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इतर  
पावती

Original/Duplicate

Friday, 30 September 2016 5:41  
PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 14993

दिनांक: 30/09/2016

गावाचे नाव: -भाईदर-भाईदर

दस्तऐवजाचा अनुक्रमांक: टनन7-12951-2016

दस्तऐवजाचा प्रकार : गहाणखत

सादर करणाऱ्याचे नाव: अलाहाबाद बँक अंधेरी पु. शाखा तर्फे वरिस्ट प्रबंधक बुधीप्रकाश राव -

वर्णन

दस्त हाताळणी फी रु. 80.00

पृष्ठांची संख्या: 4

एकूण: रु. 80.00

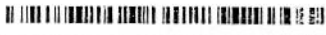
Joint Sub Registrar Thane 7

1); टेयकाचा प्रकार: By Cash रक्कम: रु 80/-

सह. दुय्यम निबंधक वर्ग २  
ठाणे क्र १७

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**CHALLAN**  
MTR Form Number-6

GRN	MH004690631201617E	BARCODE		Date	29/09/2016-11:29:24	Form ID	40(b)
Department				Inspector General Of Registration			
Type of Payment				Payer Details			
Stamp Duty				TAX ID (If Any)			
Registration Fee				PAN No. (If Applicable)			
Office Name				Full Name		Chandrakant F Jain and others	
THN7_THANE NO 7 JOINT SUB REGISTRAR							
Location				Flat/Block No.		Flat No. 502, New Chinmay Tower Ch	
THANE							
Year				Premises/Building		s Ltd	
2016-2017 One Time							
Account Head Details			Amount In Rs.		Road/Street		90 Feet Road
0030046401 Stamp Duty			87500.00		Area/Locality		Bhayandar West
0030063301 Registration Fee			30000.00		Town/City/District		
					PIN		4 0 1 1 0 1
					Remarks (If Any)		SecondPartyName=Allahabad Bank Andh
							eri East-CA=17500000
					Amount In		One Lakh Seventeen Thousand Five Hundred Rupees On
					ly		
Total							
Payment Details				FOR USE IN RECEIVING BANK			
BANK OF BARODA							
Cheque-DD Details				Bank		REF No.	
				Thane Bank Branch		62003942016092900444 54106703	
Cheque/DD No				Date		29/09/2016-11:35:23	
Name of Bank				Scroll No. , Date		Nct Verified with Scroll	

Mobile No: Not Available

For TARUN POLYMERS

*Chandrakant Jain*  
Wazirpur

*Chandrakant Jain*  
PARTNER

ट.न.न.-७

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*Buddhi*  
Pawar

**SUPPLEMENTAL DEED OF MORTGAGE**

THIS SUPPLEMENTAL DEED OF MORTGAGE is made at Bhaydar west this 29<sup>th</sup> day of September, 2016;

BETWEEN

1) **MR. LEMON FUTERMAL JAIN** and 2) **MR. CHANDRAKANT FUTERMAL JAIN**, Indian Inhabitants carrying on business in partnership under the name and style of **M/S. TARUN POLYMERS**, a partnership firm registered under the Indian Partnership Act 1932 at \_\_\_\_\_, hereinafter referred to as the "**FIRST MORTGAGOR/BORROWER**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said partnership firm, the survivor or survivors of them and the heirs, executors and administrators of the last surviving partner) of the **FIRST PART**;

FOR TARUN PC.  
PARTNER  
*Chandrakant*

AND

**MRS. CHAMPABEN FUTERMAL KHOTER**, Indian Inhabitant, residing at Flat No. 304, 3<sup>rd</sup> Floor, Prasad Co-Op. Hsg. Soc. Ltd., 60 Feet Road, Near Mandvi Bank, Bhayndar (West), Dist. Thane 401 101, hereinafter referred to as the "**SECOND MORTGAGOR**" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include her heirs, legal representatives, executors and administrators) of the **SECOND PART**;

AND

1) **MR. CHANDRAKANT FUTERMAL JAIN** and 2) **MRS. NAYANA CHANDRAKANT JAIN**, both Indian Inhabitants, residing at Flat No. 502, 5<sup>th</sup> Floor, New Chinmay Tower Co-Op. Hsg. Soc. Ltd., 90 Feet Road, Bhayndar (West), Dist. Thane 401 101, hereinafter referred to as the "**THIRD MORTGAGOR**" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their heirs, legal representatives, executors and administrators) of the **THIRD PART**;



*Chandrakant*  
*Nayana चंपा बेत*

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*...*



AND

**ALLAHABAD BANK**, a body corporate, constituted under the Banking Companies (Acquisition and Transfer of undertakings) Act, 1970, and having its Head Office at 2, Netaji Subhas Road, Kolkatta 700 001 in the State of West Bengal and one of its Branch Office at 1<sup>st</sup> Floor, Dharam Kripa Building, Old Nagardas Road, Andheri (E), Mumbai 400 069, hereinafter called "**THE BANK**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **FOURTH PART**;

**WHEREAS:-**

A. The First Mortgagor/Borrower and the Second Mortgagor are seized and possessed of or otherwise well and sufficiently entitled to the following properties viz.

i. All that piece and parcel of Non Agricultural Land or ground admeasuring 400 sq. mtrs., alongwith industrial shed constructed thereon admeasuring 2580 sq. feet lying being and situate at Survey No. 380/1(12) known as Modern Industrial Estate in Village Kachigam, District and Sub-District of Daman belonging to the First Mortgagor/Borrower and more particularly described in the **Part I** of the **First Schedule** hereunder written.

Flat No. 304, adm. 40C sq. ft. Carpet, on the 3<sup>rd</sup> Floor, of the Bldg. known as "PRASAD CO-OP. HSG. SOC. LTD.", situated at 50 Feet Road, Near Mandvi Bank, Bhayndar (West), Dist. Thane 401 101 belonging to the Second Mortgagor and more particularly described in the **Part II** of the **First Schedule** hereunder written.



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(Hereinafter referred to as "the Existing Properties")	
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B. The Mortgagor/Borrower has mortgaged with the Bank the said existing properties as under;

i. By Deed of Simple Mortgage dated 06.07.2015, registered under Sl. No. 1452/2015 with the Sub Registrar of Daman,

*Prabhakar*  
*Nayana*  
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FOR TARUN POLYMERS  
*Prabhakar*  
 PARTNER

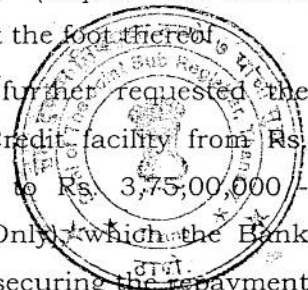
the Mortgagor/Borrower has mortgaged with the Bank the property more particularly described in the **Part I** of the **First Schedule** hereunder written as collateral security for securing Cash Credit loan facility of Rs. 2,00,00,000/- (Rupees Two Crores Only), hereinafter called "**the said First Principal sum**" with interest thereon, granted to the First Mortgagor/Borrower on the terms and conditions mentioned therein.

ii. By Letter of Mortgagor confirming deposit of title deeds for Borrower dated 08.05.2015, the Mortgagor/Borrower have created equitable mortgaged with the Bank by way of deposit of title deeds of the property more particularly described in **Part II** of the **First Schedule** hereunder written as collateral security for securing Term loan facility of Rs. 28,00,000/- (Rupees Twenty Eight Lacs Only), hereinafter called "**the said Second Principal sum**" with interest thereon, granted to the First Mortgagor/Borrower on the terms and conditions mentioned therein.

C. The said First principal sum of Rs. 2,00,00,000/- (Rupees Two Crores Only) secured by the Deed of Simple Mortgage dated 06.07.2015 and the said Second Principal sum of Rs. 28,00,000/- (Rupees Twenty Eight Lacs Only) secured by Letter of Mortgagor confirming deposit of title deeds for Borrower dated 08.05.2015 aggregating to the sum of Rs. 2,28,00,000/- (Rupees Two Crores Twenty Eight Lacs Only) is due and owing at the foot thereof

D. The First Mortgagor/Borrower has further requested the Bank for further enhancement of Cash Credit facility from Rs. 2,00,00,000/- (Rupees Two Crores Only) to Rs. 3,75,00,000/- (Rupees Three Crores Seventy Five Lacs Only) which the Bank agreed to do upon the Mortgagor/Borrower securing the repayment thereof by mortgage of the said existing properties more particularly described in Part I and II of the First Schedule hereunder written and against the mortgage of additional property viz. Flat No. 502, adm. 535 sq. ft. BUA, on the 5<sup>th</sup> Floor, of the Bldg. known as "NEW CHINMAY TOWER CO-OP. HSG. SOC. LTD.", situated at Padmavati Complex, 90 Feet Road, Bhayandar

FOR TARUN POLYMER  
PARTNER



✓ Ranvijay Kant  
✓ Anam  
✓ वा. वें  
✓ भयाना

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Buddhi  
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(West), Tal. and Dist. Thane 401 101, belonging to the Third Mortgagors and more particularly described in the **Second Schedule** hereunder written.

