

324/4433

Friday, March 25, 2022

2:51 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4905 दिनांक: 25/03/2022

गावाचे नाव: मालाड

दस्तावेजाचा अनुक्रमांक: बरल-१ -4433-2022

दस्तावेजाचा प्रकार : गहाणखत

मादर करणाऱ्याचे नाव: युनियन बँक ऑफ इंडिया तर्फे ऑथोराइज सिग्रेटरी श्री भरथ टी. यु.

नोंदणी फी

रु. 15000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

रु. 15900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

3:11 PM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक, बौरीवली क्र.-१,  
मुंबई उपनगर जिल्हा.

वाजार मूल्य: रु.0/-

मावदला रु.28500000/-

भरलेले मुद्रांक शुल्क : रु. 86000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.900/-

ईटी/धनादेश/पे ऑर्डर क्रमांक: 2503202204360 दिनांक: 25/03/2022

वैकचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.15000/-

ईटी/धनादेश/पे ऑर्डर क्रमांक: MH015084963202122S दिनांक: 23/03/2022

वैकचे नाव व पत्ता: Union Bank

मुळ दस्त प्राप्त झाला.

REGISTERD ORIGINAL DOCUMENT

DELIVERED ON

30 MAR 2022

**SUPPLEMENTAL DEED OF MORTGAGE**

(A/C. M/S. RESAR PETRO PRODUCTS LTD.)



THIS INDENTURE MADE AT MUMBAI ON THIS 25<sup>th</sup> DAY OF  
MARCH, 2022, BETWEEN;

**M/S. RESAR PETRO PRODUCTS LTD.**, a limited company, incorporated under Companies Act, 1956, having it's regd. office at 404, Naman Centre, C-31, G Block, Bandra Kuria Complex, Bandra (East), Mumbai-400 051, through it's Director Dr. Pratik V. Kaverkar, duly authorized by board resolution dated 28.12.2021 (hereinafter referred to as "**Mortgagor No.1/The Borrower**"), which expression shall repugnant to the subject or context thereof, include it's assigns), Party of the First Part;

AND



**M/S. NIYATI VENTURES PVT. LTD.**, a private limited company, incorporated under the Companies Act, 1956, having it's regd. office at Unit Nos.122, 123 & 124, 1<sup>st</sup> floor, Solaris-II Premises Cs. Ltd., Saki Vihar Road, Powai, Mumbai-72, through it's Director Mr. Shreyas Sharma duly authorized by board resolution dated 10.03.2022, (hereinafter referred to as "**Mortgagor No.2**"), which expression shall, unless it be repugnant to the subject or context thereof, include it's successors and assigns), Party of the Second Part;

AND

बतल - १
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**MR. DINESH SHARMA**, (Karta of Dinesh Sharma (HUF), adutl. Indian inhabitant, having address at A-101, 1<sup>st</sup> floor, Shantivan-2 Chs. Ltd., K. Rajca Township, Off. Western Express Highway, Malad (East), Mumbai-400 097, hereinafter called "**The Mortgagor No.3**", (which expression shall include their heirs, executors, administrators, successors and assigns), Party of the Third Part;

For **DINESH SHARMA**, HUF

For **NIYATI VENTURE PRIVATE LIMITED**

For **RESAR PETRO PRODUCTS LIMITED**

*Shreyas*

**IN FAVOUR OF**

**UNION BANK OF INDIA**, Banking Company constituted under the Banking Companies (Acquisition and Transfer of Undertaking) Act, 1970 having its Head Office at 239, Union Bank Bhavan, Vidhan Bhavan Marg, Nariman Point, Mumbai-400 021, and carrying on business in Banking and one of its Branch at **Goregaon (East) Branch**, having address at Shri Sadan, Shantaben Estate, Goregaon (East), Mumbai-400 063, through its authorized officer Mr. Bharath T. U. (hereinafter referred to as **Mortgagee /Bank**), which expression shall include its successors and assigns), Party of the Fourth Part.

**(The Mortgagor No.1, the Mortgagor No.2 & the Mortgagor No.3 are hereinafter collectively referred as 'The Mortgagors').**



WHEREAS By deed of mortgage dated 05.08.2016 (Regd. under sr. no. BRL6-795/2016 dated 06.08.2016), executed by and between the Mortgagors and the Mortgagee for **Cash Credit (Hyp.) Limit of Rs. 10.00 Crores** (Rupees Ten Crores Only) and **Inland/Import DP/DA (90 days) of Rs.5.00 Crores** (Rupees Five Crores Only), making total credit facilities of **Rs.15.00 Crores** (Rupees Fifteen Crores Only), granted by Bank to the Borrower. The Mortgagee has agreed to grant

बल नं. १
४४३३
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the said credit limits in favour of the Borrower, against the security of Mortgagor's properties and other terms and conditions mentioned in the mortgage deed dated 05.08.2016, and as security for the repayment of the said credit facility, payment of all interest thereon, costs, charges and all other monies payable by the Borrower. The Mortgagors thereby and there under granted, conveyed, assured, transferred and assigned unto the Union Bank Of India all and singular immovable properties viz. **(1) Flat No.101**, on the 1<sup>st</sup> floor, adm. 608 sq.ft. (Carpet area), in the society known as **'Shantivan-2 Co-operative Housing Society Ltd.'**, situated at K. Raheja Township, Off. Western Express Highway, Malad (East), Mumbai-400 097, constructed on land bearing CTS No.581, lying and being at **Village:**



