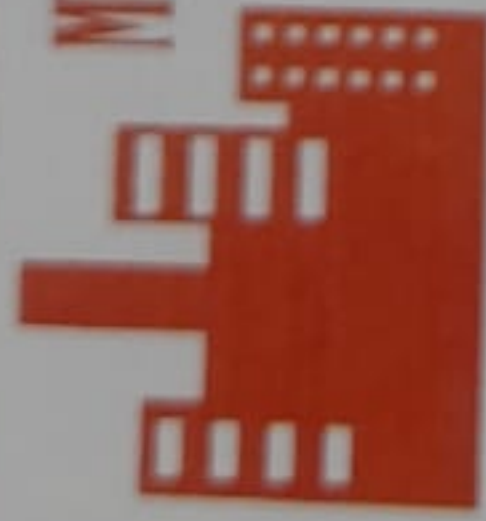
(AUTHORISED SHARE CAPITAL OF RS. 1,00,000/- DIVIDED INTO 2000 SHARES OF RS. 50/- EACH)

THIS IS TO CERTIFY that Shri / Smt. M/s. BABAN MARUTI DONGARE

is the Registered Holder of TEN fully paid up share of Rs. FIFTY each numbered from 661
to 670 both inclusive, in respect of Office unit/unit No. 228 on Second floor,
in MUMBAI PUNE MOTOR MALAK SHRAMJIVAN PREMISES CO-OPERATIVE SOCIETY LTD., Plot No. B-
5, Wadala Truck Terminal, W.T.T. Road, Near R.T.O. Antop Hill, Wadala, Mumbai - 400 037. subject to the
Bye-laws of the said Society

Given under the Common Seal of the said Society at Wadala, Mumbai 400 037 on this 24th
day of October-2003

unit
228



MUMBAI PUNE MOTOR MALAK SHRAMJIVAN PREMISES CO-OP. SOCIETY LTD.

Plot No. B-5, Wadala Truck Terminal, W.T.T. Road, Near R.T.O. Antop Hill,
Wadala, Mumbai - 400 037.

(Registered under the Maharashtra Co-operative Societies Act. 1960)
Registration No. MUM/WB/GEN/(C)/8231/YEAR 2003, dated 24.10.2003

Share Certificate No. 066 Member's Regn.No. 66 No. of Shares TEN

SHARE CERTIFICATE

(AUTHORISED SHARE CAPITAL OF RS. 1,00,000/- DIVIDED INTO 2000 SHARES OF RS. 50/- EACH)

THIS IS TO CERTIFY that Shri / Smt. M/s. USHA BABAN DONGARE

is the Registered Holder of TEN fully paid up share of Rs. FIFTY each numbered from 651
to 660 both inclusive, in respect of Office unit/unit No. 227 on Second floor,
in MUMBAI PUNE MOTOR MALAK SHRAMJIVAN PREMISES CO-OPERATIVE SOCIETY LTD., Plot No. B-
5, Wadala Truck Terminal, W.T.T. Road, Near R.T.O. Antop Hill, Wadala, Mumbai - 400 037. subject to the
Bye-laws of the said Society

No. L&EC/WTT/PLOT-B-5/MORT & Assign/2534/2023

Date:- 14/12/2023

To,
Chairman,
Mumbai Pune Motor Malak Shramjivan Premises Co-Op Society Ltd
4/212, Abhyuday Nagar,
Kala Chowki,
Mumbai - 400 023.

