



28/12/2017

सूची क्र.2

दुय्यम निबंधक : दु.नि. वाडा

दस्त क्रमांक : 1824/2017

नोंदणी :

Regn 63m

गावाचे नाव : 1) वाडा 2) वाडा

(1)बिलेखाचा प्रकार	डीड ऑफ मॉरगेज
(2)मोबदला	22500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नसुद करावे)	0
(4) भू-मापन,पोटहिम्मा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: विभाग-प्रभावक्षेत्र मौजे वाडा ता.वाडा जि.पालघर येथील स.नं.267/3/अ एकुण क्षेत्र 0.41.24 हे.आर.प्र. यापैकी मात्रे हिश्याचे गहाण ठेवलेले क्षेत्र 0.15.25 हे.आर.प्र. विनशेतीजमिन.((Survey Number : 267/3/अ ;)) 2) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: विभाग-प्रभावक्षेत्र मौजे वाडा ता.वाडा जि.पालघर येथील स.नं.221/18 गहाण ठेवलेले क्षेत्र 0.40.0 हे.आर.प्र. शेतजमिन.((Survey Number : 221/18 ;))
(5) क्षेत्रफळ	1) 0.1525 हेक्टर . आर 2) 0.4000 हेक्टर . आर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-हर्षद नंदकुमार गंधे वय:-37; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रा गजानन निवास के डी गंधे रोड वाणी आळी वाडा ता वाडा जि पालघर, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421303 पॅन नं:-AHUPG5633J 2): नाव:-नंदकुमार कोंडू गंधे वय:-70; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रा गजानन निवास के डी गंधे रोड वाणी आळी वाडा ता वाडा जि पालघर, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421303 पॅन नं:-ABUPG2827Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-स्टेट बँक ऑफ इंडीया शाखा वाडा तर्फे जगन्नाथ चनवसप्पा दिंडुरे - - वय:-58; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रा मेट्रल ऑफीस मादाम कामा रोड मुंबई शाखेचा पत्ता वाडा ता वाडा जि पालघर, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-421303 पॅन नं:-AAACS8577K
(9) दस्तऐवज करून दिल्याचा दिनांक	28/12/2017
(10)दस्त नोंदणी केल्याचा दिनांक	28/12/2017
(11)अनुक्रमांक,खंड व पृष्ठ	1824/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	112500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



दुय्यम निबंधक वाडा

मुल्यांकनामाठी विचारात घेतलेला नपशील:-

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

मुद्रांक शुल्क: आकारताना निवडलेला अनुच्छेद :-

b) When possession is not given



CHALLAN
MTR Form Number-6

GRN	MH008739365201718E	BARCODE					Date	28/12/2017-11:44:59	Form ID	40(b)
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)						
Office Name	WDT_WADA SUB REGISTRAR			PAN No. (If Applicable)	AHUPG5633J					
Location	PALGHAR			Full Name	HARSHAD NANDKUMAR GANDHE					
Year	2017-2018 One Time			Flat/Block No.	SURVEY NO 221/18 267/3/A					
Account Head Details		Amount In Rs.		Premises/Building						
0030046401	Stamp Duty	112500.00		Road/Street	AT WADA					
0030063301	Registration Fee	30000.00		Area/Locality	TAL WADA DIST PALGHAR					
				Town/City/District						
				PIN	4 2 1 3 0 3					
				Remarks (If Any)	SecondPartyName=STATE BANK OF INDIA BRANCH WADA-					
				Amount In	One Lakh Forty Two Thousand Five Hundred Rupees On					
Total			1,42,500.00	Words	ly					
Payment Details			CORPORATION BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details			Bank CIN	Ref. No.	0350230201712280088		RS28122017229874			
Cheque/DD No.			Bank Date	RBI Date	28/12/2017-11:46:00		Not Verified with RBI			
Name of Bank			Bank-Branch			CORPORATION BANK				
Name of Branch			Scroll No. , Date			Not Verified with Scroll				

१००
५.९.१८२४२०१०
११५४

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Blank Page



DEED OF MORTGAGE (SIMPLE MORTGAGE)

(To be stamped as per stamp duty applicable in the State for Deed of Mortgage)

1 DATE OF EXECUTION		28/12/2017
2 PLACE OF EXECUTION		wada
3 NAME/S OF THE BORROWER/S (Father's/Husband's name also to be mentioned)		Harshad N Gandhe
4 Address/s of the Borrower/s		Gajanan Niwas, k.D.Gandhe Road Wani Ali, At.Po.Tal-Wada,Dist-Palghar
5 Name/s of the Mortgagor/s (Father's/Husband's name also to be mentioned)		Harshad Nandkumar Gandhe Nandkumar Kondu Gandhe
6 Address/s of the Mortgagor/s		
7 Names, Age, designations of the authorised signatories executing the Mortgage on behalf of the Mortgagor/s		Nandkumar Kondu Gandhe Harshad Nandkumar Gandhe
8 Name and Address of the Mortgagee	STATE BANK OF INDIA, A BODY CORPORATE CONSTITUTED UNDER THE STATE BANK OF INDIA ACT, 1955, AND HAVING ITS CENTRAL OFFICE AT MADAM CAMA ROAD, MUMBAI 400 021 AND A BRANCH AMONG OTHER PLACES AT STATE BANK OF INDIA, WADA, AT & PO WADA, DIST THANE	
9 Aggregate Limit (of the facilities/limits) sanctioned to the Borrower/s	Fund Based Working Capital Limit: Rs 2,25,00,000/- (Rupees Two Crore Twenty Five Lakhs Only)	
10 Terms of Repayment governing the above facilities/limits	Term Loan : Open Term Loan Working Capital Facilities are repayable on demand	
11 Description of the Loan Documents for the Aggregate Limit executed by the Borrower/s and the Guarantor/s (a) Agreement of Loan-cum-Hypothecation dated..... for Rs. 2,25,00,000/- (b) Supplemental Agreement/s of loan cum-Hypothecation dated..... for Rs 2,25,00,000/- (c) Guarantee Agreement dated..... for Rs. (d) Arrangement letter dated ----- for Rs. (hereinafter referred to as ' the said agreements ')		
12 Facilities and Limits secured by the Mortgage in the aforesaid aggregate limit		
FACILITY	LIMIT	RATE OF INTEREST
TERM LOAN		
Open Term Loan		
Working Capital Limit	225.00 Lakhs	1 year MCLR + 1% spread, effective ROI being 8.95%
TOTAL AMOUNT SECURED RUPEES) plus interest, enhanced interest, fees, commission, charges, costs and expenses including the legal costs (hereinafter referred to as " the Mortgage Debt ")		



Harshad

Nandkumar

Harshad

व ड ट
द.क्र 9/28/209U
पाने ४५४

-2-

THE EXPRESSION "THE MORTGAGOR/S" UNLESS CONTRARY INTENTION IS EXPRESSED TO MEAN AND INCLUDE THE BORROWER/S AND/OR GUARANTOR/S AND/OR THE MORTGAGOR/S INDIVIDUALLY AND/OR COLLECTIVELY AND SHALL WHEREVER THE CONTEXT SO PERMITS INCLUDE SOLE PROPRIETOR/ PROPRIETARY OR THE PARTNERS OF A PARTNERSHIP FIRM, TRUSTEES OF A TRUST, KARTHA AND THE COPARCENERS OF A HINDU UNDIVIDED FAMILY, SOCIETY OR ASSOCIATION OF PERSONS, COMPANY AND ITS/HIS/HER/THEIR RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, LEGAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS AND THE EXPRESSION "THE MORTGAGEE" WHEREVER THE CONTEXT SO PERMITS MEAN AND INCLUDE THE ABOVEMENTIONED BANK AND/OR ITS BRANCH/S AND ITS SUCCESSORS AND ASSIGNS.