**DINESH SHARMA HUF**  
*[Signature]*  
**KARTA**

**For NIYATI VENTURE PRIVATE LIMITED**  
*[Signature]*  
**DIRECTOR / AUTHORISED SIGNATORY**

**For KESAR PETROPRODUCTS LIMITED**  
*[Signature]*  
**Director / Authorised Signatory**

**Welded Tubular Structure** within the limits of Municipal Corporation of Greater Mumbai and in the Registration District & Sub Registration District of Mumbai City and Mumbai Suburban (2) all that piece and parcel of land bearing **Plot Nos R 31, R 32 & R 33** adms about 5.00 sq mtrs along with construction thereon in the **Lote Parshuram Industrial Area** lying being and situated at **Village: Dhambandevi** Taluka Khed District Ratnagiri within the village limits of Dhambandevi and outside within the limits of Khed Municipal Council in the Registration Sub District of Khed and Registration District of Ratnagiri. (3) all that piece and parcel of land bearing **Plot No. D/7/1** adm. about 53,202 sq mtrs along with thereon in the **Lote Parshuram Industrial Area** situated at **Village: Lote**, Taluka Khed, District Ratnagiri, within the village limits of Lote and outside within the limits of Khed Municipal Council in the Registration Sub District of Khed and Registration District of Ratnagiri. (4) **Unit No.122**, adm. 36.72 sq mtrs area, **Unit No.123**, adm. 43.86 sq mtrs (Built up area), **Unit No 124**, adm. 26.70 sq mtrs (Built up area), on the 1<sup>st</sup> floor, in the society known as **'Solaris-II Premises Co-operative Society Ltd.'**, situated at Saki Vihar Road, Powai, Mumbai-400 072, constructed on land bearing CTS Nos 98, 100/1, 101/1 & 101, lying and being at **Village: Tungve**, within the limits of Municipal Corporation of Greater Mumbai, and in the Registration District & Sub Registration District of Mumbai City and Mumbai Suburban, (hereinafter referred to as the said **Immovable Properties**), more particularly described in schedule hereunder written.



बल - १		
४४३३	७	४५
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The Mortgagors did grant, convey, transfer and assure unto the Mortgagee all those rights, title and interest including the occupancy rights of the Mortgagors in respect of the said immovable properties more particularly described in the schedule thereunder written as also hereunder written. TO HOLD the same unto the Mortgagee and also created a floating charge over the general assets subject to the proviso for redemption therein contained.

2. **AND WHEREAS** at the request inter alia of the Borrower/Mortgagors, the Mortgagee has agreed to grant/enhance **Term Loan Limit**

For DINESH SHARMA H'IF  
KARTA

For NIYATI VENTURE PRIVATE LIMITED  
DIRECTOR / AUTHORISED SIGNATORY

For KESAR PETROPRODUCTS LIMITED  
Director/Authorised Signatory

(UGECL-1 Extn.) of **Rs.2.85 Crores** (Rupees Two Crores Eighty Five Lacs Only), vide it's sanction letter bearing ref no GORE ADV 2020-21 dated 27.12.2021, to the **Borrower herein i.e. M/s. Kesar Petro Products Ltd.**, in addition to existing Cash Credit (Hyp.) Limit of Rs.10.00 Crores (Rupees Ten Crores Only) and Inland/Import DP/DA (90 days) of Rs.5.00 Crores (Rupees Five Crores Only), making total credit facilities of **Rs.17.85 Crores** (Rupees Seventeen Crores Eighty Five Lacs Only), granted by Bank to the Borrower, together with interest, costs, charges and expenses and other moneys payable to the Bank by the Borrower.

- **AND WHEREAS** the Mortgagors have agreed to secure unto the Mortgagee the repayment by the Borrower to the Mortgagee of the various credit limits of Rs.17.85 Crores (Rupees Seventeen Crores Eighty-Five Lacs Only), or any part or parts thereof to be lent and paid by the Mortgagee to the Borrower by a further charge on the said immovable properties comprised in the heretofore recited deed of mortgage, and more particularly described in the schedule hereinafter appearing.



**NOW THIS INDENTURE WITNESSETH** that, in pursuance of the loan agreements/documents and in consideration of said further or Term Loan (UGECL-1 Extn.) Limit of Rs.2.85 Crores, to be lent, advanced and paid by the Mortgagee to the Borrower, the Borrower doth hereby

वरल - १	
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agreed with the Mortgagee that, the Borrower shall repay to the Mortgagee the said further or additional credit facility, thereby making an aggregate credit facilities of **Rs.17.85 Crores** (Rupees Seventeen Crores Eighty-Five Lacs Only), on demand and shall also pay to the Mortgagee interest on the said further or additional sum from the date, when it becomes due and payable by the Borrower to the Mortgagee at the rate of interest as mentioned in the sanction letter dated 27.12.2021, and as per extent guidelines, computed on the said sum such interest to be payable forthwith at monthly or such other rests as per the practice of the Mortgagee as and when applied to the loan account shall so long as the said further or additional sum credit facilities hereby secured or any part thereof due on this security shall remain unpaid.