Unit = 25

Sub :- Allotment of Plot No.B-5 in Wadala Truck Terminal.
... Request for Assign & mortgage of the Unit of Premises.
Ref. :- Your letter dated 25/08/2022

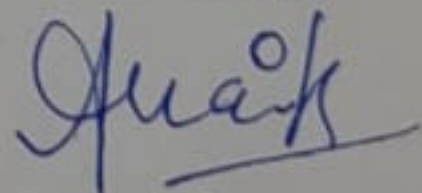
Sir,

Kindly refer to your letter under reference under which you have requested to grant consent to assign /Mortgage the unit of the premises as detailed below :-

Sr. No.	Name of the Mortgagor /Assignor	Name of the Assignee/Mortgagee	Floor No. & /Flat No. Premises No.	Carpet Area (sq. ft.)	Amount Loan(Rs.)
1.	Mumbai Pune Motor Malak	Mr.Baban Maruti Dongare	Ground Floor- 227 &228	As per approval plan	-
2.	Mr.Baban Maruti Dongare	M/s. BMSS Steel Industries Pvt. Ltd			-
3	M/s. BMSS Steel Industries Pvt. Ltd	Axis Bank Ltd			92,20,700/-

2. The request as stated above is under scrutiny & Process being submitted for approval of Competent Authority.

Yours faithfully,



(Ashwini Naik)

**Dy. Lands & Estate Manager
Lands & Estate Cell, MMRDA**

।। एकमेका सहाय्य करु अवघे धरु सुपंथ।।

मुंबई पुणे मोटार मालक "श्रमजीवन" प्रिमायसेस को-ऑप.सोसायटी लि

(वडाळा ट्रक टर्मिनल - बी ५)

नोंदणी क्र. एम. यु. एम् / डब्लू. बी / जीइएन / (सी) / ८२३१ / सन २००३. दि. २४/१०/२००३

नोंदणीकृत पत्ता : प्लॉट नं. बी-५, वडाळा ट्रक टर्मिनल, डब्लू.टी.टी.रोड,

वडाळा आर.टी.ओ. जवळ, अँटॉप हिल, वडाळा, मुंबई - ४०० ०३७.

कार्यालय पत्ता : ४/२१२, अभ्युदय नगर, काळाचौकी, मुंबई - ४०० ०३३. दूरध्वनी : २४७० ५९०२

वक क्र. :
Date : 17-08-2022
Place : Mumbai

दिनांक :
जावक क्र. ०६५/२०२२/२०

To ,

Axis Bank Limited
Gr & 1st Floor, Hotel grand sarovar Premiere,
S.V.Road, goregaon / Malad (w)
Mumbai - 62.

Dear Sir/Madam

Ref : No objection certificate for creating mortgage in the Axis Bank Limited favour for Unit (office) No. 228 of Shramjivan Plot No. B-5 in the building called Mumbai Pune Motor Malak Shramjivan Premises Co-operative Housing Society Ltd., situated at Plot No. B-5, CTS No. 08 Wadala Truck Terminal, Near Wadala RTO, Antop Hill, Wadala, Mumbai - 400037.

This is to confirm that our above named society registered under No. M.U.M/WB/GEN/(C)/ 8231/2003 dated 24/10/2003. The conveyance deed has not been executed in our favour so far as & when the same is executed & registered, we shall forward a true certified copy of the same to the bank directly.

M/S BMSS STEEL INDUSTRIES PVT LTD is a member ("the member") of our Society and share certificate No. 228 for shares bearing distinctive numbers 661 to 670 stand in his / her name and the said unit is possessed by him /her.

Further under the Deed of Assignment of Sub-Lease Agreement dated 27-07-2022 M/S BMSS STEEL INDUSTRIES PVT LTD existing member of the Society

We hereby assure you that the said units, as well as the said building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable.

We confirm that there are no restrictive/negative covenants in the Bye laws/Rules of the above mentioned society concerning the transfer of shares/members interest in the society and other related matters.

Possession of the Unit/flat has already been given to the Member.

We are informed by the Member that the Borrower has approached the Lender for a loan ("Loan") to be given to the Borrower upon the terms and conditions, one of which stipulates creation of security by way of mortgaging the Unit in the Lender's favour. The Member has requested us to permit him/her to create the security over the Unit and the shares (as and when issued) in favour of the Lender.

We, hereby confirm and agree that we have "no objection" and hereby permit the Borrower to create the security in favour of the Lender by way of mortgage of the right, title, interest of the Borrower in the Unit and in the said shares, for repayment of the Loan and we hereby agree to take note of Lender's charge in our books.