

12. Copy of latest electricity/telephone bill issued in the name of Mr. Sajjan Purshottamlal Saraf.
13. Copy of latest Tax Bill & Tax Payment Receipt issued in the name of Mr. Sajjan Purshottamlal Saraf.
14. Copy of latest maintenance receipt issued in the name of Mr. Sajjan Purshottamlal Saraf.
15. Copy of Commencement Certificate.
16. Copy of Typical Floor Plan.
17. Copy of Occupation Certificate.

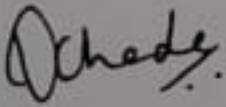
SECOND SCHEDULE

(Description of the mortgaged immovable properties)

PART 'A'

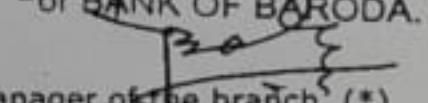
"Flat No. 502, on the 5th Floor, in the Wing C, of the building known as 'President Plaza Residency', of the Society known as 'President Plaza Residency Co-operative Housing Society Limited', adm. 154.83 Sq. Mtrs. (Built up Area) i.e. equivalent to adm. 1666.00 Sq. Ft. (Built up area), situated at Village: Bhiwandi, Taluka: Bhiwandi & Dist. Thane, bearing Survey No. 44/3(P), 44/1(P), CTS No. 3323, 3286, Plot No. 2, belonging to Mr. Sajjan Purshottamlal Saraf"

Dated at Thane this the 15 Day of July 2021



Officer / Manager

कृते बैंक ऑफ बड़ौदा.
OF BANK OF BARODA.


Manager of the branch. (*)

वरिष्ठ शाखा प्रबन्धक Senior Branch Manager.
कापूरबावडी टाणे, (२), गावा, Kapuravadi Thane (W), Dist.

Give here the name and designation of the Manager.

Note:

- 1) The borrower depositing title deeds with the Bank, should not sign the memorandum.
- 2) To be stamped, if so required, under the State Stamp Act.

MEMORANDUM OF ENTRY

(In case of mortgage of individual's property)

On the 15 day of July 2021, **MR. SAJJAN PURSHOTTAMLAL SARAF** residing at Flat no. 502, 5th floor of Wing C of President Plaza Residency CHSL, Ajay Nagar Road, Bhiwandi, Thane (hereinafter called Mortgagor) attended the branch office of Bank of Baroda at Thane eVB Ghodbunder Branch, Thane (West) (hereinafter called "BOB") and delivered to and deposited with Shri / Smt. Jang Bahadur, Manager of BOB, acting for BOB, the documents of title, evidences, deeds and writings more particularly described in the First Schedule hereunder written (hereinafter called "the said title deeds") in respect of immovable properties belonging to the Mortgagor and situated at "Flat No. 502, on the 5th Floor, in the Wing C, of the building known as 'President Plaza Residency', of the Society known as 'President Plaza Residency Co-operative Housing Society Limited', adm. 154.83 Sq. Mtrs. (Built up Area) i.e. equivalent to adm. 1666.00 Sq. Ft. (Built up area), situated at Village: Bhiwandi, Taluka: Bhiwandi & Dist. Thane, bearing Survey No. 44/3(P), 44/1(P), CTS No. 3323, 3286, Plot No. 2, belonging to Mr. Sajjan Purshottamlal Saraf" and more particularly described in the Second Schedule hereunder written both present & future (hereinafter referred to as "the said immovable properties") with intent to create a mortgage by deposit of title deeds to secure on a first charge basis the due repayment and discharge to BOB for their below mentioned financial assistance to **M/s. SHREE SHIV TEXTILES, PROPRIETOR - MR. SAJJAN PURSHOTTAMLAL SARAF** against Cash Credit Limit aggregating to **Rs. 75.00 Lakhs (Rupees Seventy Five Lakhs Only)** together with interest, additional interest, compound interest, further interest by way of liquidated damages, commitment charges, premia on prepayment or on redemption, costs, charges, expenses and other moneys payable under their Heads of Agreement/ Loan Agreements/ Letters of Sanction/ Memorandum of Terms and Conditions amended from time to time.

THE MORTGAGOR further stated that the said title deeds so deposited were the only documents of title relating to the said immovable properties in his possession, power and control and that he had a clear and marketable title to the said Immovable properties.

The aforesaid deposit of title deeds was made by **MR. SAJJAN PURSHOTTAMLAL SARAF** the Mortgagor in the presence of Smt. Vaijayanti Khede Officer /Manager of BOB.

FIRST SCHEDULE**PART 'A'**

(Details of the Original title deeds deposited by **MR. SAJJAN PURSHOTTAMLAL SARAF**)

1. Original Rectification Deed executed between Mrs. Kusum Vikas Somani as "The Vendor" of One Part and Mr. Sajjan Purshottamlal Saraf as "The Flat Purchasers" of the Second Part.
2. Original Registration Receipt.
3. Original Index II.
4. Original Agreement for Sale dated 11.12.2019 registered on 11.12.2019 under Serial No. BHIWANDI-1-11255-2019 executed between Mrs. Kusum Vikas Somani as "The Vendor" of One Part and Mr. Sajjan Purshottamlal Saraf as "The Flat Purchasers" of the Second Part.
5. Original Registration Receipt.
6. Original Index II.
7. Original Agreement for Sale dated 15.04.2010 registered on 15.04.2010 under Serial No. BHIWANDI-1-2849-2019 executed between M/s. Gurudev Corporation as "The Promoters" of One Part and Mrs. Kusum Vikas Somani as "The Flat Purchasers" of the Second Part.
8. Original Registration Receipt.
9. Original Index II.
10. Original NOC from Society for the creation of equitable mortgage.
11. Original Share Certificate issued in the name of Mrs. Kusum Vikas Somani.

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