For DINESH SHARMA HUF

*[Signature]*  
KAPTA

For NIYATI VENTURE PRIVATE LIMITED

*[Signature]*  
DIRECTOR / AUTHORISED SIGNATORY

For KESAR PETROPRODUCTS LIMITED

*[Signature]*  
Director/Authorised Signatory

• **AND THIS INDENTURE ALSO WITNESSETH** that, in further pursuance of the said agreement and for the consideration aforesaid, the Borrower doth declare that, all and singular the properties comprised in the hereinabove recited deed of mortgage and which are also described in the schedule hereunder written and the floating charge thereby created over the general assets of the Borrower/ Mortgagors will be security for and stand charged with payment to the Mortgagee the said an aggregate credit facilities of **Rs.17.85 Crores** (Rupees Seventeen Crores Eighty-Five Lacs Only), and all interest due and to become due and the same secured by the hereinbefore recited deed of mortgage as for the said further or additional sum of Rs.17.85 Crores interest thereon according to the covenant in that behalf contained and that, the same shall not be redeemed until the Mortgagee of Term Loan (UGECL-1 Extn.) Limit of **Rs.2.85 Crores.**



• **AND IT IS HEREBY AGREED** that, the provisions contained hereinbefore recited deed of mortgage and all other covenants, powers of sale and provisions ancillary thereto and other powers for securing and recovering payment of the said Term Loan (UGECL-1 Extn.) Limit of Rs.2.85 Crores, and interest thereon shall extend and apply for further securing the payment of the said additional credit facilities and interest thereon in like manner as if the last-mentioned sum had also formed part of the principal moneys secured by the said hereinbefore recited deed of mortgage. The Borrower further covenants with the Mortgagee that, the said an aggregate amount of **Rs.17.85 Crores** (Rupees Seventeen Crores Eighty-Five Lacs Only) is repayable on demand made by the Mortgagee.

बरेल - १	
००३३	०४
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• **PROVIDED ALWAYS AND IT IS HEREBY AGREED** that, the Mortgagee shall not be answerable for any involuntary loss which may happen in or about the exercise or execution of the powers of sale of any powers or trusts, which may be vested in it by virtue of these presents or any statute and the Borrower doth hereby covenant with the Mortgagee that, the Borrower have not at any time heretofore done omitted or knowingly suffered or been party or privy to any act deed matter or thing except the hereinbefore recited deed of mortgage whereby or by means whereof the said immovable properties more



For DINESH SHARMA  
  
 DINESH SHARMA

For NIYATI VENTURE PRIVATE LIMITED  
  
 DIRECTOR / AUTHORISED SIGNATORY

For KESAR PETROPRODUCTS LIMITED  
  
 Director/Authorised Signatory

particularly described in the schedule hereunder written, and hereby further charged or any of them or any part thereof is/are or may be encumbered or prejudicially affected in any manner or whereby the Mortgagors/Borrower are in any manner prevented from charging the same in the manner aforesaid.

• **THE MORTGAGORS HEREBY CONVENANTS WITH THE MORTGAGEE AS FOLLOWS: -**

- That the Mortgagors/Borrower will not so long as the Mortgage debts is outstanding and not paid encumber or charge on the said immovable properties with had any part thereof without the consent writing of the Mortgagee which the Mortgagee shall be entitled to refuse to grant without assigning any reason thereof.

That Borrower shall repay the principal amount together with interest as aforesaid on conditions stipulated by the Mortgagee from time and that in the event of default of any two installments, the amount remaining unpaid shall become due and payable at once.

The Borrower shall pay the interest by monthly/quarterly/half-yearly payments as may be stipulated by the Mortgagee from time to time in addition to the installments prescribed by the Mortgagee.



वरल - ₹	
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That the Mortgagors will pay regularly all taxes, rent and dues payable to the Government or local authorities levied on the said immovable properties.

- That the Mortgagors will be personally liable for repayment of the Mortgage debts inspite of the security given by this mortgage deed.

That this Mortgage shall be a continuing security for the ultimate sum of monies not exceeding **Rs.17.85 Crores** (Rupees Seventeen Crores Eighty-Five Lacs Only) at and one time and interest thereon that may become payable by the Borrower to the Mortgagee upon any account/ accounts opened or to be opened in the name of the Borrower from time to time for granting credit or other financial facilities to the



For DINESH SHARMA  
KARTA

For NIYATI VENTURE PRIVATE LIMITED  
DIRECTOR/AUTHORISED SIGNATORY

For KESAR PETROPRODUCTS LIMITED  
Director/Authorised Signatory

Borrower and such account/s is/are not to be considered to be closed for the purpose of this security and the security shall not be considered exhausted or discharged or released merely by reason of the said account being brought to credit at any time or from time to time.

**THE MORTGAGEE WILL BE ENTITLED TO CAUSE THE SAID IMMOVABLE PROPERTIES TO BE SOLD IF: -**

- The Borrower fails to pay interest on the respective due dates
- The Borrower fails to pay any two installments of the amount; or
- The Borrower fails to pay the Mortgage debt or any part thereof when it becomes due and payable.
- The Borrower commits breach or default in the observance or performance of any of the terms and conditions on which the credit facility/advance is granted to them.
- Provided that, the Mortgagee shall serve the notice of above default on the Mortgagors/Borrower and the Mortgagors/Borrower fails to rectify the same within 30 days from the date of notice, the Mortgagors/Borrower agrees that, the amounts due as mentioned in the said notice shall be final and conclusive and shall be binding on the Mortgagors/Borrower.