WHEREAS THE MORTGAGEE, AT THE REQUEST OF THE MORTGAGOR/S AND /OR THE BORROWER/S AND/OR THE GUARANTOR/S, AGREEING OR CONTINUING TO FINANCE THE BUSINESS OF THE BORROWERS/S BY GRANTING OR CONTINUING OR HAVING GRANTED ALL OR SOME OR ANY OF THE CREDIT FACILITIES UPTO THE ABOVE MENTIONED AGGREGATE LIMIT ON THE TERMS AND CONDITIONS MUTUALLY AGREED UPON UNDER THE ABOVE AGREEMENT OF LOAN-CUM-HYPOTHECATION AS MODIFIED, IF ANY, BY SUPPLEMENTAL AGREEMENT(S) OF LOAN-CUM-HYPOTHECATION (HEREIN REFERRED TO AS THE SAID AGREEMENTS) TO THE BORROWER(S) AS THE MORTGAGEE MAY IN ITS ABSOLUTE DISCRETION THINK FIT OR GRANTING EXTENSION OF TIME FOR REPAYMENT OR AGREEING TO DEFER OR AGREEING NOT TO SUE THE BORROWER(S) IN RESPECT OF ALL OR SOME OR ANY OF THE CREDIT FACILITIES, THE DETAILS OF WHICH CREDIT FACILITIES WERE MENTIONED IN SCHEDULE A THEREUNDER WRITTEN (THEREIN AND HEREINAFTER REFERRED TO AS " THE SAID FACILITIES") UPON HAVING THE REPAYMENT/S THEREOF WITH INTEREST, COSTS,



[Handwritten signatures and initials]

व ड ट
क.प्र.ग/28/2096
पृ. 4198 -3

CHARGES AND EXPENSES SECURED IN THE MANNER STIPULATED UNDER ALL OR ANY OF THE SAID AGREEMENTS AND UPON THE MORTGAGORS AGREEING TO EXECUTE MORTGAGE IN FAVOUR OF THE MORTGAGEE OVER OR IN RESPECT OF THE VARIOUS IMMOVABLE PROPERTIES BELONGING TO THE MORTGAGOR/S MORE SPECIFICALLY DESCRIBED IN THE SCHEDULES I,II AND III HEREUNDER WRITTEN AS SECURITY FOR THE DUE REPAYMENT BY THE MORTGAGORS OF ALL THE AMOUNTS DUE PAYABLE FROM TIME TO TIME OR AT ANY TIME UNDER OR IN RESPECT OF THE MORTGAGED DEBT WITHIN THE ABOVE AGGREGATE LIMIT TOGETHER WITH INTEREST, COSTS, CHARGES, EXPENSES, AND / OR ALL OTHER MONIES DUE TO THE MORTGAGEE ON DEMAND BY THE MORTGAGEE, BEING THESE PRESENTS WHICH THE MORTGAGOR/S HAVE AGREED TO DO ON THE TERMS AND CONDITIONS HEREINAFTER APPEARING.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS

and expenses on the terms and conditions contained in all or any of the said agreement/s. 1. (a) In pursuance of the said agreements and in consideration of the mortgage debt having been granted or agreed to be granted or continued by the Mortgagee to the Borrower/s within the abovementioned aggregate limit, the Mortgagor/s hereby covenant with the Mortgagee that the Mortgagor/s shall repay the mortgaged debt to the Mortgagee with all interest at the agreed rates and rests and costs charges

(b) AND IN PURSUANCE THE SAID AGREEMENTS AND IN CONSIDERATION OF THE PREMISES the Mortgagor/s hereby grant, convey, transfer and assure unto the Mortgagee all and singular the lands hereditaments and premises TOGETHER with all the buildings. structures misusages and tenements now standing thereon or which may hereafter be

[Handwritten signatures]



व ड ट
द.क्र १२४२०१७
पाने ११५४

-4-

erected thereon or on any of them or any part thereof bearing S.No in the District AURANGABAD and Registration Sub-District of AURANGABAD in the State of MAHARASHTRA more particularly described in the Schedule I hereunder written AND TOGETHER with all and singular the houses, out-houses, wells, waters, water-courses, ways, paths, passages, lights, liberties, privileges, easements, advantages and appurtenances whatsoever to the said land, hereditaments, and premises appertaining or with the same or any part thereof now or heretofore occupied or enjoyed or reputed or known as part and parcel or member thereof or appurtenant thereto (hereinafter called "the said and building") and all the estate right, title, interest claim, demand of the Mortgagor/s into and upon the said land and buildings AND ALSO ALL THE DEEDS AND OTHER EVIDENCES of title in any way relating to the said land and buildings in the possession of the Mortgagor/s or which it can without suit procure TO HAVE AND TO HOLD the said land and buildings and all other premises hereinbefore expressed to be hereby granted with all other premises hereinbefore expressed to be hereby granted with all and every of their appurtenances unto and to the use of the Mortgagee for ever SUBJECT however, to the proviso for redemption hereinafter contained.

(c) In further pursuance of the said agreements and inconsideration of the premises, the Mortgagor/s hereby agrees, assign, transfer and assure unto the Mortgagee ALL AND SINGULAR the ~~engines, boilers, ~~machines, ~~and other~~~~~~ (whether fixed or moveable and whether attached to the said land and building or not) ~~and other installations,~~ implements, equipments, tools, utensils, appliances, accessories, articles, chattels and things (short particulars of which are given in



Abraham

व ड ट
द.क्र १२४२०१७
पाने ११५४-5

Schedule II hereunder written) which now are or which may at any time hereafter during the continuance of this security be affixed, installed or erected or be brought in or placed upon the said land and buildings by the Mortgagor/s for the purpose of his/their/its business (and all such assets are hereinafter referred as" the plant') AND ALL THE ESTATE RIGHT TITLE INETEREST claim, demand of the Mortgagor/s in to and upon the said plant or any part thereof AND ALSO all receipts, documents, writings and other evidence of title to the plant and the component parts thereof in the possession of the Mortgagor/s or which the Mortgagor/s can without suit procure TO HAVE AND TO HOLD the Plant unto the Mortgagee absolutely SUBJECT however to the proviso for redemption hereinafter contained

(d) In further pursuance of the said agreements and consideration of the premises, the Mortgagor/s hereby charges in favour of the Mortgagee all the property and assets of the Mortgagor/s for the time being both present and future other than specifically mortgaged properties including (but without prejudice to the generality of the foregoing) its goodwill, undertaking, uncalled capital and all the book debts and other debts and outstanding monies, now due or hereafter which may during the continuance of this security become due to the Mortgagor/s in connection with its/his business and also funds created by the Mortgagor/s and the investments for the time being representing the same (all hereinafter collectively referred to as " the general assets") with the payment of all monies for the time being owing on the security of these presents and such charge shall rank as floating charge and

Abraham

Abraham

Abraham



व ड ट
द.क्र.१/२४/२०१७
पाने ११५४

-6-

shall accordingly in no way hinder or prevent the Mortgagor/s from selling, mortgaging, charging, leasing, or otherwise disposing of or dealing with in the ordinary course of his/its business and for the purpose of carrying on the same but so that the Mortgagor/s shall not be at liberty to create without the prior consent of the Mortgagee obtained in writing any mortgage, charge or create any encumbrance upon the said general assets charged by this clause or any part thereof ranking in priority to or pari-passu with the security hereby constituted.