E. In pursuance of the said Agreement, the Bank sanctioned and agreed to make available to the First Mortgagor/Borrower the said enhanced Cash Credit facility of Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lacs Only) hereinafter called "**the said Third Principal Sum**" on the terms and conditions mentioned in the Sanction Letter bearing Ref. No. AB/AndheriEast/MDA/2015-16 dtd. 23.09.2016.

F. As required by the Mortgagee, the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors have agreed to secure the said Third Principal Sum of Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lacs Only) by executing a further charge upon the said existing properties more particularly described in the First Schedule hereunder written and simple mortgage of the said additional property more particularly described in the Second Schedule hereunder written

FOR TAPAIN POLYMERS  
PARTNER  
*[Signature]*

**NOW THIS INDENTURE WITNESSETH AS UNDER :**

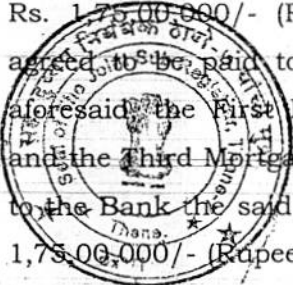
1. In pursuance of the said Agreement and in consideration of the said Third Principal Sum, viz., Enhanced Cash Credit facility of Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lacs Only) agreed to be paid to First Mortgagor/Borrower by the Bank as aforesaid, the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors agree with the Bank that they will repay to the Bank the said Third Principal Sum Term Loan Limit of Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lacs Only) and will in the meantime pay interest thereon at the rate of \_\_\_\_\_ % over

Base Rate (Base rate is \_\_\_\_\_ % as on date) per annum with monthly rests and costs, charges and expenses or any part thereof hereinafter called "**the Mortgage Debt**") in accordance with the covenants herein contained and stipulated in Bank's Sanction Letter bearing Ref. No. AB/AndheriEast/MDA/2015-16 dtd.

23.09.2016

*[Signatures]*  
Nayana  
जंपा बेंत

*[Signature]*  
Buddhi Prakash

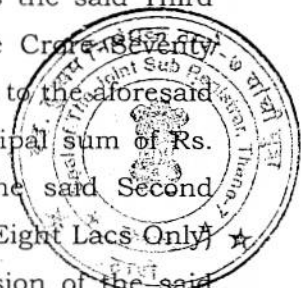


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2. AND IT IS HEREBY AGREED AND DECLARED that the said existing properties viz. 1) All that piece and parcel of Non Agricultural Land or ground admeasuring 400 sq. mtrs., alongwith industrial shed constructed thereon admeasuring 2580 sq. feet lying being and situate at Survey No. 380/1(12) known as Modern Industrial Estate in Village Kachigam, District and Sub- District of Daman and 2) Flat No. 304, adm. 400 sq. ft. Carpet, on the 3<sup>rd</sup> Floor, of the Bldg. known as "PRASAD CO-OP. HSG. SOC. LTD.", situated at 60 Feet Road, Near Mandvi Bank, Bhayandar (West), Dist. Thane 401 101, comprised in and granted or otherwise assured by the hereinbefore recited Deed of Simple Mortgage dated 06.07.2015 and Letter of Mortgagor confirming deposit of title deeds for Borrower dated 08.05.2015 and more particularly described in the Part I and II of the First Schedule hereunder written AND the said additional property viz. Flat No. 502, adm. 535 sq. ft. BUA, on the 5<sup>th</sup> Floor, of the Bldg. known as "NEW CHINMAY TOWER CO-OP. HSG. SOC. LTD.", situated at Padmavati Complex, 90 Feet Road, Bhayandar (West), Tal. and Dist. Thane 401 101 and more particularly described in the Second Schedule hereunder written (hereinafter the said existing properties and additional property to be collectively referred to as "**the mortgaged properties**") shall stand charged with and remain as security for repayment to the Bank as well as the said Third Principal sum of Rs. 1,75,00,000/- (Rupees One Crore ~~Seventy~~ Five Lacs Only) and interest for the same pursuant to the aforesaid covenant in that behalf as of the said First Principal sum of Rs. 2,00,00,000/- (Rupees Two Crores Only) and the said Second Principal sum of Rs. 28,00,000/- (Rupees Twenty Eight Lacs Only) and interest for the same pursuant to the provision of the said Deed of Simple Mortgage dated 06.07.2015 and Letter of Mortgagor confirming deposit of title deeds for Borrower dated 08.05.2015 and shall not be redeemed or redeemable until the said First Principal sum, the Second Principal sum and the said Third Principal sum and interest thereon respectively shall be fully paid and satisfied.

FOR TARUN POLYMER  
 PARTNER



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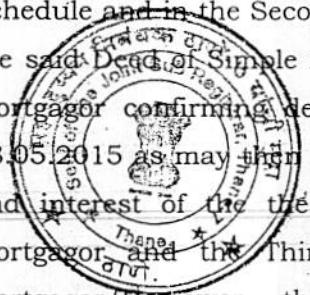
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3. AND IT IS ALSO HEREBY AGREED AND DECLARED that all the provisions contained in the said Deed of Simple Mortgage dated 06.07.2015 and Letter of Mortgagor confirming deposit of title deeds for Borrower dated 08.05.2015 for raising and securing payment to the Bank of the said First Principal sum and the said Second Principal sum aggregating to the sum of Rs. 2,28,00,000/- (Rupees Two Crores Twenty Eight Lacs Only) and interest thereon shall extend to the said Third Principal sum of Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lacs Only) now sanctioned and interest thereon and be available for raising and securing the same.

4. PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that if the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors shall pay to the Bank the said Third Principal sum of Rs. 1,75,00,000/- (Rupees One Crore Seventy Five Lacs Only) now sanctioned and interest thereon pursuant to the covenant in that behalf hereinbefore contained then in such case the Bank shall at any time thereafter upon the request and at the cost of the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors retransfer the mortgaged premises described in the Part I and II of the First Schedule and in the Second Schedule hereunder written subject to the said Deed of Simple Mortgage dated 06.07.2015 and Letter of Mortgagor confirming deposit of title deeds for Borrower dated 08.05.2015 as may then be subsisting and according to the rights and interest of the the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors therein or as the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors shall direct.



FOR TARUN POLYMERS

*Barabhai*  
PARTNER

5. The First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors further agree with the Bank that all accretions or additions to the mortgaged properties shall be deemed to be part of the same and be subject to the charge hereunder created and liable for the amounts due from the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors under this deed and/or any other documents executed
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*Chandrakant Sai Chavhan*  
Nayana

*Buddhi Prakash*

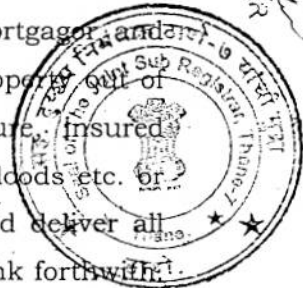


by the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors in favour of the Bank.

6. The First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors shall during the subsistence of this security keep at its own cost and expenses, the mortgaged properties in good and tenantable condition and repair. In case the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors fails to do this, the Bank will be entitled to effect all or any such repairs, as may in the Bank's opinion, be necessary for the maintenance of the said properties and recover the cost and expenses incurred thereof from the Mortgagors and Borrower and the said cost and expenses incurred by the Bank shall, till the same are paid by the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors to the Bank, be deemed to be an advance by the Bank to the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors and be a charge on the mortgaged properties.

FOR TARUN POLYMER PARTNER

7. The First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors shall at all times keep such properties insured against loss or damage by fire, rioting, earthquake, floods etc. or any other risks as may be required by the Bank and deliver all such policies containing usual Bank clause to the Bank forthwith.



In case the Mortgagors and Borrower fails to do so, the Bank may at its absolute discretion and without being obliged in any manner whatsoever to do so, keep the mortgaged properties as are of insurable nature and insured against any loss or damage by fire and other risks and debit the expenses incurred in this behalf to the First Mortgagor/Borrower's, the Second Mortgagor's and the Third Mortgagors' account which amount shall, till such time it is repaid, be deemed to be an advance to the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors and be a charge on the mortgaged properties.

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Handwritten signatures and names: Kumbhakar, Nayana, and others.

Handwritten signature: Buddhi Prakash and a circular stamp.

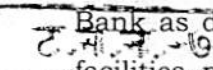
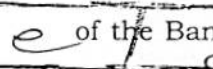
8. The First Mortgago-/Borrower, the Second Mortgagor and the Third Mortgagors shall pay all taxes, revenue and other charges etc. as may become payable to the government or any authority of the government in respect of the mortgaged properties. In case the Bank at any time hereafter received a demand for payment of any such taxes/charges etc., the Bank shall pay the same without any demur or delay to the demanding authority without notice to the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors and any amounts so paid to any such authority shall be deemed to be an advance to the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors and be a charge on the mortgaged properties.