बदल - १  
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All costs charges and expenses (including the costs as between attorney and client) incurred by the Mortgagee for realization and recovery of the mortgage debt and/or interest shall be paid by the Borrower and be added to and shall form part of the mortgage debt.

- All payment made by the Borrower to the Mortgagee will first be appropriated towards the interest that may be then due, costs charges and expenses, if any, incurred and the balance towards the principal sum.

For DINESH SHARMA HUF

*[Signature]*  
 KARTA

For NIYATI VENTURE PRIVATE LIMITED

*[Signature]*  
 DIRECTOR / AUTHORISED SIGNATORY

For KESAR PETROPRODUCTS LIMITED

*[Signature]*  
 Director/Authorised Signatory



**THE SCHEDULE HEREINABOVE REFERRED TO;**

**(Description of properties)**

**Flat No.101**, on the 1<sup>st</sup> floor, adm. 608 sq.ft. (Carpet area), in the society known as **Shantivan-2 Co-operative Housing Society Ltd.**, situated at K. Raheja Township, Off. Western Express Highway, Malad (East), Mumbai-400 097, constructed on land bearing CTS No.581, lying and being at **Village: Malad**, Taluka: Borivali, within the limits of Municipal Corporation of Greater Mumbai, and in the Registration District & Sub Registration District of Mumbai City and Mumbai Suburban.

All that piece and parcel of land bearing **Plot Nos. R-31, R-32 & R-33**, adm. about in aggregate 9,008 sq.mtrs. along with construction thereon, in the **Lote Parshuram Industrial Area**, lying, being and situated at **Village: Dhamandevi**, Taluka: Khed, District: Ratnagiri, within the village limits of Dhamandevi and outside within the limits of Khed Municipal Council, in the Registration Sub District of Khed and Registration District of Ratnagiri.



All that piece and parcel of land bearing **Plot No. D/7/1**, adm. about 53,202 sq.mtrs. along with construction thereon, in the **Lote Parshuram Industrial Area**, lying, being and situated at **Village: Lote**, Taluka: Khed, District: Ratnagiri, within the village limits of Khed and outside within the limits of Khed Municipal Council, in the Registration Sub District of Khed and Registration District of Ratnagiri.

बरल - १	
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**Unit No.122**, adm. 36.72 sq.mtrs. (Built-up area), **Unit No.123**, adm. 43.86 sq.mtrs. (Built-up area), **Unit No.124**, adm. 26.70 sq.mtrs. (Built-up area), on the 1<sup>st</sup> floor, in the society known as **Solaris-II Premises Co-operative Society Ltd.**, situated at Saki Vihar Road, Powai, Mumbai-400 072, constructed on land bearing CTS Nos.98, 100/1, 101/1 & 101, lying and being at **Village: Tungve**, within the limits of Municipal Corporation of Greater Mumbai, and in the Registration District & Sub Registration District of Mumbai City and Mumbai Suburban.



For DINESH SHARMA HUF  
KARTA

For NIYATI VENTURE PRIVATE LIMITED  
DIRECTOR/AUTHORIZED SIGNATORY

For KESAR PETROPRODUCTS LIMITED  
Director/Authorized Signatory

IN WITNESS WHEREOF the Mortgagors have signed the instrument on this day and year first hereinabove written in the presence of each of the attesting witness mentioned below and each of the Mortgagors has put their signatures in the presence of the Mortgagors.



**SIGNED, SEALED AND DELIVERED** )


By the Mortgagors within named )  
 M/s. Niyati Ventures Pvt. Ltd. )  
 through it's Authorized Director )

**For NIYATI VENTURE PRIVATE LIMITED**  
  
**DIRECTOR / AUTHORISED SIGNATORY**



**SIGNED, SEALED AND DELIVERED** )

By the Mortgagors within named )  
 Mr. Dinesh Sharma (HUF) )  
 (Karta Mr. Dinesh Sharma) )

**For DINESH SHARMA HUF**  
  
**KARTA**



**SIGNED, SEALED AND DELIVERED** )

By the Borrower/Mortgagors within named )  
 M/s. Kesar Petro Products Ltd. )  
 through it's Authorized Director )

**For KESAR PETROPRODUCTS LIMITED**  
  
**Director/Authorised Signatory**





**SIGNED, SEALED AND DELIVERED BY** )

the within named **UNION BANK OF INDIA** )  
 through it's Asst. Manager Bharath T. U. )



In the presence of:

WITNESSES:

1. 
2. 