(e) Provided that if the Mortgagor/s shall duly pay to the Mortgagee the mortgaged debt hereby secured in the manner provided under all or any of the said agreements and as mentioned herein and all other monies if any by these presents or by law payable by the Mortgagor/s to the Mortgagee then and in such case the Mortgagee shall at any time thereafter upon the request of and at the costs of the Mortgagor/s reconvey the said land and buildings and the plant and release the said General Assets from the charge hereby created (all of which hereinafter collectively referred to as "the mortgaged properties") unto the Mortgagor or as shall be directed by the Mortgagor/s.

2. It is also hereby agreed and declared that in the event of the Mortgagor failing to pay the mortgaged debt or any part thereof or failing to perform and discharge all and every obligations and liabilities under all or any of the said agreements or hereunder in accordance with the terms thereof, the Mortgagee shall have the right to cause the mortgaged properties to be sold through the intervention of the Court and the proceeds of sale be applied and to apply the proceeds of sale in payment of the dues owing and payable by the Mortgagor/s and



[Handwritten signature]

-7-

discharge of the Mortgagor/s obligations and liabilities under all or any of the said agreements/s or hereunder and also the right to recover the mortgaged debt or the balance or any part thereof and all other monies remaining unpaid from the Mortgagor/s personally in accordance with the terms and conditions contained in all or any of the said agreements or under these presents.

व ड ट
द.क्र.१/२४/२०१७
पाने ११५४

3. The Mortgagor/s hereby covenants with the Mortgagee as follows:
(a) The Mortgagor/s hereby declares and assures that all the present debts and other assets and the mortgaged properties are /its/its absolute properties and at his sole disposal and free from all or any prior charges, mortgages, encumbrances, claims or charges and are not subject of matter of lis-pendens, attachments or other proceedings before any courts, tribunals or authority and all the future assets and debts shall likewise the unencumbered, absolute and disposal properties of the Mortgagor nor such encumbrances shall or be allowed to be created in whatsoever manner or attachment allowed to be levied on the mortgaged properties, so long as the Mortgagor/s continue to be indebted or liable to the Bank.

(b) The Mortgagor/s confirms and declares that it/he has actual possession of the mortgaged properties and has absolute power and authority to mortgage the mortgaged properties in favour of the Mortgagee. The Mortgagor/s further declares and confirms that no notice or process has been issued or recovery proceedings for recovery of any statutory dues, taxes were initiated in the past nor any proceedings or levy or tax is pending against the Mortgagor/s or were

[Handwritten signatures]



व ड ट
द.क. 928209V
पा. 99148

being started by any Authorities under the Income Tax Act or Central or Sales Tax Act and that no notice or process has been issued or started or served on the Mortgagor/s or on the mortgaged properties or any part of it under Rules 2, 16 or 51 or any other rules of the Second Schedule to the Income Tax Act 1961 or under any other law for the time being in force.

(c) The Mortgagor/s shall at all times during the continuance of these presents and the security hereby created pay all the ground rents, land revenue, rates taxes present as well as future, assessments and all dues, duties and outgoings whatsoever payable in respect of the mortgaged properties immediately the same shall have become due and will keep the mortgaged properties and every part thereof in a good state of repair and condition.

4. The Mortgagor/s shall not create any other mortgage or charge of any kind whatsoever over or in respect of the said mortgaged properties and shall not deal with or otherwise alienate or encumber his / its interest in the said mortgaged properties or any part thereof in a manner prejudicial to the interest of the Mortgagee and also shall not lease out or allow any attachment, distress or execution to be levied thereon.

5. And the Mortgagor/s hereby covenants with the Mortgagee that at all times during the continuance of the security hereby created, the Mortgagor/s shall keep the mortgaged properties and every part thereof in a good state of repair and condition and that the Mortgagors shall insure and keep insured the mortgaged properties against all loss or damage and such other risks as may be required by the Mortgagee



[Handwritten signature]

from time to time in the names of the Mortgagee and the Mortgagor/s with an insurance company of repute notified by the Mortgagee and shall pay all premia necessary for keeping the insurance alive at all times during the continuance of this security and shall on every occasion produce, assign and deliver to the Mortgagee the policy(ies) and the receipt of every such payment and that the Mortgagor/s shall not during the continuance of any such insurance do or cause or allow to be done any act or commit any default rendering the insurance void or voidable or payment of enhanced premium and in the event of any such occurrence, the Mortgagor/s shall forthwith at its own cost and expenses effect a new insurance in lieu of the void or voidable insurance and also that it shall be lawful for but not obligatory for the Mortgagee to keep the mortgaged properties in a good state of repair and condition and insure and keep insured in any sum in the manner aforesaid and that the Mortgagor/s shall on demand pay to the Mortgagee every sum(s) of money expended by it for the purpose(s) aforesaid with interest thereon at the agreed rates from the time having been so expended and that until such repayment the same shall be a charge upon the mortgaged properties hereby secured.

6. Notwithstanding anything contained herein or in all or any of the said agreements or any other relative security documents, the whole of the mortgaged debt shall at the sole discretion of the Mortgagee become due and forthwith payable by the Mortgagor/s to the Mortgagee upon the happening of any of the following events and the Mortgagee shall be entitled to enforce the security hereunder:

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]



व ड ट
द.क्र. 128/2010
पाने 42/48
-10-

- a) Any instalment of the Principal remaining unpaid for the period of 15 days after the due date for payment thereof has expired;
- b) Any interest amounting to Rs. 500/- shall be in arrears and remain unpaid for the period of 3 months remaining unpaid after the same have become due for payment, whether demanded or not;
- c) The Mortgagor/s committing any breach or default in the performance or observance of any of the terms contained herein or in the Borrower(s)'s proposal or any other documents;
- d) If any of the representations or the documents furnished by the Mortgagor/s in its application are found to be untrue or false or incorrect;
- e) Upon entering into any arrangement or composition with its creditors or committing any act of insolvency;
- f) Any execution or other similar process being levied or enforced against Mortgagor/s
- g) If an order is made or a resolution passed for the winding up or a petition of winding up is filed or notice of meeting to pass such a resolution is issued;
- h) A receiver being appointed for all or any part of the Mortgagor/s property;
- i) If the Mortgagor/s ceases to carry on business or threatens not to carry on business;
- j) If any circumstances shall occur which in the opinion of the Bank is prejudicial to or imperils or is likely to prejudice or imperil the security or which affects adversely the Mortgagor/s capacity to repay any amounts under the said facilities;



[Handwritten signature]

-11-

k) If the Mortgagor/s does not submit the required statements or misutilises / diverts the monies or the said assets without the Mortgagee's prior permission / knowledge; Whether any of the above events has happened or not, the decision of the Mortgagee shall be conclusive, final and binding on the Mortgagor/s. PROVIDED ALWAYS THAT the Mortgagee may in its discretion refrain from forthwith enforcing its rights hereunder in spite of the happening of any of the above events and provided further that any failure or delay in exercising any right, power or privilege hereunder or under the security documents or any single or partial exercise of such right, power, or privilege shall not impair / extinguish or preclude the Mortgagee any further exercise of the same or operate as a waiver or exercise of any other power or right or privilege. The rights and remedies of the Mortgagee are only cumulative and not exclusive.

7. And that the Mortgagor/s hereby further covenants and agrees that the security created on the mortgaged properties shall secure all the earlier, present and future facilities, limits, indebtedness and outstandings of the Borrower/s under all or any of the said agreements and /or the above mentioned mortgage debt and that the same shall subsist notwithstanding the granting of totally new facilities, granting of new limits or relative accounts coming into credit or inter-changeability of the limits, increase, variation or reduction or cancellation of any of the limits granted or agreed to be granted or continued to the Borrower/s in the manner and on the terms contained in all or any of the said agreements.