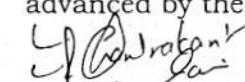
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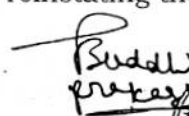

9. The First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors indemnify and keep indemnified the Bank against any loss, costs, charges and expenses, the Bank may incur or suffer on account of failure of these presents on account any reason of whatsoever nature.

10. The First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors agrees that all or any sum/s of money as may be awarded by any Insurance or other Govt. Authority or agency as compensation for any loss or damage to or acquisition, compulsory or otherwise etc. of the whole or any part of the mortgaged properties shall be receivable and recoverable by the Bank directly on behalf of the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors. All sums so received or recovered by the Bank shall be adjusted by it towards the liquidation of the balance outstanding in the account or accounts of the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors in respect of the credit facilities advanced by the

Bank as detailed in the paras hereinbefore or any other advance facilities made or to be made hereafter. In case any sums are received from insurance the same shall, at the absolute discretion of the Bank, be applied towards the adjustment of the account or accounts of the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors in respect of the credit facilities advanced by the Bank or for rebuilding, repairing or reinstating the

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remaining damaged or unacquired mortgaged properties. In case the Bank decides to credit the proceeds to the account or accounts of the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors, it shall, in case the sum received is not sufficient to adjust the account, he entitled to recover the remaining balance from the person and other property of the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors.

Provided that in the event of any loss or damage lo the property mortgaged to the Bank as security for the advances allowed to the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors by reason of Fire, earthquake, R & S or any other risks covered under the insurance policies, the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors shall be bound to file, follow and pursue the claim before the Insurance authorities the Bank may, however, at its discretion also of its own or at the request of the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors file such claim and help the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors seek the settlement of the claim.

FOR TARUN PARTNER  
*[Signature]*  
PARTNER

11. The First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors agrees to allow the Bank, its servants, agents or representatives at any time or from time to time without notice to the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors but at the risk and expenses of the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors and if necessary as attorney for and in the name of the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors to enter the mortgaged properties and view, examine and inspect the same as may be required.



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12. The First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors hereby agrees and declares that if it fails to repay the amount of advance or in case of default in the terms and conditions fixed for the repayment of the advance with interest and

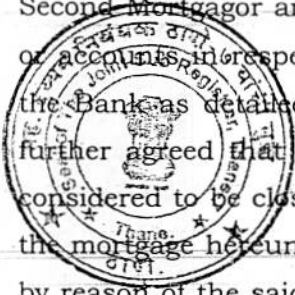
*[Signature]*  
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*[Signature]*

other charges thereon as agreed upon by the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors, the Bank shall be entitled and authorised to realise its dues by sale of the mortgaged properties in a public auction or a private sale without intervention of any court or any authority, whatsoever and in case the sale proceeds are insufficient to liquidate Bank's dues in the account or accounts of the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors, the Bank shall be entitled to recover the balance from the person and other properties of the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors without prejudice to its any other rights against the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors or any other persons connected, directly or indirectly, with the grant of advance facilities to the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors.


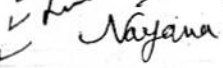
FOR TARUN POLYMERS  
  
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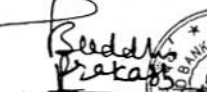

13. The First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors further agrees that this mortgage deed shall be the security for the balance at any time due and also for the ultimate balance due from the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors on the said account or accounts in respect of the credit facilities advanced to him by the Bank as detailed in the paras herein above and it is hereby further agreed that the said account or accounts are not to be considered to be closed for the purpose of this mortgage deed and the mortgage hereunder created shall not be considered redeemed by reason of the said account or accounts being brought to credit from time to time or any time or the said limit or account or accounts being reopened by a credit after pretty long time or renewed from time to time or at any time.



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14. The First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors hereby further covenants with the Bank that the obligations of the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors as the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors and all the rights and remedies and powers of the Bank as Bank under the law in force at present shall be deemed to

  
  
 Nayana यंपा बेन

be incorporated in these presents except such of them as may have been expressly varied or may be inconsistent with these presents.

15. The First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors hereby agrees and gives its express consent for the recovery of the amount/s due in its account or accounts with the Bank in respect of the credit facilities advanced or to be advanced as public moneys in accordance with any legislations as may be in force at the time or brought into being for the purpose of making such recoveries at any time hereafter.

16. The First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors hereby, further states and declares that no proceedings for recovery of tax are pending against them, in respect of their property, under Income Tax Act. 1961 and /or any other law in force for the time being, and that no notice has been issued and /or served on him in connection thereto or under any other law, and that there is no attachment proceeding what so ever pending against the said properties.

FOR FARUN POLYMERS  
PARTNER

Upon the aforesaid representations, declarations and covenants, of the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors, the Bank has lent and advanced the said sum to the First Mortgagor/Borrower, the Second Mortgagor and the Third Mortgagors



IN WITNESS WHEREOF, the parties thereto have hereunto set and subscribed their respective hands and seals to this writing on the day and year first hereinabove written;

✓ Chandrakant  
✓ यंपा बौने  
✓ Nayana

ट.न.न.-७
दस्त क्रमांक १२२९१/२०१६
१२ / ३०

Buddhi Prakashy





**THE FIRST SCHEDULE ABOVE REFERRED TO:**

(Description of existing mortgage properties)

**Part I - Daman Property belonging to the First Mortgagor/Borrower.**

All that piece and parcel of Non Agricultural Land or ground admeasuring 400 sq. mtrs., alongwith industrial shed constructed thereon admeasuring 2580 sq. feet lying being and situate at Survey No. 380/1(12) known as Modern Industrial Estate in Village Kachigam, District and Sub- District of Daman and bounded as under:-

On the East : Road  
 On the West : remaining portion S. No. 380/1(12)  
 On the North : Property bearing S. No. 380/1(13-A) & (13- B)  
 On the South : Property bearing S. No. 380/1(11)

FOR TARUN POLYMERS  
 [Signature]  
 PARTNER

**Part II - Bhayander Property belonging to the Second Mortgagor**

Plot No. 904, adm. 400 sq. ft. Carpet, on the 3<sup>rd</sup> Floor, of the Bldg. known as "PRASAD CO-OP. HSG. SOC. LTD.", constructed on ALL THAT PIECE AND PARCEL of lands or grounds situate at Revenue Village Bhayandar, Taluka & District Thane, Registration and Sub-Registration District Thane, within the local limits of Mira Bhayandar Municipal Council and bearing details as under:

C.T.S. No.	S. No.	H. No.	AREA AS PER 7/12 EXTRACT	AREA AS PER C.T.S
1612	25	3	8 3/4 Gunthas	962.5 sq. mtrs.
1611	25	4	26 3/4 Gunthas	2369.2 sq. mtrs.
1614	24	3	5 3/4 Gunthas	623.2 sq. mtrs.

and bounded as follows, that is to say:

[Signature]  
 यंया वंन  
 Nayana

[Signature]  
 Buddhi Prakash  
 [Stamp]

On or towards EAST : By Road.  
 On or towards WEST : By Sona Apartment  
 On or towards NORTH : By Road, Plot No. 97 Hissa No. 6.  
 On or towards SOUTH : By Road

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**(Description of additional mortgaged property)**

Flat No. 502, adm. 535 sq. ft. BUA, on the 5<sup>th</sup> Floor, of the Bldg. known as "NEW CHINMAY TOWER CO-OP. HSG. SOC. LTD.", constructed on piece or parcel of land bearing Old Survey No. 686, New Survey No. 31, Hissa No. 3, Revenue Village Bhayandar, at Padmavati Complex, 90 Feet Road, Bhayandar (West), Tal. and Dist. Thane 401 101.