बरल - १		
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21/03/2022

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सूची क्र.2

दयामनिबंधक सह दु नि बोरीवली 6

दस्त क्रमांक 7971 2016

नोंदणी

Ragn 63m

गावाचे नाव : 1) मालाड

(1) बिलेचे नं. उभार	मॉरगेज डीड						
(2) मूल्य	150000000						
(3) रकम रक्कम, भाडेपट्टा याच्या कारणे बदलाकार, आकारणी देतो की बदलदार ते समुद करावे।	0						
(4) भू-मापन पोटहिससा व धरकमांक, असल्यास)	<p>1) पालिकेचे नाव. Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका नं. 101.1 ला मजला, शांतीवन 2ए, शांतीवन 2 सीएचएस लिमिटेड, के रहेजा टाऊनशिप, ऑफ वेस्टर्न एक्सप्रेस हायवे, मालाड पुर्व, मुंबई 400097. मिळकतीचे क्षेत्रफळ 608 चौ फुट कार्पेट आहे. सदर मिळकतीचे सी.टी.एस. नं. 581. मौजे मालाड पूर्व मध्ये आहे युनिट नं. 122.1 ला मजला, सोलारीस 2 प्रिमायसेस कॉ-ओप सोसायटी लिमिटेड, 46/48, एस.व्ही. रोड, पवई, अंधेरी पूर्व, मुंबई 400072. मिळकतीचे क्षेत्रफळ 36.72 चौ मीटर बिल्ट अप आहे. सदर मिळकतीचे सी.टी.एस. नं. 98.100/1, 101/1 आणि 101. मौजे तुंगावे मध्ये आहे युनिट नं. 123.1 ला मजला, सोलारीस 2 प्रिमायसेस कॉ-ओप सोसायटी लिमिटेड, 46/48, एस.व्ही. रोड, पवई, अंधेरी पूर्व, मुंबई 400072. मिळकतीचे क्षेत्रफळ 43.86 चौ मीटर बिल्ट अप आहे. सदर मिळकतीचे सी.टी.एस. नं. 98.100/1, 101/1 आणि 101. मौजे तुंगावे मध्ये आहे युनिट नं. 124.1 ला मजला, सोलारीस 2 प्रिमायसेस कॉ-ओप सोसायटी लिमिटेड, 46/48, एस.व्ही. रोड, पवई, अंधेरी पूर्व, मुंबई 400072. मिळकतीचे क्षेत्रफळ 36.72 चौ मीटर बिल्ट अप आहे. सदर मिळकतीचे सी.टी.एस. नं. 98.100/1, 101/1 आणि 101. मौजे तुंगावे मध्ये आहे. प्लॉट नं. डी-7/1, लोटे परशुराम इंडस्ट्रीयल, धामणदेवी, खेड, रत्नागिरी. मिळकतीचे क्षेत्रफळ 53202 चौ मीटर आहे. प्लॉट नं. आर-31.32.33, लोटे परशुराम इंडस्ट्रीयल, धामणदेवी, खेड, रत्नागिरी. मिळकतीचे क्षेत्रफळ 3520 चौ मीटर, मिळकतीचे क्षेत्रफळ 2860 चौ मीटर, मिळकतीचे क्षेत्रफळ 2628 चौ मीटर कर्जाची रक्कम रु 15,00,00,000/- ( C.T.S Number - ) १</p>						
(5) क्षेत्रफळ	1) 0 NA						
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	<table border="1"> <tr> <td>४४३३</td> <td>२९</td> <td>४५</td> </tr> <tr> <td colspan="3">२०२२</td> </tr> </table>	४४३३	२९	४५	२०२२		
४४३३	२९	४५					
२०२२							
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	<p>1): नाव:-केसर पेट्रो प्रोडक्ट्स लिमिटेड चे संचालक सुनिल सावंत - - वय:-48; पत्ता:-सदनिका नं. 101. 1 ला मजला, शांतीवन 2ए, शांतीवन 2 सीएचएस लिमिटेड, मालाड पुर्व, के रहेजा टाऊनशिप, ऑफ वेस्टर्न एक्सप्रेस हायवे, आळाड पुर्व, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400097 पॅन नं:-AAACK2056M</p> <p>2): नाव:-दिनेश शर्मा एच.यु.एफ. चे करता दिनेश शर्मा - - वय:-59; पत्ता:-प्लॉट नं: सदनिका नं. 101, माळा नं: 1 ला मजला, इमारतीचे नाव: शांतीवन 2ए, शांतीवन 2 सीएचएस लिमिटेड, ब्लॉक नं: मालाड पुर्व, रोड नं: के रहेजा टाऊनशिप, ऑफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AAFHD345IH</p> <p>3): नाव:-नियती वेंचर्स प्रायव्हेट लिमिटेड चे संचालक मोहित कौशिक - - वय:-27; पत्ता:-प्लॉट नं: सदनिका नं. 101, माळा नं: 1 ला मजला, इमारतीचे नाव: शांतीवन 2ए, शांतीवन 2 सीएचएस लिमिटेड, ब्लॉक नं: मालाड पुर्व, रोड नं: के रहेजा टाऊनशिप, ऑफ वेस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-AAPCN2279H</p>						

For DINESH SHARMA

*[Signature]*  
KARTI

For NIYATI VENTURE PRIVATE LIMITED

DIRECTOR / AUTHORISED SIGNATORY

For KESAR PETROPRODUCTS LIMITED

*[Signature]*  
Director / Authorised Signatory

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव - युनियन बँक ऑफ इंडिया चे ए जी एम सतेंद्रकुमार सिंह -- वय:-52; पत्ता:-, - युनियन बँक भवन, नरीमन पोईंट, विधान भवन मार्ग, नरीमन पोईंट, MAHARASHITRA, MUMBAI, Non-Government. पिन कोड:-400021 पॅन नं:-AFUPS7641L
(9) दस्तऐवज करून दिल्याचा दिनांक	05/08/2016
(10) दस्त नोंदणी केल्याचा दिनांक	06/08/2016
(11) अनुक्रमांक, खंड व पृष्ठ	7971/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	750000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
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



बरल - १		
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933367

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Note -Generated Through eSearch  
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contact concern SRO office

सूची क्र.2

दुय्यम निबंधक : बोरीवली 2 (कांदिवली)

दस्त क्रमांक : 5933/2006

नोदणी :

