

3218/2005

सूची क्र. दोन INDEX NO. II

गाटाचे नाव : तुर्गे

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अग्निहरतांतरणपत्र  
 व बाजारभाव (भाडेपट्ट्याचा)  
 बाबतीत पट्टाकार आकारणी देतो  
 की पट्टेदार ते नमूद करावे: मोबदला रु. 6,000,000.00  
 वा मा रु. 531,500.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (1) वर्णन एम प्राय डी सी. टी.टी सी इंडरिक्ट एरिया तुर्गे प्लॉट नं. 205  
 (असल्यास)

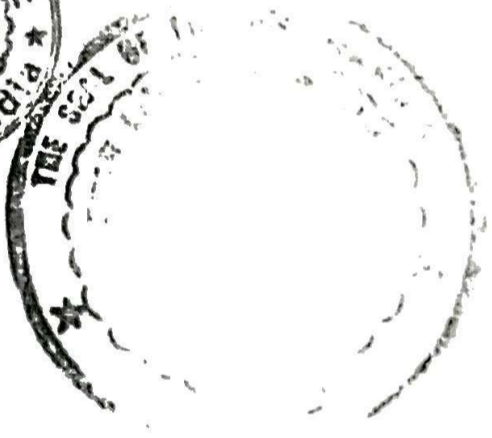
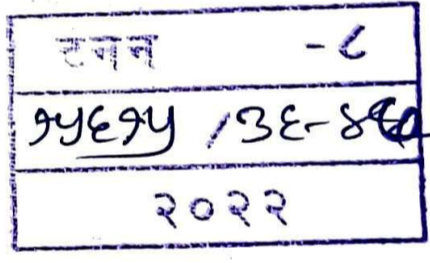
(3) क्षेत्रफळ (1) 2126 चौ.मी

(4) आकारणी किंवा जुडी देण्यात असेल (1)  
 तेव्हा

(5) दस्तऐवज करून देण्या-या पक्षकाराचे (1) मे फ्युजन फायर सेक्युरिटी अॅन्ड गॅसेस प्रा लि. तर्फे डायरेक्टर श्री साजद ए. तयारी  
 व संपूर्ण पत्ता नाव किंवा दिवाणी घर/प्लॉट नं. - गल्ली/रस्ता - , ईमारतीचे नाव - , ईमारत नं - पेट. वरमाहत - शहर -  
 न्यायालयाचा हुकुमनामा किंवा आदेश मुलुख (प.) मुंबई-80, तालुका - , पिन - , पिन नम्बर -  
 असल्यास, प्रतिवादीचे नाव व (2) मे फ्युजन फायर सेक्युरिटी अॅन्ड गॅसेस प्रा लि. तर्फे डायरेक्टर श्री बत्ती मोहम्मद  
 संपूर्ण पत्ता घर/प्लॉट नं. - गल्ली/रस्ता - , ईमारतीचे नाव - , ईमारत नं - पेट. वरमाहत - शहर -  
 मुलुख मुंबई-80, तालुका - , पिन - , पिन नम्बर -

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे (1) मे नदन ग्राऊंड सपोर्ट इक्वीपमेंट प्रा लि. तर्फे डायरेक्टर श्री रघुनंदन अजयराव  
 नाव व संपूर्ण पत्ता किंवा दिवाणी नं. सी-15, गल्ली/रस्ता - , ईमारतीचे नाव - , ईमारत नं - पेट. वरमाहत - शहर -  
 न्यायालयाचा हुकुमनामा किंवा आदेश (प) मुंबई-59, तालुका - , पिन - , पिन नम्बर  
 असल्यास, यादीचे नाव व संपूर्ण पत्ता (2) मे नदन ग्राऊंड सपोर्ट इक्वीपमेंट प्रा लि. तर्फे डायरेक्टर श्री जगदीश चंद्रकृष्ण  
 नं. सी-15, गल्ली/रस्ता - , ईमारतीचे नाव - , ईमारत नं - पेट. वरमाहत - शहर -  
 (प) मुंबई-59, तालुका - , पिन - , पिन नम्बर -

- (7) दिनांक करून दिल्याचा
- (8) नोंदणीचा
- (9) अनुक्रमांक, खंड व पृष्ठ
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (11) बाजारभावाप्रमाणे नोंदणी शुल्क
- (12) शेरा