For TARUN POLYMERS

SIGNED AND DELIVERED by the )  
 within named FIRST MORTGAGOR/BORROWER)

M/S. TARUN POLYMERS )

through its partners )

1. MR. LEMON FUTERMAL JAIN )

2. MR. CHANDRAKANT FUTERMAL JAIN )

in the presence of ..... )

PARTNER



PARTNER



**Witnesses**

1. Signature :   
 Name : Ashish P. Havediya  
 Address : A/301, Nageshwar Park - Bhay (W)

2. Signature :   
 Name : Vijay S. Agarwal  
 Address : Flat No. 3, Frakkus Colony, Bhyandor (W)

ट.न.न.-७
दस्त क्रमांक १२९१/२०१६
१४ / २०

SIGNED AND DELIVERED by the )  
 within named SECOND MORTGAGOR )  
 MRS. CHAMPABEN FUTERMAL KHOTER )  
 in the presence of.. )

✓ चंपाबेन



**Witnesses**

1. Signature : *[Signature]*  
Name : Ashish kavediya.  
Address : A/301, Nageshwar Park - Bhy (w)

2. Signature : *IYAS*  
Name : For TARUN POLS S  
Address : *Chandrakant Jain*  
PARTNER



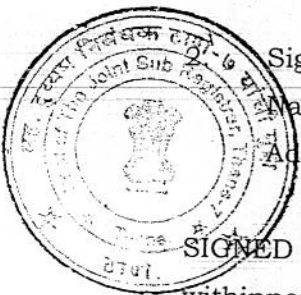
SIGNED AND DELIVERED by the )  
within named **THIRD MORTGAGORS** )  
**MR. CHANDRAKANT FUTERMAL JAIN** )  
**MRS. NAYANA CHANDRAKANT JAIN** )  
in the presence of. )

*Chandrakant Jain*  
*Nayana*



**Witnesses**

1. Signature : *[Signature]*  
Name : Ashish kavediya.  
Address : A/301, Nageshwar Park - Bhy (w)

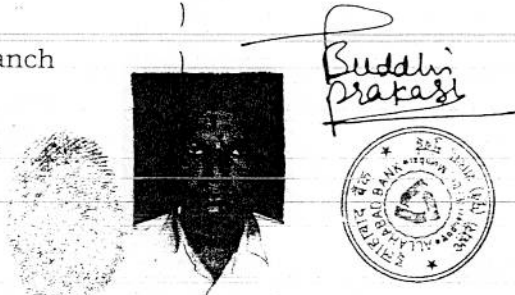


Signature : *IYAS*  
Name : *Ilyas S. Agarwal*  
Address : 203, Building No. 9, Fakhari Colony,  
Church Road, Bhy (w)

SIGNED SEAL AND DELIVERED by the )  
with in named the Bank )

**ALLAHABAD BANK** through its Branch )  
Manager/Power of Attorney Holder. )

ट.न.प. ७  
दस्तावेज क्रमांक  
1208E  
Witnesses



1. Signature : *[Signature]*  
Name : Ashish kavediya.  
Address : A/301, Nageshwar Park - Bhy (w)

2. Signature : *IYAS*  
Name : *Ilyas S. Agarwal*  
Address : 203, Building No. 9, Fakhari Colony,  
Church Road, Bhy (w)

927

इलाहाबाद बैंक  
विश्वास की परम्परा



ALLAHABAD BANK  
A tradition of trust

( A Govt of India Undertaking) Head Office 2, Neta Ji Road Kolkatta 700001.  
Andheri (East), Branch, Dharam Krupa Building , Old Nagardas Road Mumbai  
- 400 069. Phone 022-26831815, 26844528, ,

AB/ Andheri east/ adv/

29/9/2016

The Sub- Registrar, *Howe 7*

Dear Sir,

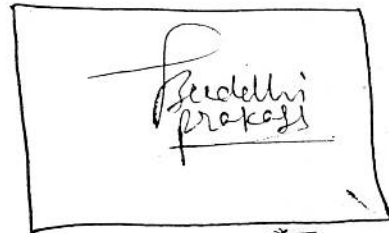
Shri Buddhi Prakash Rao , Senior Manager

We authorize the captioned officer, whose signatures are attested below , to do the mortgage formalities , on behalf of the Bank, in your office . in connection with the Registered mortgage of M/S Tarun Polymers.

*Signature of Shri Buddhi Prakash Rao attested.*

कृते इलाहाबाद बैंक  
For ALLAHABAD BANK

*[Signature]*  
सहायक महाप्रबंधक/Asst. Gen. Manager  
(अंधेरी पूर्व) शाखा, मुंबई  
Andheri (East) Branch, Mumbai  
Asst. General Manager



कृते इलाहाबाद बैंक  
For ALLAHABAD BANK

*[Signature]*  
सहायक महाप्रबंधक/Asst. Gen. Manager  
अंधेरी (पूर्व) शाखा, मुंबई  
Andheri (East) Branch, Mumbai

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दस्त क्रमांक 92059 / 2016

98 / 30



Ref No: AB/AndheriEust/MDA/2015-16/073

Date: 23.09.2016

M/s. Tarun Polymers  
Survey No.380/12, Kachigam  
Modern Industrial Estate  
Navi Daman (Daman).

Dear Sir,

Sanction Letter – M/s. Tarun Polymers

- i. Enhancement of CC Limit from Rs. 200.00 Lacs to Rs. 375.00 Lacs
- ii. Review of LAP of Rs. 28.00 Lacs (O/s. Rs 25.34 Lacs)

With reference to your application on the captioned matter, we are pleased to sanction the following credit facilities as per terms and conditions detailed below:

1.	Name & address of the borrowers	M/s. Tarun Polymers Office address: Survey No.380/12, Kachigam, Modern Industrial Estate, Navi Daman.		
2.	Name/s. & Net Worth of the Partners	Name of the Partner	Date of CR	Net Worth (Rs in Lacs)
		Mr. Lemon F Jain, Managing Partner	31-3-2016	50.29
		Mr. Chandrakant F Jain, Managing Partner	31-3-2016	31.11
3.	Nature of present proposal	Review cum Enhancement		
4.	Purpose of present sanction	Enhancement of Working Capital Cash Credit Limit From 200.00 Lacs to 375.00 Lacs; Review of Term Loan against Property		
5.	Classification	MSME – SMALL (Manufacturing)		
6.	Internal Rating	A82 as per RAM Rating dated 21.09.2016		
A	Facility	Cash Credit		
1.	Limit	Rs. 3.75 crores (Rupees Three Crores Seventy Five Lacs Only)		
2.	Purpose	Working Capital Requirement		
3.	Interest	MCLR (1 year) + 2.00 % p.a.w.m.r; MCLR (1 Year) to be reset every year MCLR (1 year) on date being 9.55%, the effective rate of interest is 11.55 %		
4.	Margin	25% on Fully Paid Stock and 35% on Book Debts up to 90 days old		
5.	Period	12 months		
6.	Repayment	On Demand		

**Security**

	Particulars	Date of Valuation	Value in Rs. in Lacs
Primary	Hypothecation charge over Fully Paid Stocks, Book Debts and all other Present and Future Current Assets of the Firm	31.07.2016	633.43
Collateral	Supplemental Registered Mortgage of Sr No 380/1(12), Modern Ind. Estate, kachigam, Daman (UT) -396210 in the name of M/s Tarun Polymers.	Valuation report of M/s. Perfect Valuation and Consultants, bank's empanelled Valuers, dated 20.11.2014	189.00
		Valuation report of M/s. Vestukala Consultants (I) Pvt Ltd, Bank's empanelled Valuers, dated 22.12.2014	179.13
Collateral	Supplemental Registered Mortgage of Flat No.304, 3 <sup>rd</sup> floor, Prasad CHS, 60 <sup>th</sup> Rd, Nr Jain Mandir, Bhayender (W) in the name of Mrs. Champaben Futermal Khoter. (Allahabad LAP O/s. being Rs. 25.00 Lacs in A/c No. 50276865627)	Valuation report of M/s. Perfect Valuation and Consultants, bank's empanelled Valuers, dated 20.11.2014	60.00
		Valuation report of M/s. Vestukala Consultants (I) Pvt Ltd, Bank's empanelled Valuers, dated 22.12.2014	60.48

M/s. Tarun Polymers



Page 1 of 4  
दस्तावेज क्रमांक 928/2016  
96 / 30



929

Collateral	Registered Mortgage of Flat No. 502, 5 <sup>th</sup> floor, New Chinmay Tower CHS, 90 <sup>th</sup> Rd, Padmavati Complex, Bhayandar (W), Dist Thane - 401101 in the name of Mr Chandrakant F Jain and Mrs Nayana C Jain.	Valuation report of M/s. Perfect Valuation and Consultants, bank's empanelled Valuers, dated 17.06.2016	72.62
		Valuation report of M/s. Vastukala Consultants (I) Pvt Ltd, Bank's empanelled Valuers, dated 24.06.2016	73.83
Collateral	Cash Collateral (FD / Others)		15.00
TOTAL COLLATERAL SECURITY (EXCLUDING LAP O/s.)			301.41
Guarantee Cover	Name of the Guarantor	Date of CR	Net Worth (Rs in Lacs)
	Mr.Leman Jain	31/03/2016	50.29
	Mr.Chandrakant Jain	31/03/2016	31.11
	Mrs. Champaben Futermal Khoter	31/03/2016	42.00
	Mrs.Nayana Chandrakant Jain	31/03/2016	21.88