[Handwritten signature]



व ड ट
द.क्र.१८२४२०१७
पाने १०१५४

-12-

8. That the Mortgagor/s further covenants that in the event of the default in payment of the mortgaged debt and or the performance of the obligations, the Mortgagee shall at its option also be entitled notwithstanding the power of sale, to file a suit against the Mortgagor/s for the recovery of the mortgaged debt by proceeding against the mortgaged properties as well from the Mortgagor/s personally and to enforce all the rights and remedies of the holder of a simple mortgage under the Transfer of Property Act, 1882.

9. The Mortgagor/s hereby agrees that although as between the Borrower/s and Mortgagor/s, the mortgaged properties comprised herein is a collateral security, but as between the Mortgagor/s and the Mortgagee the property hereby mortgaged shall constitute principal security and the Mortgagor/ is to be a principal debtor for all the principal monies and interest, costs, charges and expenses intended to be hereby secured.

10. For all or any of the purposes aforesaid the Mortgagor/s hereby irrevocably appoints the Mortgagee to be his/its attorney and in the name and on behalf of the Mortgagor/s to execute and do all such acts matters deeds and things which the Mortgagor/s ought to do and execute and generally to use the name of the Mortgagor/s in the exercise of all or any of the powers by these presents conferred on the Mortgagee.

11. All the obligations of a Mortgagor/s and all the rights, remedies and powers of a Mortgagee under the law for the time being in force except so far as they may be expressly varied by or inconsistent with these presents shall be deemed to be incorporated in these presents



Abhimata

-13-

provided that that the provisions of section 61, 65 A and 67A respectively of the Transfer of Property Act, 1882 shall not apply to these presents or to the Mortgagor/s or the Mortgagee inter se and this shall be deemed to be a contract to the contrary for the purpose of those sections

12. Nothing herein contained shall prejudice any lien or set off, any other right which the Mortgagor/s has or is entitled or any other security which the Mortgagee now holds or may hold hereinafter from the Mortgagor/s or the Borrower/s or the Guarantor/s and whether jointly or singly with one another or others.

13. The Mortgagor/s in pursuance of the said agreement and for the consideration aforesaid further covenants and agrees that if more than one mortgage is or has been created by the Mortgagor/s for or in respect of the mortgage debt hereby secured, the Mortgagee is at liberty and is entitled to treat each of the mortgaged properties as joint and several mortgage for the repayment and satisfaction and redemption of the mortgage debt.

14. If the mortgaged properties or any part thereof shall at any time be acquired or taken up by Government and/or by any public Authority or Body for itself or for any local body or authority or public purpose or under any law or for any other reason whatsoever the Mortgagee shall be entitled to receive the whole of the compensation and to apply the same or a sufficient portion thereof towards repayment of the mortgaged debt and interest and all costs, charges and expenses and other monies due under these presents and all proceedings for

Abhimata

Abhimata



व ड ट
द.क्र. १८२४/२०१७
पाने १६१५४

-14-

ascertainment and apportionment of the compensation payable for the mortgaged properties or any part thereof shall be conducted by the Mortgagor/s through the Attorneys and engineers of the Mortgagee and if the Mortgagor/s shall not do so then the Mortgagee shall be entitled to engage its attorneys and engineers and the Mortgagor/s shall on demand pay to the Mortgagee all costs charges and expenses that may be incurred by the Mortgagee in this regard with interest thereon from the time of the same having been so incurred and until such repayment they shall be a charge on the mortgaged properties. And in all proceedings in Courts of Law or tribunals or before Public or other Officers wherein the Mortgagee shall be entitled and required to appear, the Mortgagee shall be entitled to appear by attorneys, counsels, architects, engineers and other professional persons as it may deem fit and all costs charges and expenses between advocate and client incurred in this regard by the Mortgagee shall be repaid by the Mortgagor/s to the Mortgagee with interest and they shall until repayment be a charge on the mortgaged properties.

15. The Mortgagor/s shall pay all costs, charges and expenses between Attorney and client in anywise incurred or paid by the Mortgagee and incidental to or in consonance with these presents or its security and incurred as well for the assertion or defence of the rights of the Mortgagee as for the protection and security of the mortgaged properties and for the demand realisation and recovery of the said mortgaged debt, interest and other monies payable to the Mortgagee and the same shall on demand be paid by the Mortgagor/s to the

[Handwritten signatures]



[Handwritten signature]

-15-

Mortgagee with interest thereon at the agreed rates from the time of the same having been so incurred and until such payment the same shall be a charge upon the mortgaged properties

16. The Mortgagor/s hereby confirms and declares that the Mortgagee shall be entitled to the benefit of all the provisions contained in all or any of the said agreements in respect of the mortgaged security hereby created in the same manner as it is entitled to in respect of the personal liability of the Mortgagor/s as Borrower/s or the Guarantor/s and /or the Mortgagors thereunder and in particular the provisions against release or discharge of the Guarantor/s from liability under all or any of the said agreements by reason of anything done or omitted to be done by the Mortgagee or by reason of the circumstances therein mentioned shall likewise be applicable to the security hereby created by the Mortgagor/s in favour of the Mortgagee as if they were set out herein and made applicable to the mortgaged security.

द.क्र. १८२४/२०१७
पाने १६१५४

17. Any demand or notice may be served on the Mortgagor/s personally or by Fascimile (Fax), e-mail, Courier or by registered post acknowledgment due or under certificate of posting to the address recorded with the Mortgagee or left or affixed to any part of the mortgaged properties and when such address is not recorded to the last known address of the Mortgagor/s and any / every such demand or notice shall be deemed to have been received as the case may be at which it was left or at which it would have been delivered in the ordinary course of post at the above address.

[Handwritten signatures]

[Handwritten signature]



व ड ट
 द.क्र. 28/209V
 पाने 9/148-16

SCHEDULE I HEREINABOVE REFERRED TO

(Description of the land and buildings)

Description of the mortgaged properties	
(Note : In addition to Land & Buildings, if fixed <u>Plant & Machinery</u> is also given, then, full description of the said <u>Plant & Machinery</u> including identification marks should be recorded)	
NIL	

SCHEDULE II HEREINABOVE REFERRED TO

(Description of plant and machinery and equipments)

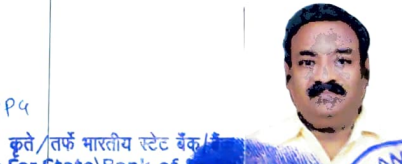
List of the Title Deeds
<p>SCHEDULE OF PROPERTY</p> <p>All that piece and parcel of land being Survey No. 221/18 admeasuring an area of 0.40.00 HRP , Survey No. 267/3/A ,admeasuring an area of 0.15.25 HRP out of 0.41.24 lying being and situated at villAge-Wada, Mouje Wada , Taluka-Wada , Dist- Palghar .</p>

IN WITNESS WHEREOF, the Mortgagors have executed these presents on the day, month and year first hereinabove written.

SIGNATURE OF THE MORTGAGOR/S

SR NO	NAME	SIGNATURES
1	Harshad Nandkumar Gandhe	
2	Nandkumar Kondu Gandhe	

SIGNATURE OF THE BANKERS REPRESENTATIVE

SR NO	NAME	SIGNATURES
1	Jagannath Chanabassappa Dindure	 कृते/तर्फ भारतीय स्टेट बैंक/For State Bank of India शाखा प्रबंधक/अवस्थापक Branch Manager वडा - Wada



व ड ट
द.क्र.१८२४/२०१७
पाने २०१४-१८

WITNESSES

(1) Harshad Harishandra Khanbelskar
AT - Wada, Tal- wadga
Dist - palghar



(2) chetan DattaTrey Dengame
AT- wada, Tal- wada,
Dist- palghar



गाव नामुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम ३, ५, ६ आणि ७



BASSEIN TALUKA IND. ESTATE BRANCH (06839) Telephone: 0250 2456981
Goraipada, At Village Achole
Vasai East, Dist Thane - 401208

Fax : 0250 24485149
Email: sbi.06839@sbi.co.in

M/s. Harshad NandKumar Gandhe
Vani Aali K D Gandhe Marg,
VADA
Thane.