Regn.63m

## गावाचे नाव : मालाड

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.2300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 1749240
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - मालाड ( पुर्व ) ( बोरीवली ), उपविभागाचे नाव - 62/291 - भुभाग: उत्तरेस वॉर्ड सीमा, पूर्वेस द्रुतगती मार्ग, दक्षिणेस गाव हद्द व पश्चिमेस रेल्वे. सदर मिळकत सि.टी.एस. नंबर - 581 मध्ये आहे. -----सदनिका क्र 101.1 ला मजला , शांतीवन 2 ए शांतीवन 2 को ऑ हौ सोसा ,
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 67.8 चौ.मी. आहे.
(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:-रामसेवक बी चौरसीया -- वय:-??पत्ता:--पिन कोड:--पॅन नं:- ADDPC2601D
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:- दिनेश शर्मा (एच यु एफ चे कर्ता ) -- वय:-??पत्ता:--पिन कोड:--पॅन नं:- ABIPS9306E
(9) दस्तऐवज करून दिल्याचा दिनांक	29/04/2006
(10) दस्त नोंदणी केल्याचा दिनांक	17/07/2006
(11) अनुक्रमांक, खंड व पृष्ठ	5933/2006
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	98750
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	23000
(14) शेरा	-



बरल - १		
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# THE SOLARIS-II PREMISES CO-OPERATIVE SOCIETY LIMITED

UNIT: 122

Survey No. 46,47 Hissa No. 1,(Part) & No. 48(Part), Tunga Village, Saki Naka Mumbai 400072

(Registered under Maharashtra Act, 1960)

Regn. No. BOM/W-KE/GNL(O) 655/1994-95 dt. 6th April, 1994

(Authorised Share Capital Rs. 20,00,000/- Divided into 40000 Shares each of Rs. 50/- only)

Share Certificate No. 72 Members Register No. 72



400072	2	2	2
50/-	2	2	2
only	2	2	2

THIS IS TO CERTIFY THAT ~~Saki Naka~~ M/s. LAXMI CORPORATION

of MUMBAI is the registered Holder of FIVE Shares From 356 to 360 of Rs 250/-

(Rupees TWO HUNDRED FIFTY ONLY) in THE SOLARIS-II PREMISES CO-OPERATIVE SOCIETY LIMITED

Tunga Village Powai Saki Naka, MUMBAI 400 072. Subject to the Bye-Laws of the said society and that upon

each of such shares the sum of Rupees FIFTY has been paid.

Given under the Common Seal of the Society at MUMBAI this 20th day of November 1994.

SEAL

*M. B. Bhat*

CHAIRMAN

HON. SECRETARY

MEMBER OF COMMITTEE  
For NIYATI VENTURE PRIVATE LIMITED



# THE SOLARIS-II PREMISES CO-OPERATIVE SOCIETY LIMITED

UNIT. 124

Survey No. 46,47 Hissa No. 1, (Part) & No. 48 (Part) Tunga Village, Saki Naka Mumbai 400072.

(Registered under M.C.S. Act, 1960)

Regn. No. BOM/W-KE/GN/CO/675/1994-95 dated 6th April, 1994

(Authorised Share Capital Rs. 20,00,000/- Divided into 40,000 Shares each of Rs. 500/-)



Share Certificate No. 74 Members's Register No. 74

THIS IS TO CERTIFY THAT ~~Shri. Santan~~ M/s. FAMOUS VISHAL MEDIA PVT. LTD.

of MUMBAI is the registered Holder of FIVE Shares From 366 to 370 of Rs 250/-

(Rupees TWO HUNDRED FIFTY ONLY) in THE SOLARIS-II PREMISES CO-OPERATIVE SOCIETY LIMITED

Tunga Village Powai Saki Naka, MUMBAI 400 072. Subject to the Bye-Laws of the said society and that upon

each of such shares the sum of Rupees FIFTY has been paid.

Given under the Common Seal of the Society at MUMBAI this 20th day of November 1994.

SEAL

CHAIRMAN

HON. SECRETARY

MEMBER OF COMMITTEE

220	20	20
220	20	20





UNIT: 123

# THE SOLARIS-II PREMISES CO-OPERATIVE SOCIETY LIMITED

Survey No. 46,47 Hissa No. 1,(Part) & No. 48(Part), **Tunga Village Saki Naka Mumbai 400 072.**  
(Registered under M.C.A. Act of 1960)

Regn. No. BOM/W-KE/GNL(O)/675 dated 1994-95 dtd 6th April, 1994

(Authorised Share Capital Rs. 20,00,000/- Divided into 40,000 Shares each of Rs. 50/-)



2	2	2	2
2	2	2	2
2	2	2	2
2	2	2	2

Share Certificate No. 73

**LAXMI CORPORATION**

THIS IS TO CERTIFY THAT ~~Shri/Smt./M/s.~~ LAXMI CORPORATION of MUMBAI is the registered Holder of FIVE Shares From 361 to 365 of Rs 250/-

(Rupees TWO HUNDRED FIFTY ONLY) in THE SOLARIS-II PREMISES CO-OPERATIVE SOCIETY LIMITED

Tunga Village Powai Saki Naka, MUMBAI 400 072. Subject to the Bye-Laws of the said society and that upon

each of such shares the sum of Rupees FIFTY has been paid.

Given under the Common Seal of the Society at MUMBAI this 20th day of November 1994.