B.	Facility	Term Loan Against Property under All Bank Property Scheme
1.	Present Proposal	Review of LAP
2.	Existing Limit	Rs. 25.00 Lacs (Rupees Twenty Five Lacs Only)
3.	Interest	MCLR (1 year) + 5.50 % p.a.w.m.r; MCLR (1 Year) to be reset every year MCLR (1 year) on date being 9.55%, the effective rate of interest is 15.05 %
4.	Margin	53.33 %
5.	Period	84 months (Remaining: 67 months)
6.	Repayment	EMI of Rs. 58,000/- per month (67 EMIs remaining)

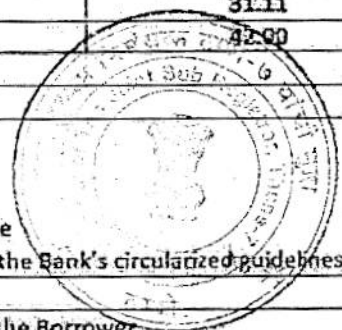
**Security**

Description	Valuation	Value in Rs. (Lacs)
Collateral: Registered Equitable Mortgage of Flat No.304, 3 <sup>rd</sup> floor, Prasad CHS, 60 <sup>th</sup> Rd, Nr Jain Mandir, Bhayender (W) in the name of Mrs. Champaben Futermal Khoter.	Valuation report of M/s. Perfect Valuation and Consultants, bank's empanelled Valuers, dated 20.11.2014	60.00
	Valuation report of M/s. Vastukala Consultants (I) Pvt Ltd, Bank's empanelled Valuers, dated 22.12.2014	60.48

**Guarantee**

Name of the Guarantor	Date of CR	Net Worth (Rs in Lacs)
Mr.Leman Jain	31/03/2016	50.29
Mr.Chandrakant Jain	31/03/2016	31.11
Mrs. Champaben Futermal Khoter	31/03/2016	42.00

Processing Fee	Rs. 1,53,375.00
Other charges	Documentation charges: Rs 20,470/- Mortgage Charges: 25,587/- Inspection charges: Rs 4,094/- per Quarter per center Review / Renewal Charges and any other charges as applicable Charges may be revised, with changes in Service Tax and / or the Bank's circularized guidelines.
Next Review	23.09.2017 or earlier, at the discretion of the bank
Inspection	At least once a quarter by Bank Officials, cost to be borne by the Borrower
Pre Disbursement Terms & conditions	1. All documentation formalities will be completed; NEC and legal audit will be conducted before disbursement of Loan. 2. Branch officials will obtain / verify satisfactory Legal opinion / Search / Genuineness in title deeds in respect of property to be mortgaged. 3. The unsecured loan from Friends / relatives and others shall not be repaid during the pendency of the loan and the rate of interest payable over it should not exceed the rate of interest being paid on bank loan. Suitable undertaking shall be obtained and held on record. 7. The firm must confine its entire dealings with our Bank only, and will not make any financial

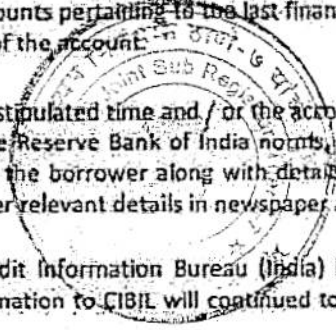


M/s. Tarun Polymers




C.N.N. - 9  
Page 2 of 4  
दस्तावेज 92039 / 2016  
9C / 30

	<p>arrangement with any other Bank without our prior consent.</p> <p>8. The unsecured loan from shareholders and others shall not be repaid during the pendency of the loan and the rate of interest payable over it should not exceed the rate of interest being paid on bank loan. Suitable undertaking shall be obtained and held on record.</p> <p>9. Undertaking will be obtained from the borrowers to the effect that the facilities sanctioned will be used strictly for the purpose sought for and will not be used for any speculative / unauthorized purpose.</p>
<p>Post Disbursement and other special terms and conditions</p>	<ol style="list-style-type: none"> <li>1. The Stocks and Property Charged/Mortgaged to the Bank will be comprehensively insured in the joint names of the borrower and the Bank against all usual Risks and a copy of the relative Policy will be lodged with us.</li> <li>2. Valuation and periodical inspection of the properties / securities will be completed as per extant guidelines of the Bank.</li> <li>3. End use of funds will be ensured by branch officials and funds will be utilised strictly for the purpose for which it is sanctioned.</li> <li>4. The account will be reviewed annually or at the discretion of the Bank. Borrower has to bear the processing fees that will be in effect at the time of review.</li> <li>5. All other guidelines of Bank's Domestic Lending Policy &amp; guidelines issued by Credit Monitoring Department Policy will be applicable.</li> <li>6. The account will be monitored in terms of the extant circularized instructions</li> <li>7. In case of any default in documentation or operation, additional interest as applicable will be realized.</li> <li>8. The interest will be served by the borrower, as and when due.</li> <li>9. The Firm shall maintain current ratio of 1.33:1 at all times.</li> <li>10. All other terms and conditions and further guidelines applicable for this type of loan are also applicable.</li> </ol>
<p>General Terms and conditions</p>	<ol style="list-style-type: none"> <li>1. During the currency of Bank's loan/credit facilities, the borrower will not, without the prior permission from our Bank in writing :-       <ol style="list-style-type: none"> <li>a) Effect any change in capital structure of the Firm.</li> <li>b) Formulate any scheme of amalgamation or reconstruction.</li> <li>c) Undertake further capital expansion.</li> <li>d) Invest by way of share capital in or lend or advance funds to or place deposit with any other concern.</li> <li>e) Enter into any borrowing arrangements either secured or unsecured with any Bank, Financial Institution and borrower or otherwise accept deposits save and except balance working capital facilities and balance term loan required, if any, for implementation of the project.</li> <li>f) Undertake any guarantee obligation on behalf of the borrower.</li> <li>g) Declare dividend for any year except out of profits relating to that year after making all due and necessary provisions and provided there is no default in repayment obligations with our Bank.</li> </ol> </li> <li>2. The borrowers will submit the requisite paper / audited accounts pertaining to the last financial year for next review at least two months before the review of the account.</li> <li>3. The borrowers must get their accounts audited annually.</li> <li>4. In case the borrower fails to pay the Bank's dues within the stipulated time and / or the account of the borrower becomes non-performing assets as per the Reserve Bank of India norms, the Bank will be at liberty to publish the name and address of the borrower along with details of outstanding dues payable such borrower Bank and also other relevant details in newspaper and other publicity media.</li> <li>5. Details of the borrowal account will be submitted to Credit Information Bureau (India) Ltd. (CIBIL) and consent of the borrower for disclosure of information to CIBIL will continued to be held, along with the consent clause.</li> <li>6. The Bank would reserve the right to withdraw the lower rate of interest at any time without assigning any reason. In case any changes take place in the rate of interest based on RBI guidelines or market forces or otherwise the bank can revise the same.</li> <li>7. Borrower will not induct on board a person who has been identified as "willful defaulter" as per definition given as per RBI directions/ guidelines or banks guidelines as a director on the board.</li> </ol>



20	20
24th August 2024	2024/08/24
2.7.4-9	



  
 Assistant General Manager  
 For ALLAHABAD BANK  
 Yashwantrao Chavan Pratishthan  
 2nd (4th) floor, 1st  
 Andheri (East) Branch, Mumbai

Please sign the subjoined Acknowledgement Letter as a mark of your acceptance of the terms and conditions of this sanction.

<p>if any Director / Partner, who is "willful defaulter" as per the definition above referred, is on the board of the Company, the firm undertakes to get him removed from the board. The borrower also agrees to make necessary amendments in its article of association to make the above requirement as ground for removal of Directors / Partners.</p> <p>8. The above terms and conditions shall be subject to modification by the Bank as may be considered necessary at any point of time at the sole discretion of the Bank.</p> <p>9. The Bank may recover in part or in full or withdraw/stop financial assistance at any stage, without any notice or giving any reason for any such purpose whatsoever.</p> <p>10. This sanction does not vest in any one of the right to claim any damage against the Bank for any reason whatsoever.</p> <p>11. This sanction is valid for a period of 6 months from the date of this letter. If sanctioned facilities are not availed of fully or partly during this period, the same would be treated as automatically cancelled and would require revalidation from the Bank. The Bank reserves the right to revalidate the same on merits and also to amend the terms of sanction at its sole discretion, without assigning any reason/s whatsoever.</p>	
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## FORM "T"

Receipt No: 2227

Serail No: 1452

Year 2015

Date 06

Month: July

Year: 2015

Nature of Document: Mortgage / LoanBy whom presented Mr. Lemon Futermal jain, as Partner of M/s. Tarun Polymers

Registration Fee.....	100025.00
Filling and comparing(folios/sides).....	23.00
Copy fee for endorsements.....	2.00
Postage.....	
Copies or memoranda (section 64 to 67 ).....	0.00
Searches or inspection.....	
Section 25.....	
Section 35.....	
Certified copies(section 57) folios.....	0.00