व ड ट
द.क्र.१८२४/२०१७
पाने २११४

Dear Sir/Madam,

SBI/BTIE/RMSE/AT/2017-18/Q3/39

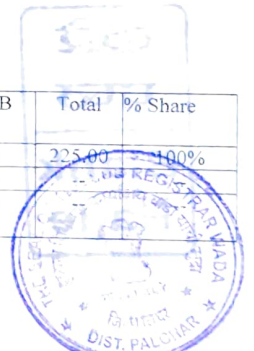
08/11/2017

With reference to your application, we are pleased to advise that you have been sanctioned under noted credit facilities:

a) Proposal: For sanction / approval / confirmation :	
i) Sanction for	a) FBWC limits of Rs. 225.00 lakhs and NFBWC limits of Rs.0.0 lakhs

Credit Limits (Existing and Proposed): (Rs. in lacs)

Bank's detail	FB		NFB	Total	% Share
	TL	WC			
SBI	0	225.00	--	225.00	100%
Associate Banks (Total)	--	--	--	--	--
Other Banks (mention name of Bank / Branch)	--	--	--	--	--



2. The relative covenant and other terms and conditions governing the conduct of the facilities mentioned above are contained in the enclosed annexure(s) we request you to return us the duplicate copy of this letter along with the annexure duly signed by the proprietor/



व ड ट
द.क्र.१८२४/२०१७
पाने ००१५४-१८

व ड ट
द.क्र.१८२४/२०१७
पाने २२/५४

३३
३३
३३

करे
पृष्ठ
Blank
Page



गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवट्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ बाबतून नियम ३, ५, ६ प्रमाणे)

authorized official(s)/director(s) of the company/firm as are empowered to signify the acceptance of the said terms and conditions on behalf of the firm/company.

3. Please arrange to adopt a resolution (In case of Companies) for availing the credit facilities from the Bank and forward us a certified copy thereof for our records. We may add that resolution of the company should interalia contain the following particulars:

4. Acceptance of terms and conditions of credit facilities sanctioned to the company/firm as per Annexure-A and standard covenants as per Annexure-B.

5. Authority in favour of Directors to execute the documents for availing of the facilities and arranging for filing the documents with Registrar of Companies for creating charge over the assets of the company in favour of Bank(s).

6. Affixation of common seal of the company on the documents and vesting of authority to witness the common seal.

7. Requesting (Here mention: Names of the guarantors) to give personal guarantee for the above credit facilities:

2. Personal / Third Party Guarantees:		
Sl. No.	Name, S/o, Mob. No.	PAN No.
A	Shri Harshad Nandkumar Gandhe	AHUPG5633J
B	Nandkumar Kondu Gandhe	--

8. Creation of first charge on the fixed assets of the company in favour of the Bank(s) in consideration of the working capital/term loan extended to /to be extended by us.

9. Please also arrange to execute the loan documents for the limits as stated in the terms and conditions and (in case of companies) arrange to file the charge with ROC for creating charge in our favour within the prescribed period.

10. The sanction is valid for 6 months after completion of loan documentation and completion of formalities for security creation stipulated herein.

11. Please return the duplicate copy of this letter duly signed as token of acceptance of terms and conditions of the sanction of the credit limits and arrange to complete the documentation with us latest by 15/11/2017 as agreed with you.

12. For further details of the Terms & Conditions governing the advance may be obtained from the Bank, before execution of documents.

13. We shall be glad, if you please visit our office to know the more details about the Terms & Conditions in regard to the above credit facilities sanctioned by the Bank before execution of the loan documents.

व ड ट
द.क्र.१८२४/२०१७
पाने ०३१/५४



व ड ट
 द.क्र.१८२४/२०१७
 पाने २०/१४-१८

व ड ट
 द.क्र.१८२४/२०१७
 पाने २४/१४

कोरे
 पृष्ठ
 Blank
 Page



गाव नमुना सात

अधिकार अभिलेख पत्रक.

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७

Terms and Conditions:

Facility	Limits	Primary Security		Collateral Security	
		Movable	Immovable L & B	Specified /Liquid Security	Immovable Land & Building
FB WC	Rs.225.00 lacs.	Hypothecation of Stocks & Receivables (cover period 90 days)	--	--	RM over Open NA Plot, Survey No 267/3/A area admsg 0H 15R 25P situated in Revenue Village Wada. Standing in the name of Mr. Harshad Nandkumar Gandhe Mr Nandkumar Gandhe RM ON OPEN PLOT NO S NO 221/18 standing in the name of HARSHAD N GANDHE

व ड ट
 द.क्र.१८२४/२०१७
 पाने २४/१४

Whether the immovable property is SARFAESI compliant : Yes.

1.(i) Details of the Immovable property (Primary): Nil
 (In case of loan is under CGTMSE Guarantee scheme please enter the details of the immovable property, which is eligible for mortgage under CGTMSE rules)

1.(ii) Details of the Immovable property (Collateral): (Not applicable for CGTMSE loans)

Details of the property	Relation with Unit / Borrower	Type of Charge/TIR date & adv name	Realizable Value	Date of valuation & Valuer Name	Cersai ID	Asset
RM over Open NA Plot, Survey No 267/3/A area admsg 0H 15R 25P situated in Revenue	Self	Registered Mortgage	Market Value Rs. 436.00 lacs.			



व ड ट
 द.क्र.१२४/२०१८
 पाले २०/४४-१८

व ड ट
 द.क्र.१२४/२०१८
 पाले २०/४४

Blank Page

करे
 पृष्ठ
 Blank
 Page



गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (संगार करणे व सुविधित्वात ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

Village Wada, Standing in the name of Mr. Harshad Nandkumar gandhe Mr Nandkumar Gandhe RM ON OPEN PLOT NO S NO 221/18 standing in the name of HARSHAD N GANDHE	Approx
--	--------

व ड ट
 द.क्र.१२४/२०१८
 पाले २०/४४

3.	Interest Rate :	CC (HYP): MCLR(8.00%)+1.00% = 9.00% p.a. at monthly rests Concession :Not Applicable
4.	Margin (%)	Stocks : 25% BG/LC (cash margins)
		Stocks in Process: 33.33%
		Finished Goods: 40%
		Receivables : 40%
		Tenor for LC --
		Tenor for BG --
	Cover Period for Bills 90days	Term loan: Machineries: 25.19%.
5.	Repayment	CC (HYP):- Repayable on demand, Renewable after one year
6.	Validity of Sanction, Review/Renewal	CC Sanction valid for 12 months.
7.	Inspection	Quarterly.
8.	Stock Statement	To be submitted Quarterly
9.	Insurance	All stocks and stores hypothecated to the Bank should be kept fully insured or 110% of limits sanctioned whichever is higher & collateral & primary security to be insured for Value for insurance purpose against all risks. The firm should obtain comprehensive risk cover covering all risks including earthquake, riot and strikes cover in addition to the normal cover for primary / collateral security. A list of current insurance policies should be submitted to the Bank with monthly stock statements detailing therein the names of insurance companies, amount of insurance cover and date of expiry of such policies. The policies should be in the joint name of the Bank and firm and intimation to that effect that the Bank is interested in the policy, may please be given to the insurance Unit for incorporating the Bank's hypothecation/ mortgage clause and also for