SEAL

CHAIRMAN

HON. SECRETARY

MEMBER OF COMMITTEE

FOR NIVATI VENTURE PRIVATE LIMITED



Page 844

**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**  
(A Government of Maharashtra Undertaking.)

**BUILDING COMPLETION CERTIFICATE**

This is to certify that M/s. Kesar Petroproducts Limited allottee of Plot No. R-31, 32, 33 in Lote Paschusam Industrial Area have completed the factory building work on the above said plot in accordance with the building plans approved vide this office letter No. 1430 dated 1/12/94 through the licence Architect M/s. Bhagwati Designer Pvt. Ltd. Bombay. (Name Regd C.A. No. CA/83/7722.)

Detailed of units constructed are as given below :

- 1) Name of allottee : M/s. Kesar Petroproducts Limited
- 2) Plot No. : R-31, 32, 33.
- 3) Plot Area in Sq.m. : 9008-00m<sup>2</sup>.
- 4) Date of allotment : 7-2-1991.
- 5) Approval of Plans : Built up Area

I  
1st approval No. DB/DA/plan/426/91. 28

Dated : 13/2/91. II

IIInd approval No. DB/RTN/plan/4853/91. 2

Dated : 20/12/91 (revised)

IIIrd approval No. CPN/DB/LOTE/R-31, 32, 33/94. 1430/451

Dated : 1/12/94.

IVth approval No. \_\_\_\_\_

Dated : \_\_\_\_\_

Total : One 4510-95m<sup>2</sup>.

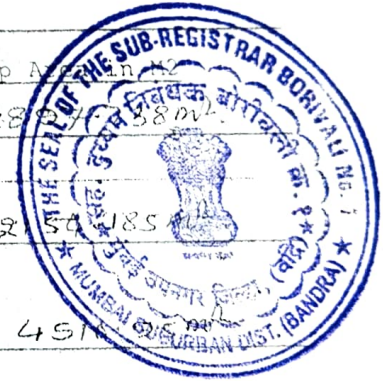
6) Positions of construction on the site as on 17/11/94.

a) Built up area complete in all respect (in Sq.m.) 4510-95m<sup>2</sup>.

b) Area under construction (in Sq.) -NIL-

c) Open area (in Sq.m) 7320-441m<sup>2</sup>.

d) Remarks : -NIL-



For KESAR PETROPRODUCTS LIMITED

*[Signature]*  
Director, Authorised Signatory

बल - १		
४४३३	३०	४५
२०२२		

: महाराष्ट्र औद्योगिक विकास महामंडळ :

( महाराष्ट्र शासनाचा उपक्रम )

कवजा पावती

महाराष्ट्र औद्योगिक विकास महामंडळाच्या वतीने मी

A. K. Kazi

जाणि श्री/सेसस Kesar Petroproduct Limited वतीने श्री.

Shriyay Brijendra

दांनी आज Lote - Poshus औद्योगिक क्षेत्राच्या

जिल्हा Ratnagiri

मधील S3202-0 चौरस मिटर क्षेत्रफळ असलेला भूखंड क्रमांक

D-7/1

हा, त्याची

भूखंडाच्या जागेवर प्रत्यक्ष मोजणी व सीमांकन केल्यानंतर, त्याचा कवजा अनुक्रमे स्वाधीन केला व घेतला आहे.

ठिकाण : Lote

दिनांक : 5/4/20

A. K. Kazi यांनी ताबा दिला

Shriyay Brijendra यांनी ताबा घेतला

*Kazi*

भूनायक  
अ. मी. वि. बंधेरी,  
मुंबई-४०० ०९३.



TRUE COPY



Special Planning Authority &  
Deputy Engineer  
MIDC Utility Sub-Division  
Chiplun

बेरल - १		
४४३३	३	४५
२०२२		

For KESAR PETROPRODUCTS LIMITED

*Panethal*  
Director/Authorised Signatory

: महाराष्ट्र औद्योगिक विकास महामंडळ :  
( महाराष्ट्र शासनाचा उपक्रम )

कब्जा पावती

महाराष्ट्र औद्योगिक विकास महामंडळाच्या वतीने मी A. K. Kazi  
आणि श्री/मेसर्स Kesar Petroproducts Limited वतीने श्री. R. D. Goradia  
यांनी आज Late Panshew औद्योगिक क्षेत्राच्या \_\_\_\_\_, जिल्हा Ratnagiri  
मधील 9008-0 चौरस मिटर क्षेत्रफळ असलेला भूखंड क्रमांक R-31, R-32 R-33, त्याचा  
भूखंडाच्या जागेवर प्रत्यक्ष मोजणी व सीमांकन केल्यानंतर, त्याचा कब्जा अनुक्रमे स्वाधीन केला व घेतला  
आहे

ठिकाण: Dhamanderi

A. K. Kazi यांनी ताबा दिला

दिनांक: 7/2/91

R. D. Goradia यांनी ताबा घेतला

Company Secretary

*Aleg*

भूमापक  
म. श्री. वि. अंधेरी,  
मुंबई-400 093.



वास्तविक प्रतिनिधीची  
कीर्तिका  
Secretary.