Total Amounts In Words

Total Amount Rs. 100050.00

Rupees One Fifty only


The Document will be ready on

and will be delivered at this office to

Document sent by registered post

F. No. 304, Prasad Tower, 6C feet Rd., Bhayandar (W),  
ThanePlease send the document by registered post hand it over  
to the person named below

Presenter

ANTONIO F. JESUS  
SUB-REGISTRAR  
DAMAN

Print DateTime : 7/6/2015 5:33:47 PM

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दस्ता क्रमांक १२०११/२०१६	
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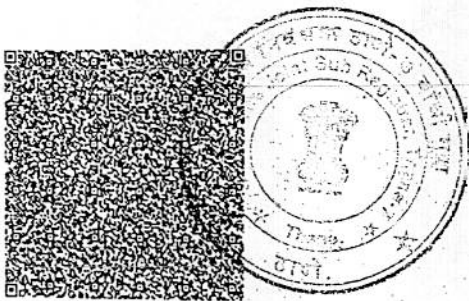


सत्यमेव जयते

# INDIA NON JUDICIAL Government of Union Territory of Daman and Diu

## e-Stamp

Certificate No.	: IN-DD00226622604266N
Certificate Issued Date	: 06-Jul-2015 01:10 PM
Account Reference	: SHCIL (FI)/ ddshcil01/ DAMAN/ DD-DM
Unique Doc. Reference	: SUBIN-DDDDSHCIL0100228898930691N
Purchased by	: TARUN POLYMERS PARTNER LEMON F JAIN
Description of Document	: Article Mortgage/Loans
Property Description	: SURVEY NO 380(1)(12),KACHIGAM,DAMAN
Consideration Price (Rs.)	: 2,00,00,000 (Two Crore only)
First Party	: TARUN POLYMERS PARTNER LEMON F JAIN
Second Party	: ALLAHAEAD BANK
Stamp Duty Paid By	: TARUN POLYMERS PARTNER LEMON F JAIN
Stamp Duty Amount(Rs.)	: 2,00,000 (Two Lakh only)



.....Please write or type below this line.....

Serial No. 1452/2015  
 Presented at the Office of the  
 Sub-Registrar of DAMAN  
 दस्तावेज 92 between the hours 4.30 PM  
 and 5.00 PM.... on 6.7.2015.

22

30

06 JUL 2015

*[Signature]*

*[Signature]*

*[Signature]*

SUB REGISTRAR  
DAMAN.



SUB REGISTRAR  
DAMAN.

XMI 0002412211

**Statutory Alert:**

1. The authenticity of this Stamp Certificate should be available on the website
2. The

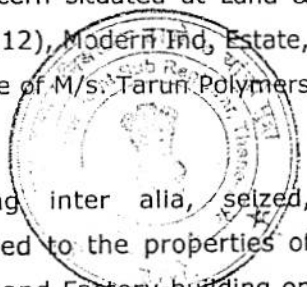


**DEED OF SIMPLE MORTGAGE**

This deed of mortgage is made this the 06<sup>th</sup> day of July, 2015 between **M/s. Tarun Polymers** Through its Partners (1) MR. LEMON FUTERMAL JAIN & (2) MR. CHANDRAKANT FUTERMAL JAIN both Indian inhabitant residing at Flat No. 304, Prasad Tower, 60 Feet Road, Bhaynadar (West) Taluka & Dist. Thane 401105 hereinafter referred to as "The Mortgagors" (which expression shall be deemed to mean and include his/their heirs, executors, administrators, legal representatives and assigns) of the one part and **ALLAHABAD BANK**, A body corporate constituted under the banking companies (acquisition and transfer of undertaking) ACT, 1970, as amended from time to time having its registered office 2, N. S. Road, Kolkata, 700001 a branch office, among others at 1st Floor, Dharam Kripa Building, Old Nagar Das Road, Andheri (East) Mumbai - 400069, hereinafter called the "BANK" (which expression shall be deemed to mean include its successors, nominees and assigns) of the other part.



**WHEREAS** the Mortgagors are carrying on their business of manufacturing of Poly Propylene (PP) Bags as partners of the firm **M/s. Tarun Polymers** a partnership concern situated at Land & Building property bearing survey No. 380/1(12), Modern Ind, Estate, Kachigam, Daman (UT)- 396210 in the name of M/s. Tarun Polymers hereinafter referred to as the "Borrowers"



**AND WHEREAS** The Mortgagors being inter alia, seized, possessed and well and sufficiently entitled to the properties of (1) M/s. Tarun Polymers, situated at land and Factory building on plot situated at Village kachigam Survey No. 380/1(12), at Village Kachigam, Dist Daman land admeasuring 400 sq. mtrs alongwith industrial Shed lying thereon admeasuring 2580 Sq. Ft. (more particularly described in Schedule (hereinafter referred to as "said properties")

*[Handwritten signature]*

*[Handwritten signature: Chandrakant]*

T.N.N.-0		<i>[Handwritten signature]</i>
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935

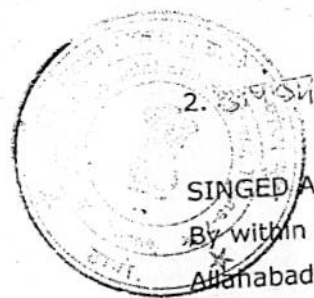
On the East : Road  
 On the West : remaining portion S. N. 380/1(12)  
 On the North : Property bearing S. No. 380/1(13-A) & (13-B)  
 On the South : Property bearing S. No. 380/1(11)

In witness whereof the mortgagors have affixed their signature unto this DEED OF SIMPLE MORTGAGE on the day, month and year first above mentioned.

Signed sealed & Delivered by the  
 Withinnamed MORTGAGORS  
**M/s. Tarun Polymers** Through its Partners  
 (1) MR. LEMON FUTERMAL JAIN  
 (2) MR. CHANDRAKANT FUTERMAL  
 in presence of .....

Witness  
 1. *[Signature]* (A.R. Dubey)

2. *[Signature]* G.L.P.



Through its authorised signatory  
 Mr. Buddhi Prakash Rao

Witness. *[Signature]* (A.R. Dubey)

2. *[Signature]* G.L.P.

दस्तावेज नं.	9259
दिनांक	28 30





27/06/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 5110/2014

नोंदणी :

Regn.63m

936

गावाचे नाव : 1) भाईदर

- (1) विलेखाचा प्रकार करारनामा
- (2) मीबदला 4421000
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 2371000

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

1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: मौजे भाईदर, 'जी' वार्ड, जुना सर्वे क्र. ६८६, नवीन सर्वे क्र. ३१, हिस्सा क्र. ३, क्षेत्रफळ ५३५ चौरस फुट विल्टअप म्हणजे ४९.७२ चौरस मीटर विल्टअप, सदनिका क्र. ५०२, पाचवा मजला, "न्यू चिन्मय टॉवर को-ऑप. हौसिंग सोसायटी लिमिटेड", पदमावती कॉम्प्लेक्स, ९० फुट रोड, भाईदर पश्चिम, ठाणे ४०१ १०१. (( Survey Number : 31 ; HISSA NUMBER : 3 ; ))

(5) क्षेत्रफळ

1) 49.72 चौ.मीटर

(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:-शारदा विश्वनाथ कांबळ -- वय:-58; पत्ता:-प्लॉट नं. 1, भाळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. सदनिका क्र. ५०२, न्यू चिन्मय टॉवर को-ऑप. हौसिंग सोसायटी लिमिटेड, ९० फुट रोड, भाईदर पश्चिम, पिन कोड:-401101 पॅन नं:-ARCPK3866H

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

1): नाव:-चंद्रकांत फुटरमल जैन -- वय:-33; पत्ता:-प्लॉट नं. 1, भाळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. सदनिका क्र. ३०४, प्रसाद टॉवर, ६० फुट रोड, भाईदर पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-ADFPJ7663Q  
2): नाव:-नयना चंद्रकांत जैन -- वय:-30; पत्ता:-प्लॉट नं. -, भाळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. सदनिका क्र. ३०४, प्रसाद टॉवर, ६० फुट रोड, भाईदर पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-ADFPJ76648C

(9) दस्तऐवज करून दिल्याचा दिनांक 27/06/2014

(10)दस्त नोंदणी केल्याचा दिनांक 27/06/2014

(11)अनुक्रमांक खंड व पृष्ठ 5110/2014

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क 265300

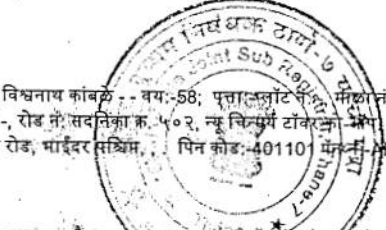
(13)बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14)शेरा 92899/2014

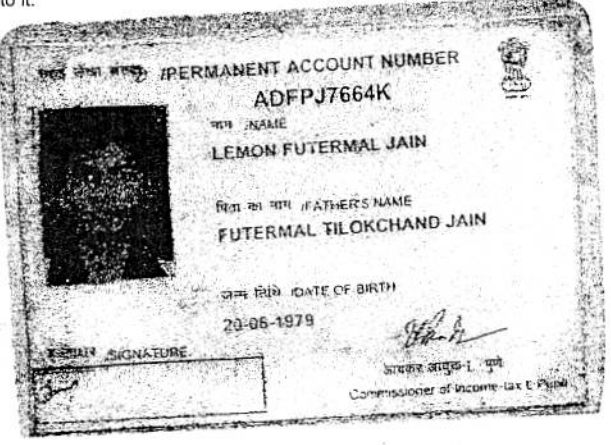
मुल्यांकनासाठी विचारात घेतलेली तपशील:- 29/30

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area and to it.