व ड ट
 ट.क्र.१/२४२०१०
 पाले २०१४

व ड ट
 ट.क्र.१/२४२०१०
 पाले २०१४

Blank Page

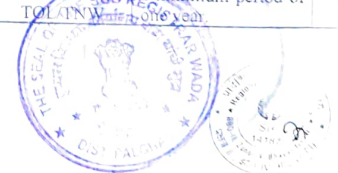


गाव नमुना साल

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

		ensuring that the terms of any special agreement in the said insurance policy. The original policy documents will be retained in the SMECCC.
10.	Processing fee WC Upfront fee for TL	CC: 0.35% of the sanctioned limit.
	CGTMSE fees	N.A.
11.	EM Charges	EM NA As Registerd Mortgage,
12.	Commitment Charges	CC (HYP):- i. If average utilization is more than 75%: Nil ii. If the average utilization is between 50-75%: 0.25% to be recovered on entire unutilized portion on a quarterly basis. iii. If the average utilization is less than 50%: to be recovered on entire unutilized portion on a quarterly basis. Term Loan:- 1.20% for delayed draw down beyond 2 months.
13.	Penal Interest	CC: Irregularity in CC account continuously for a period beyond 60 days 2% on the entire outstanding. Irregularity in CC account continuously for a period less than 60 days 2% on the irregular portion. Non submission of Renewal data, including Audited Balance Sheet i. For listed companies if not submitted within 7 months- Rs.5000/- per month. ii. For others, if not submitted within 9 months- Rs.2000/- per month. Noncompliance with Financial Covenants 1% on the entire outstanding. TL: Non-payment of interest / installment 1% on the entire outstanding for the period of default. Adverse deviation by more than 20% from stipulated level in respect of any two of the following items 1% on the entire outstanding for the periods of non-adherence subject to minimum period of one year. i. Current Ratio ii. TOLQNW



व ड ट
 द.क्र. 9/28/209U
 पाने 20148-18-

व ड ट
 द.क्र. 9/28/209U
 पाने 30148

कोरे
 पृष्ठ
 Bank
 Price



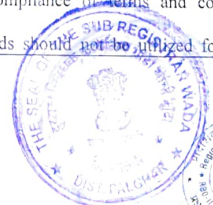
गाव नमुना सात

अधिकार अतिरेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम ३, ५, ६ आणि ७)

		iii. Interest Coverage ration
14.	Documents Other Stipulations, if any.	As per SME Documentation
15.	Others: [Standard Covenants will apply].	<p>1. Drawings will be regulated on the basis of the drawing power available.</p> <p>2. The company shall route all their Banking transactions exclusively through Cash Credit Account.</p> <p>3. Drawing will be permitted against stocks / book debts of the company outstanding up to 90 days.</p> <p>4. In respect of loan accounts, processing charges shall be collected proportionally for the period from the due date of renewal up to the actual renewal as per the scheduled charges prescribed. In addition to the processing charges for the lapsed period, processing charges shall be collected for one year from the date of actual renewal</p> <p>5. Changes if any, in the constitution/conversion of your organization should be advised immediately to us in writing. The bank has the sole discretion to accept or reject such reconstitution/conversion and until such time, the same will have to right to suspend the operation of limits and in the event, the bank does not accept /recognize such reconstitution/conversion /changes, the bank will have the right to recall the entire loans, in addition to the right to withdraw the undrawn limits.</p> <p>6. During the currency of the credit facility the bank will have the option of calling up the advance and also withdraw cheque facility in terms of the Bank's policy on dishonor of cheque, in case incidence of frequent dishonor of cheque/failed ECS (debit) due to insufficient funds is observed in the account.</p> <p>7. Notwithstanding anything contained hereinabove, I / We confirm having agreed that the Bank reserves the absolute right to cancel the limits (either fully or partially) unconditionally without prior notice</p> <p>a) In case the limits / part of the limits are not utilized by us, and / or</p> <p>b) In case of deterioration in the loan accounts in any manner whatsoever, and / or</p> <p>c) In case of Non- compliance of terms and conditions of sanction.</p> <p>8. Working capital funds should not be utilized for acquiring</p>

व ड ट
 द.क्र. 9/28/209U
 पाने 30148



व ड ट
द.क्र.१८२४२०१७
पाने २०/१४-१८

व ड ट
द.क्र.१८२४२०१७
पाने ३२/१४

कोर
पृष्ठ
Blank
Page



गव नमूना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुविधित ठेवणे) नियम, १९८१ यातील नियम ३, ५, ६ आणि ७)

- fixed assets.
9. The firm should not create any charge on its assets charged Hypothecated/ mortgaged to the Bank.
10. The firm will maintain adequate books and records which would correctly reflect their financial position and scope of operation and will submit to bank, at regular intervals, the various statements as under on forms prescribed by the bank.
11. The firm should confine all their dealings to the Bank & should not maintain any account with any other Bank.
12. Unit should not divert short term sources for long term uses.
13. The original policy documents will be retained in the SMECC. The collateral to be insured for the value of construction cost.
14. Inspection charges -Rs.500/- per lac p.a. for inspection within same municipal limits with a maximum of Rs.12000/-p.a. For outstation inspection - actual charges +25% subject to a minimum of Rs.12000/-p.a.subject to change as per bank's guidelines.
15. Registered Mortgage Charges of Rs. 500/- per lac to recover at the time of documentation.
16. The unit will undertake to ~~plough back the profit in the business as projected in the CMA data.~~
17. Outstanding in the cash credit account should always be covered by the advance value of primary security or drawing power available, whichever is less.
18. This sanction is subject to rectification of all remarks made by the Branch Inspector in the Inspection & Audit report.
19. The unit should maintain proper sales, purchase register and stock register.
20. The unit will not resort to outside borrowing without prior permission from bank.
21. The unit will submit renewal data well before the renewal is due and the provisional and projected financial statement after the closure of the accounting year within reasonable time. Non-submission of renewal data, financial statements and stock statements in time will attract penal rate of interest.
22. Penal Interest: As per current terms & conditions (2% on the irregular portion).

व ड ट
द.क्र.१८२४२०१७
पाने ३३/१४



व ड ट
 द.क्र.१८२४/२०१७
 पाने २०/५४-१८

व ड ट
 द.क्र.१८२४/२०१७
 पाने १४/५४

Blank page

कोरे
 पृष्ठ
 Blank
 Page



राज नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहाया (सवार करणे व सुविधितल ठेवणे) नियम, १९९१ यातील नियम ३, ५, ६ आणि ७)

	<p>23. Non-submission of Projected financials, balance sheet along with all notes/annexure/certificates -Rs.1200/-pm if not submitted within 6 months at year-end in the following financial year subject to change as per bank's guidelines.</p> <p>24. Non submission of stock statements and book debts statement in bank's prescribed format-- Rs.200/-if not submitted within seven days of due date i.e. latest by 7th of the following month subject to change as per bank's guidelines.</p> <p>For all fund-based limits irrespective of size of the loan. Exemptions (WC) -Limits to Sick/Weak Units, Export Credit, purchase/Discounting of Bills, Against Bills for Collection, Commercial Banks/FIs/ Co-Op Banks/LDBs, Pre-sanctioned Lines of Credit).</p> <p>If the average utilization is more than 75%-i) If the average utilization is more than 75% -No charge</p> <p>ii) If the average utilization is between 50-75%-0.25% p.a. to be recovered on entire unutilized portion on a quarterly basis. If the average utilization is less than 50%-0.50% p.a. to be recovered on entire unutilized portion on a quarterly basis.</p>
--	---