TRUE COPY

*[Signature]*  
Special Planning Authority &  
Deputy Engineer  
MIDC Utility Sub-Division  
Chiplun



For KESAR PETROPRODUCTS LIMITED

*[Signature]*  
Director/Authorised Signatory

बरल - १		
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२०२२		

NIYATI VENTURE PRIVATE LIMITED

29/04/2006  
Permanent Account Number

AAECN2774N

1913 2013 1913



PERMANENT ACCOUNT NUMBER

ABIPS9306E

THE NAME

DINESH SHANKARLAL SHARMA

FIRM OR THE PARTNER'S NAME

SHANKAR LAL SHARMA

DATE OF BIRTH

29-11-1956

RETIRED SIGNATURE

*[Signature]*

DIRECTOR OF INCOME TAX (SYSTEMS)

यदि यह कार्ड दोषपूर्ण है तो इसे तुरंत वापस कर दें।  
यदि यह कार्ड दोषपूर्ण है तो इसे तुरंत वापस कर दें।  
यदि यह कार्ड दोषपूर्ण है तो इसे तुरंत वापस कर दें।  
यदि यह कार्ड दोषपूर्ण है तो इसे तुरंत वापस कर दें।  
यदि यह कार्ड दोषपूर्ण है तो इसे तुरंत वापस कर दें।



आयकर विभाग  
INCOME TAX DEPARTMENT  
GOVT. OF INDIA



KESAR PETROPRODUCTS LIMITED

01/01/1990

Permanent Account Number

AAACK2056M

आयकर विभाग

INCOME TAX DEPARTMENT

NAGENDRA SINGH

AMARBAHADUR INDER SINGH

1904/1983

Permanent Account Number

CEPS4255H

*[Signature]*  
Signature

वर्ष - १	१९०४/१९८३
००३३	४४
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यदि यह कार्ड दोषपूर्ण है तो इसे तुरंत वापस कर दें।  
यदि यह कार्ड दोषपूर्ण है तो इसे तुरंत वापस कर दें।  
यदि यह कार्ड दोषपूर्ण है तो इसे तुरंत वापस कर दें।  
यदि यह कार्ड दोषपूर्ण है तो इसे तुरंत वापस कर दें।  
यदि यह कार्ड दोषपूर्ण है तो इसे तुरंत वापस कर दें।

If this card is found damaged or lost, please inform the Income Tax PAN Services Unit, NSDI, 3rd Floor, Signature Chambers, Near Bazaar, Telephone Exchange, Bazaar, Pune - 411 045.

Tel: 91-20-2721 5991, Fax: 91-20-2721 5081  
e-mail: [nsdi@nsdi.gov.in](mailto:nsdi@nsdi.gov.in)

For Kesarsar Limited  
*[Signature]*  
Director/Authorized Signatory

certificat

કર્મી સંચારણી કાન્ટીન-૧

કર્મી નં. 4433/2022

તારીખ: 2022 2 5 1 મ મ

કર્મી નં. : 4433/2022

કાન્ટીન મૂલ્ય : 2,85,00,000/-

કાન્ટીન મૂલ્ય : 86,000/-

આ અર્થે ( જો કર્મી ) એક સરનામું

જોઈ 4433 નં ને 25-03-2022

તારીખે 49 મ મ ને રજા મળે



સહી

વિજય રાજેન્દ્રભાઈ શર્મા

કાન્ટીન કોડ

સરનામું નં. : 4433/2022

કાન્ટીન કોડ

કાન્ટીન મૂલ્ય

કાન્ટીન મૂલ્ય

કાન્ટીન મૂલ્ય : 150000/-

સહી

શ્રી. જયમલ શર્મા, એક્ઝિક્યુટિવ ડાયરેક્ટર, ગાંધીનગર સરકાર, ગાંધીનગર.

સહી

શ્રી. જયમલ શર્મા, એક્ઝિક્યુટિવ ડાયરેક્ટર, ગાંધીનગર સરકાર, ગાંધીનગર.

કાન્ટીન મૂલ્ય

કર્મી નં. : 4433/2022

કાન્ટીન મૂલ્ય : 86,000/-

કાન્ટીન મૂલ્ય : 86,000/-

કર્મી નં.	4433/2022
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કાન્ટીન મૂલ્ય	86000



સહી

શ્રી. જયમલ શર્મા, એક્ઝિક્યુટિવ ડાયરેક્ટર, ગાંધીનગર સરકાર, ગાંધીનગર.







पत्र नं. ५  
दिनांक २५/०३/२०२२

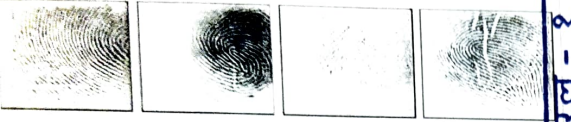
पत्र नं. ५

दिनांक २५/०३/२०२२

पत्र नं. ५

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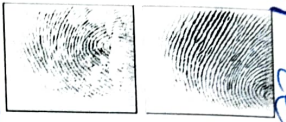
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पत्र नं. ५

*Signature*

बाल - १  
४४३३ २०२२  
२०२२



बाल-१/ ४४३३ / २०२२

पुस्तक क्रमांक १, क्रमांक..... वर  
नौदला. २६३/२०२३  
दिनांक: २५/०३/२०२२

प्रमाणित करणेत वेळे, की बा  
दस्तावाये एकूण पाने आहेत.

साह. दुय्यम निबंधक, बोरीवली क्र.-१,  
मुंबई उपनगर जिल्हा.

साह. दुय्यम निबंधक, बोरीवली क्र.-१  
मुंबई उपनगर जिल्हा.

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