ट.न.न.-७



937

प्रावृत्ती

Friday, June 27, 2014  
2:20 PM

Original/Duplicate  
नोंदणी क्र.: 39M  
Regn.: 39M

पावती क्र.: 6336 दिनांक: 27/06/2014

मावाचे नाव: माईदर  
दस्तऐवजाचा अनुक्रमांक: टनन7-5110-2014  
दस्तऐवजाचा प्रकार: करारनामा  
सादर करणाऱ्याचे नाव: चंद्रकांत फुटरमल जैन --

नोंदणी फी: ₹. 30000.00  
दस्त हाताळणी फी: ₹. 640.00  
पृष्ठांची संख्या: 32

एकूण: ₹. 30640.00

आपणास मूळ दस्त, यंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 2:38 PM ह्या वेळेस मिळेल  
Joint Sub Registrar Thane 7

वाजार मुल्य: ₹. 2371000 /-  
भरलेले मुद्रांक शुल्क: ₹. 265300/-

मोबदला: ₹. 4421000/-

सह. दुय्यम निबंधक वर्ग

- देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹. 306400/- क्र. ७  
सीडी/धनादेश/पे ऑर्डर क्रमांक: MH0014529422014155 दिनांक: 27/06/2014  
बँकेचे नाव व पत्ता: IDBI
- देयकाचा प्रकार: By Cash रकम: ₹. 640/-



*Chandrakant Jain*

CHANDRANKANT FUTERMAL JAIN  
ADFPJ7663Q  
PERMANENT ACCOUNT NUMBER

Full name of Father's Name  
FUTERMAL TILOKCHAND JAIN

Full Name DATE OF BIRTH  
30-05-1981

Signature  
30-05-1981  
Commissioner of Income-tax | Pune

**ALLAHABAD BANK**  
(A Govt. of India Undertaking)  
**BUDDHI PRAKASH RAO**  
MANAGER

नाम: BUDDHI PRAKASH RAO  
पदनाम: MANAGER  
DESIGNATION: MANAGER  
कार्यकारी फुट सं: 32232  
EMPLOYEE CODE NO.: 32232  
जन्म तिथि: 11-07-1985  
DATE OF BIRTH: 11-07-1985

हस्ताक्षर  
GENERAL MANAGER

कर्मचाऱ्याचे हस्ताक्षर  
EMPLOYEE'S SIGNATURE

रक्त समूह / BLOOD GROUP: A-

30/06/2014  
P. H. KAYEDRA  
ASHISH P. KAYEDRA  
P. H. KAYEDRA  
AKSHAY KAYEDRA

30/06/2014  
23



## घोषणापत्र / शपथपत्र

मी/आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म. रा. पुणे यांचे दि. ३०.११.२०१३ रोजीचे परिपत्रक वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत हि फसवणूकद्वारे अथवा दुवारे विक्री होत नाही. याचा आम्ही अभिनेष्ट शोष्ट घेतलेला आहे. दस्तातील लिहून देणारे / कुलमुखत्यारधारक हे खरे असून याची आम्ही म्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इमम म्नाश्रीमाठी घेऊन आलो आहे.

मदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक / वारस हक्कदा/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P. A. Holder) लिहून देणार हे ज्ञात आहेत व उक्त कुलमुखमुखत्यारपत्र अद्यापही अस्नीत्वात आहे व ते आजपावतो रद्द झालेले नाही याची मी / आम्ही खात्री देत आहोत. तसेच मदरची मिळकत शासन मालकीची नाही व मिळकतीत इतर हक्क, कर्ज, वॉक वोजे, विकसन वोजे, शासन वोजे व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आम्ही आमच्या आर्थिक व्यवहार पूर्ण करून दस्तऐवज माधीदारा समक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय/शासकीय कार्यालयाचा मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार वाधित होत नाही याची मी / आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने दिलेले शिर्णयानुसार दस्ताऐवजामधील मिळकतीचे मालक / कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही. याची आम्हास पूर्ण पणे जाणीव आहे.

म्हावर मिळकतीविषयी सध्या होत असलेली फसवणूक/वनावटीकरण/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/ आम्ही घोषणापत्र / शपथपत्र लिहून देत आहोत. भविष्यात मी/आम्ही नोंदविण्यात आलेल्या व्यवहारात कायद्यानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी नावनी/वडविनी असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार क्लेमन्समी प्रकरणा-कायदेशिर्णय उदभवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख दिणारे जबाबदार राहणार आहोत. याची आम्हास पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियामध्ये कोणत्याही प्रकारचे गुन्हा घडणार नसून केलेले नाही. जर भविष्यात कायद्यानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १९६० मधील नमूद असलेल्या ७ वर्षांच्या शिक्षम आम्ही पात्र राहणार आहोत याची मना/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

  
Rishabh  
100-101

लि. देणार

  
Rishabh

रप वेंत

Magawa



Franking

337/12951

गुरुवार, 29 सप्टेंबर 2016 8:40 म.नं.

दस्त गोषवारा भाग-1

939  
दनन 7/2016  
दस्त क्रमांक: 12951/2016

दस्त क्रमांक: दनन 7 /12951/2016

बाजार मूल्य: रु. 00/-

मोबदला: रु. 1,75,00,000/-

भरलेले मुद्रांक शुल्क: रु.87,500/-

दु. नि. सह. दु. नि. दनन 7 यांचे कार्यालयात

पावती: 14950

पावती दिनांक: 29/09/2016

अ. क्र. 12951 वर दि. 29-09-2016

सादरकरणाराचे नाव: अलाहाबाद बँक अंधेरी पु. शाखा तर्फे  
वरिष्ठ प्रबंधक बुधीप्रकाश राव - -

रोजी 8:38 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 560.00

पृष्ठांची संख्या: 28

*Buddhi  
Prakash*

दस्त हजर करणाऱ्याची सही:

एकुण: 30560.00

कमी पडलेली पाने फी  
रु. 10/-

पा. क्र. 94223 अन्वये कसूल केली

*Joint Sub Registrar Thane 7*

*Joint Sub Registrar Thane 7*

दस्ताचा प्रकार: गहाणखत

मुद्रांक शुल्क: ब) जेव्हा उपोक्त प्रमाणे कब्जा दिलेला नसेल किंवा देण्याचे कबूल केले नसेल तेव्हा

शिक्का क्र. 1 29 / 09 / 2016 07 : 59 : 34 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 29 / 09 / 2016 08 : 32 : 58 PM ची वेळ: (फी)