व ड ट
 द.क्र.१८२४/२०१७
 पाने १४/५४

Yours Faithfully

Handwritten signature
 Relationship Manager [Small Enterprises]

Blank page



व ड ट
 द.क्र.१८२४/२०१७
 पाने २०१४-१८

व ड ट
 द.क्र.१८२४/२०१७
 पाने ९६१४४

Blank
 Page



गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुविधित्तीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव - वाडा

तालुका - वाडा

जिल्हा - पालघर

गट क्रमांक व उपविभाग	भूधारणा पध्दती	भोगवटदारचे नांव	क्षेत्र	आकार	प्राप्ते वे	पौ.ख.	के.फा	खर्चे क्रमांक
26773/अ	भोगवटदार वर्ग - 1							
शेतीचे स्थानिक नांव								
क्षेत्र	हे.आर.चौ.मी	खंडू हरी पाटील						
एकक		रमेश एकनाथ पाटील						(3373) 258, 950,
दिन	0.41.24	सुभाष शांताराम पाटील						(3373) 951, 952, 953,
शेती		सुनिल भागोजी पाटील						(3373) 954, 955, 956,
दिन	शेती 412.40	नमला मोरेश पण्टे						(3373) 1232, 1494
आकारणी		प्रतिभा पुंडलिक पाटील		0.10.40	135.20			(3373) कुळाचे नाव
		सामाईक क्षेत्र		0.08.32	83.20			(3373) इतर अधिकार
जिरायत		नंदकुमार कोठू गंधे		0.15.25	152.00			(3373) इतर
बागायत		सुधाकर मन्ढ्या राडे		0.01.00	10.00			(3373) [या जागेवर
तरी		अशोक रघुनाथ किणगे		0.01.50	15.00			(3373) कॅनरा बँक कडून
वरकस		सामाईक क्षेत्र		0.01.50	15.00			(3373) (3866)
इतर		शांताराम उल्तम सिंगे						(3373) [रकम रु
		शाभा मोरेश बनसोडे						(3373) 411000/- (3866)
एकूण		नागानाथ उल्तम सिंगे						(3373) [शरद
क्षेत्र		सलमा उत्तम सिंगे						(3373) धनराज सुर्यवंशी
पोटखराब (नागवडीस अयोग्य)		काशिनाथ उत्तम सिंगे						(3373) अर्चना सुर्यवंशी
वर्ग		सामाईक क्षेत्र						(3373) अर्चना सुर्यवंशी
(अ)		शाम हनुमंत मुकणे		0.02.44	24.40			(3373) (3866)
वर्ग		पंकज भाईदास नेरकर		0.03.89	38.90			(3373) (3866)
(ब)		शरद धनराज सुर्यवंशी						(3373) (3858)
एकूण पो	0.00.00	अर्चना शरद सुर्यवंशी						(3373) (3858)
ख		सामाईक क्षेत्र		0.02.88	28.80			(3373) (3858)
		नितिन भाईदास नेरकर		0.02.88	28.80			(3373) (4263)
जुडी किंवा विशेष		अरुणा तुकाराम वेखंडे		0.02.08				(3373) (5806)
आकारणी		तुकाराम रामचंद्र वेखंडे						(3373) (5806)
		सुबोध तुकाराम वेखंडे						(3373) (5806)
		सुरेखा सुनिल तनपुरे						(3373) (5806)
		संजना संजोग पाटील		0.02.08	20.80			(3373) (5806)
		सामाईक क्षेत्र						(3373) (5806)

व ड ट
 द.क्र.१८२४
 पाने ३०१४४



(537),(698),(951),(967),(1576),(2088),(2607),(3220),(3373),(3506),(3816),(3852),(3869),(4147),(4462),
 6004),(6038) शेगा आणि भ्रामपन चिन्हे

गाव नमुना बारा
अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)
जिल्हा: पालघर
गाव: वाडा तालुका: वाडा

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील						निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र		निर्भळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक	घटक पिके व प्रत्येकाखालील क्षेत्र	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित			
2015-16	संपूर्ण वर्ष									बिनशेती

व ड ट
द.क्र १८४२०१७
पाने ८८/५४

तलाठी सहा-वाडा
ता.वाडा, जि.पालघर
दि. 20/12/2016

गाव नमुना सात

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)
जिल्हा: पालघर
गाव: वाडा तालुका: वाडा

गट क्रमांक व उपविभाग	भुधारणा पद्धती	भोगवटदाराचे नांव	क्षेत्र आकारआणे पै पो.ख. फे.का	खाते क्रमांक
221/18	भोगवटदार वर्ग -1			
क्षेत्र	हे.आर.चौ.मी	हर्षद नंदकुमार गंधे	0.40.00 2.69	232
एकक				2792
जिरायत	0.40.00			कुळाचे नाव
बागायत	-			इतर अधिकार
तरी	-			[बोजा - सहकारी बँक] (6178)
वरकस	-			[बँसिन कॅथोलिक को.ऑ.बँक लि.पापडी शाखा] (6178)
इतर	-			[गौखीवरे चार रु.700000/- चा बोजा] (6178)
एकुण क्षेत्र	0.40.00			
पोटखराब (लागवडीस अयोग्य)				
वर्ग (अ)	-			
वर्ग (ब)	-			
एकुण पोख	0.00.00			
आकारणी	2.69			
जुडी किंवा विशेष				
आकारणी				सीमा आणि भुमापन चिन्हे
			(4427),(5603),(5604)	

व ड ट
द.क्र १८४२०१७
पाने ८८/५४

गाव नमुना बारा

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)
जिल्हा: पालघर
गाव: वाडा तालुका: वाडा

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील						निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र		निर्भळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक	घटक पिके व प्रत्येकाखालील क्षेत्र	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित			
2015-16	खरीप									0.4000
2016-17	खरीप									0.4000
2017-18	खरीप									0.4000



तलाठी सहा-वाडा
ता.वाडा, जि.पालघर
दि. 20/12/2016

व ड ट
द.क्र. 912820910
पाने 80198

01/11/2013
01/11/2013
01/11/2013

कोरे
पृष्ठ
Blank
Page



घोषणापत्र / शपथपत्र

मी / आम्ही खालील सही करणार ना. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रण, म.रा. पुणे यांचे 10.11.2013 रोजीचे परीपत्र वाचून असे घोषित करतो की नोंदणीसाठी सादर केलेला दस्तऐवजातील निळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असुन याची आम्ही स्वतः छापी करुन या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

अदर नोंदणीचा दस्तऐवज निष्पादीत करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी / आम्ही दस्तातील निळकतीचे मालक / वारस हक्कदार / कब्जेदार हितसंबंधीत व्यक्ती याची नोंदणी (Title) तसेच निळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A. Holder) लिहून देणार व तसेच सादरची निळकत शासन नावकीची नाही व निळकतीतील इतर हक्का, कर्जा, बका वीजा, शासन यांचे कुलमुखत्यारधारक अस्तित्वात आहे व ते आजपावेतो रद्द झालेले नाही. या दस्ता सोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे खरे आहेत व निळकतीचा हस्तांतरणासोबत कोणत्याही मान्यापातप / उघडव्यापासयाने दिलेल्या निर्णयानुसार दस्तऐवजातील निळकतीचे मालक / कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास पूर्णपणे जाणीव आहे.