29/09/2016 8 40:38 PM

दस्त गोषवारा भाग-2

टनन 22e/30

दस्त क्रमांक:12951/2016

दस्त क्रमांक :टनन7/12951/2016

दस्ताचा प्रकार :-गहाणखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:अलाहाबाद बँक अंधेरी पु. शाखा तर्फे वरिस्त प्रबंधक बुधीप्रकाश राव - - पत्ता:-, पहिला मजला , धरम कृपा बिल्डिंग, -, ओल्ड नागरदास रोड,अंधेरी (पू) मुंबई, , अन्धेरी पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AACCA8464F	कर्ज देणार - बँक वय :-31 स्वाक्षरी:- <i>Budhi Prakash</i>		
2	नाव:मे. तरुण पोलीमर्स तर्फे पार्टनर लेमन फुटरमल जैन - - पत्ता:304, तिसरा मजला, प्रसाद को-ऑप. हौसिंग सोसायटी लिमिटेड, -, 60 फिट रोड, नियर मांडवी बँक, भाईंदर, (प), तालुका व जिला ठाणे, भायन्दर पश्चिम, MAHARASHTRA, THANE, Non-Government. पॅन नंबर:ADFPJ7664K	कर्ज घेणार - पार्टी वय :-36 स्वाक्षरी:- <i>L</i>		
3	नाव:मे. तरुण पोलीमर्स तर्फे पार्टनर चंद्रकांत फुटरमल जैन - - पत्ता:502, पांचवा मजला, न्यू चिन्मय टॉवर को-ऑप. हौसिंग सोसायटी लिमिटेड, -, 90 फिट रोड, भाईंदर (प) तालुका व जिला ठाणे, भायन्दर पश्चिम, MAHARASHTRA, THANE, Non-Government. पॅन नंबर:ADFPJ7883Q	कर्ज घेणार - पार्टी वय :-34 स्वाक्षरी:- <i>Pranav Kant</i>		
4	नाव:चम्पाबेन फुटरमल खोटेर - - पत्ता:304, तिसरा मजला, , प्रसाद को-ऑप. हौसिंग सोसायटी लिमिटेड, -, 60 फिट रोड, नियर मांडवी बँक, भाईंदर, (प), तालुका व जिला ठाणे, भायन्दर पश्चिम, MAHARASHTRA, THANE, Non-Government. पॅन नंबर:AITPK4936A	कर्ज घेणार - पार्टी वय :-60 स्वाक्षरी:- <i>चम्पा जैन</i>		
5	नाव:चंद्रकांत फुटरमल जैन - - पत्ता:502, पांचवा मजला, न्यू चिन्मय टॉवर को-ऑप. हौसिंग सोसायटी लिमिटेड, 90 फिट रोड, भाईंदर (प) तालुका व जिला ठाणे, भायन्दर पश्चिम, MAHARASHTRA, THANE, Non-Government. पॅन नंबर:	कर्ज घेणार - पार्टी वय :-34 स्वाक्षरी:- <i>Pranav Kant</i>		
6	नाव:नयना चंद्रकांत जैन - - पत्ता:502, पांचवा मजला, न्यू चिन्मय टॉवर को-	कर्ज घेणार - पार्टी		

941

## Summary-2( दस्त गोषवारा भाग - २ )

ऑप. हौसिंग सोसायटी लिमिटेड, -, 90 फिट रोड, वय :-32  
 भाईंदर (प) तालुका व जिला ठाणे, भाचन्द्र स्वाक्षरी:-  
 पश्चिम, MAHARASHTRA, THANE, Non-  
 Government.  
 पॅन नंबर:AHNPJ4148C



*Wajana*

वरील दस्तऐवज करून देणार तथाकथित गहाणखत चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
 शिक्का क्र.3 ची वेळ:29 / 09 / 2016 08 : 37 : 47 PM

## ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:आशीष कावडीया - - वय:22 पत्ता:भाईंदर, प, तालुका व जिला ठाणे पिन कोड:401101		
2	नाव:इलियास शब्बीर अगरवाल - - वय:21 पत्ता:सदनिका क्र.203, बिल्डिंग नं. 9, फाखरी कॉलनी, चर्च रोड, भाईंदर, प, ठाणे पिन कोड:401101		

शिक्का क्र.4 ची वेळ:29 / 09 / 2016 08 : 39 : 25 PM

शिक्का क्र.5 ची वेळ:29 / 09 / 2016 08 : 39 : 38 PM नोंदणी पुस्तक 1 मध्ये

*Joint Sub Registrar*  
 Joint Sub Registrar Thane 7

## EPayment Details.

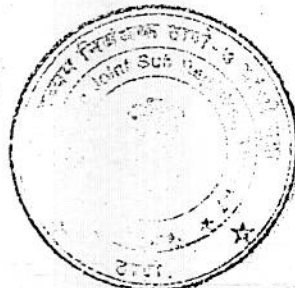
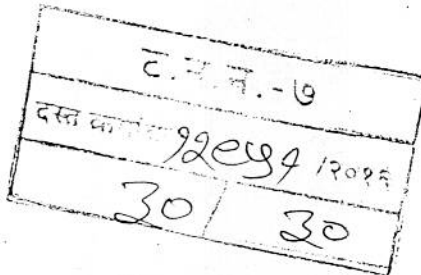
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12951 /2016

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 द. क्र. 92097 / 2016 मध्ये  
 ..... 30 ..... पाने आहेत.  
 सदर दस्त पुस्तक 92097 वर नोंदला

सह. दुय्यम नियंत्रक ठाणे क्र. ७

दि 29/09/2016



29/09/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 12951/2016

नोदणी :

Regn:63m

गावाचे नाव : 1) भाईदर 2) भाईदर

- (1) विलेखाचा प्रकार गहाणखत
- (2) मोबदला 17500000
- (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 0
- (4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)
- 1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन :, इतर माहिती: , इतर माहिती: सदनिका क्र.502, पांचवा मजला, न्यू चिन्मय टॉवर को-ऑप. हौसिंग सोसायटी लिमिटेड, 90 फिट रोड, भाईदर, प, तालुका व जिला ठाणे. क्षेत्र फळ 535 चौ फुट बिल्टअप, तसेच कार्मसियल जागा विलेज कांचीगाम सर्वे नं 380/1 (12) या वरील इंडस्ट्रीयल बिल्डिंग व बांधकाम जागा 2580 चौ मीटर बीणशेती जागा 400 चौ मीटर खुली जागा तसेच दस्तात नमुद केल्या प्रमाणे. ( ( Survey Number : 31/3 ; ) )
- 2) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन :, इतर माहिती: , इतर माहिती: सदनिका क्र.304, तिसरा मजला, प्रसाद को-ऑप. हौसिंग सोसायटी लिमिटेड, 60 फिट रोड, नियर मांडवी बँक, भाईदर, प, तालुका व जिला ठाणे क्षेत्र फळ 400 चौ फुट कारपेट ( ( Survey Number : 0 ; ) )
- (5) क्षेत्रफळ 1) 535 चौ.फूट 2) 400 चौ.फूट
- (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:-अलाहाबाद बँक अंधेरी पु. शाखा तर्फे वरिस्ट प्रबंधक बुधीप्रकाश राव - - वय:-31; पत्ता:-, पहिला मजला , धरम कृपा बिल्डिंग, -, ओल्ड नागरदास रोड, अंधेरी (प) मुंबई, , अन्धेरी पूर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400069 पॅन नं:-AACCA8464F
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
- 1): नाव:-मे. तरुण पोलीमर्स तर्फे पार्टनर लेमन फुटरमल जैन - - वय:-36; पत्ता:- 304, तिसरा मजला, प्रसाद को-ऑप. हौसिंग सोसायटी लिमिटेड, -, 60 फिट रोड, नियर मांडवी बँक, भाईदर, (प), तालुका व जिला ठाणे, भायन्दर पश्चिम, MAHARASHTRA, THANE, Non-Government. पिन कोड:-401101 पॅन नं:-ADFPJ7664K
- 2): नाव:-मे. तरुण पोलीमर्स तर्फे पार्टनर चंद्रकांत फुटरमल जैन - - वय:- 34; पत्ता:-502, पांचवा मजला, न्यू चिन्मय टॉवर को-ऑप. हौसिंग सोसायटी लिमिटेड, -, 90 फिट रोड, भाईदर (प) तालुका व जिला ठाणे, भायन्दर पश्चिम, MAHARASHTRA, THANE, Non-Government. पिन कोड:-401101 पॅन नं:-ADFPJ7883Q
- 3): नाव:-चम्पाबेन फुटरमल खोटेर - - वय:-60; पत्ता:-304, तिसरा मजला, , प्रसाद को-ऑप. हौसिंग सोसायटी लिमिटेड, -, 60 फिट रोड, नियर मांडवी बँक, भाईदर, (प), तालुका व जिला ठाणे, भायन्दर पश्चिम, MAHARASHTRA, THANE, Non-Government. पिन कोड:-401101 पॅन नं:-AITPK4936A
- 4): नाव:-चंद्रकांत फुटरमल जैन - - वय:-34; पत्ता:-502, पांचवा मजला, न्यू



943

Index-2( सूची - २ )

चिन्मय टॉवर को-ऑप. हौसिंग सोसायटी लिमिटेड, -, 90 फिट रोड, भाईंदर (प)  
तालुका व जिला ठाणे, भायन्डर पश्चिम, MAHARASHTRA, THANE, Non-  
Government. पिन कोड:-401101 पॅन नं:-

5): नाव:-नयना चंद्रकांत जैन - - वय:-32; पत्ता:-502, पांचवा मजला, न्यू चिन्मय  
टॉवर को-ऑप. हौसिंग सोसायटी लिमिटेड, -, 90 फिट रोड, भाईंदर (प) तालुका व  
जिला ठाणे, भायन्डर पश्चिम, MAHARASHTRA, THANE, Non-Government.

पिन कोड:-401101 पॅन नं:-AHNPJ4148C

- |                                     |            |
|-------------------------------------|------------|
| (9) दस्तऐवज करून दिल्याचा दिनांक    | 29/09/2016 |
| (10)दस्त नोंदणी केल्याचा दिनांक     | 29/09/2016 |
| (11)अनुक्रमांक,खंड व पृष्ठ          | 12951/2016 |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 87500      |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000      |
| (14)शेरा                            |            |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

b) When possession is not given



ह. दुय्यम निदेशक, वग ३  
ठाणे २९/९