व ड ट
जबाबदारीने मी / आम्ही
द.क्र. 912820910
पाने 80198

या दस्ता सोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे खरे आहेत व निळकतीचा हस्तांतरणासोबत कोणत्याही मान्यापातप / उघडव्यापासयाने दिलेल्या निर्णयानुसार दस्तऐवजातील निळकतीचे मालक / कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास पूर्णपणे जाणीव आहे.

म्हणजे निळकती विषय सध्या होत असलेली फसवणुक / बनावटीकरण / संगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील निळकती विषयी होऊ नये म्हणुन नोंदणी अधिनियम 1908 चे कलम 82 नुसार मी / आम्ही व्यवहारकायद्यानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावतो, बुडवली असल्यास अथवा नोंदणी अधिनियम 1908 चे कलम 82 नुसार कोणत्याही प्रकारचा कायदेशीर प्रसंग उद्भवल्यास त्यास मी / आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत याची आम्हास पूर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदानुसार कोणतेही गुन्हे घडल्यास मी / आम्ही नोंदणी अधिनियम 1908 चे कलम 83 व भारतीय संघ संविधा 1880 मधील नमुद असलेल्या 7 वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणुन जोडत आहोत.

लिहून देणार

लिहून घेणार

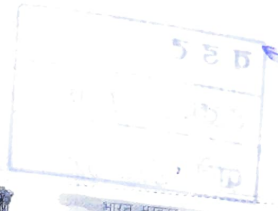
(Signature)

(Signature)





घँकनफँ



त ड ट
द.क्र. १८२४२०१७
पाने ४३१७४



2675 6394 3437
भाधर - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India
पत्ता डी 406 विठेची गाडेन, जस Address: D-406 Triveni Garden, Jai Prasad
रोड, आंध्रप्रदेशी सत्तेल, कल्याण डेव्ह. Adharwad Circle, Kalyan West, Kalyan
कल्याण, ठाणे, कल्याण डि. सी. Thane, Kalyan D.C. Maharashtra 421101
महाराष्ट्र, 421301

5313 1450 4727

192 1800 300 1347 uidai.gov.in www.uidai.gov.in

त ड ट
द.क्र. १८२४२०१७
पाने ४२१७४


त ड ट
द.क्र. १८२४२०१७
पाने ४२१७४

उरे
मुठठ
Blank
page



कज धेनाद - 9

भारत सरकार
GOVERNMENT OF INDIA



हर्षद नंदकुमार गंधे
HARSHAD NANDKUMAR GANDHE
पत्नीलर: नंदकुमार कोंडू गंधे
Father: NANDKUMAR KONDU GANDHE
जन्म तारीख/DOB: 05/01/1980
पुरुष / Male

7311 4209 7324

आधार-सामान्य माणसाचा अधिकार



Handwritten signature

व ड ट
द.क्र 9/28/2096
पाने 84/98

 **भारतीय विशिष्ट पहचान प्राधिकरण**
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:
S/O नंदकुमार गंधे, के डी गंधे मार्ग,
वाणी आर्टी/वाडा, वाडा (सी टी),
वाडा, ठाणे, महाराष्ट्र, 421303

Address:
S/O Nandkumar Gandhe, K D
GANDHE MARGA, VANI ALI,
VADA, Vada, Wada, Thane,
Maharashtra, 421303

7311 4209 7324

1800 330 1847 help@uidai.gov.in www.uidai.gov.in



महाराष्ट्र सरकार
 नंदकुमार कोंडु गंधे
 Nandkumar Kondu Gandhe

जन्म वर्ष / Year of Birth : 1947
 पुरुष / Male

3923 8383 7235

आधार - सामान्य माणसाचा अधिकार

Handwritten signature

व ड ट

द.क्र 9228/2096

पाने २०/५४

भारतीय न्यायिक अधिकार प्राधिकरण
 JURISDICTION AUTHORITY OF...

पते
 C/O नंदकुमार कोंडु गंधे
 श्री गजानन प्रसाद, शे.डी. गंधे रोड
 मंदिरी नगर, वानी शिवाजी वडा, वडा
 ०२१, महाराष्ट्र, ४२१३०३

Address
 C/O Nandkumar Kondu Gandhe
 Shree Gajanan Prasad, S.D. Ganthe
 Mandiri Naka, Vani Shiwaji Wada
 Thane, Maharashtra, 421303

Aadhaar - Samanya Maansacha Adhikar



कॉपी घोषणा - 2

आयकर विभाग
INCOME TAX DEPARTMENT



NANDKUMAR KONDU GANDHE

KONDU DHONDU GANDHE

14/07/1947

Permanent Account Number

ABUPG2827Q

Signature

भारत सरकार
GOVT. OF INDIA



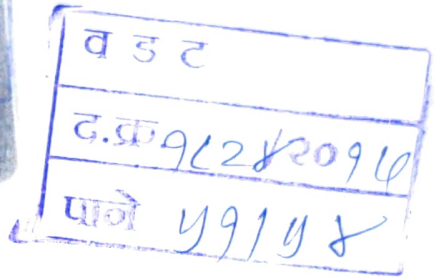
03072015

व ड ट
द.क्र.१८२४२०९८
पाने ४९१५४

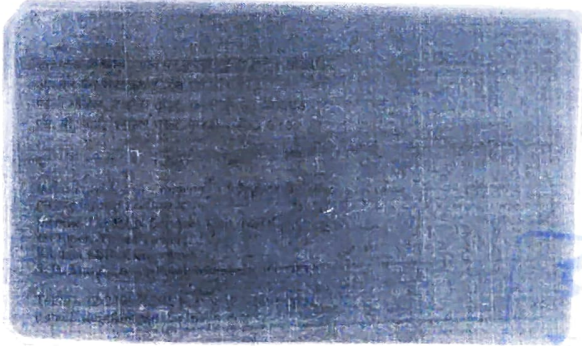
इस कार्ड के खोने/पाने पर कृपया सूचित करें/नोट करें:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: unitinfo@nsdl.co.in





Handwritten signature



457/1824

शुक्रवार, 28 डिसेंबर 2017 1:39 म.नं.

दस्त गोपबारा भाग-1

वडट 43148

दस्त क्रमांक: 1824/2017

दस्त क्रमांक: वडट /1824/2017

बाजार मूल्य: रु. 00/-

मोबदला: रु. 2,25,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,12,500/-

दु. नि. सह. दु. नि. वडट यांचे कार्यालयात

पावती:3136

पावती दिनांक: 28/12/2017

अ. क्रं. 1824 वर दि.28-12-2017

मादरकरणाराचे नाव: स्टेट बँक ऑफ इंडीया शाखा वाडा तर्फे
जगन्नाथ चनवमण्णा दिंडुरे - -

जेजी 1:21 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1080.00

पुटांची संख्या: 54

एकूण: 31080.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Wada

Sub Registrar Wada

दुय्यम निबंधक वाडा

दफ्तरीचा प्रकार: डीड ऑफ मॉरगेंज

दुय्यम निबंधक वाडा

मुद्रांक शुल्क: व) जेव्हा उपोक्त प्रमाणे कळवा दिलेला नमेल किंवा देण्याचे कबूल केले नमेल तेव्हा

शिक्का क्रं. 1 28 / 12 / 2017 01 : 21 : 33 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 28 / 12 / 2017 01 : 22 : 17 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तारोपत्र हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस तयार केलेला आहे. दस्तारोपत्र संतुर्ण करणारे निष्पादक व्यक्ती, साक्षीदार व दस्त जोडलेल्या कायदासंबंधी संपत्ती सहाय्यी आहे. दस्तारोपत्र सत्यता वैधता कायदेशीर बाबीसंबंधी दस्तारोपत्र व संतुर्णपत्र हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे



लिहून देणारे