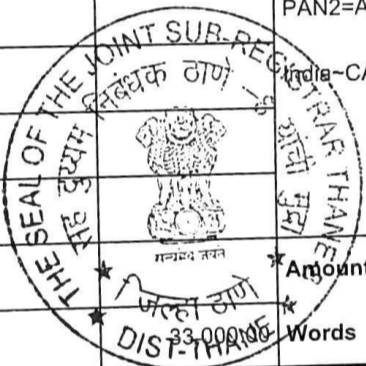


CHALLAN  
MTR Form Number-6



|                     |         |                          |               |
|---------------------|---------|--------------------------|---------------|
| N MH00270367020223M | BARCODE | Date 01/06/2022-10:57:30 | Form ID 40(b) |
|---------------------|---------|--------------------------|---------------|

|  |                        |  |             |
|--|------------------------|--|-------------|
| Department Inspector General Of Registration     | Payer Details          |  |             |
| Mode of Payment Stamp Duty<br>Registration Fee   | TAX ID / TAN (If Any)  |  |             |
| Office Name THN1_HQR SUB REGISTRAR THANE URBAN 1 | PAN No.(If Applicable) | AABCN6540Q   |             |
| Location THANE                                   | Full Name              | Nandan Ground Support Equipment Private Limited                |             |
| Year 2022-2023 One Time                          | Flat/Block No.         | Plot no D-205, MIDC, TTC Industrial Estate                     |             |
| Account Head Details                             | Amount In Rs.          | Premises/Building  |             |
| 0046401 Stamp Duty                               | 18000.00               | Road/Street  | Turbhe      |
| 0063301 Registration Fee                         | 15000.00               | Area/Locality  | Navi Mumbai |
|  |                        | Town/City/District   |             |
|  |                        | PIN  | 4 0 0 7 0 5 |
|  |                        | Remarks (If Any)   |             |
|  |                        | PAN2=AAACU0564G~SecondPartyName=Union Bank of India-CA=6000000 |             |



Amount In Words  
Thirty Three Thousand Rupees Only

|                               |                           |                     |                                |
|-------------------------------|---------------------------|---------------------|--------------------------------|
| Bank Name UNION BANK OF INDIA | FOR USE IN RECEIVING BANK |                     |                                |
| Cheque-DD Details             | Bank CIN                  | Ref. No.            | 02901790106202280941 510584882 |
| DD No.                        | Bank Date                 | RBI Date            | 01/06/2022-11:33:50 02/06/2022 |
| Branch                        | Bank-Branch               | UNION BANK OF INDIA |                                |
| Branch                        | Scroll No. , Date         | 1 , 02/06/2022      |                                |

Document ID : Mobile No. : 8080273132  
This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

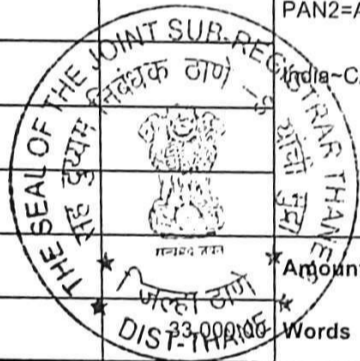
चलान केवल दर्याम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तारासाठी लागू आहे. नोंदणी न करावयाच्या दस्तारासाठी सदर चलान लागू  
Signature Not Verified  
Digitally signed by DS  
VIRTUAL TREASURY  
MUMBAI 03  
Date: 2022.08.29  
15:43:59 IST  
Reason: GRAS Secure  
Document Name:  
Location: India

| Defacement No.          | Defacement Date  | Userld              | Defacement Amount |
|-------------------------|------------------|---------------------|-------------------|
| (IS)-392-15615          | 0003500464202223 | 29/08/2022-15:42:30 | IGR120 15000.00   |
| (IS)-392-15615          | 0003500464202223 | 29/08/2022-15:42:30 | IGR120 18000.00   |
| Total Defacement Amount |                  |                     | 33,000.00         |

CHALLAN  
MTR Form Number-6



|                           |                                     |                    |   |   |            |       |   |   |
|---------------------------|-------------------------------------|--------------------|---|---|------------|-------|---|---|
| GRN                       | MH002703670202223M                  | BARCODE            | Date 01/06/2022-10 57 30  |   | Form ID    | 40(b) |   |   |
| Department                | Inspector General Of Registration   |                    | Payer Details   |   |            |       |   |   |
| Type of Payment           | Stamp Duty<br>Registration Fee      |                    | TAX ID / TAN (If Any)   |   |            |       |   |   |
| Office Name               | THN1_HQR SUB REGISTRA THANE URBAN 1 |                    | PAN No.(If Applicable)  | AABCN6540Q                                      |            |       |   |   |
| Location                  | THANE                               |                    | Full Name   | Nandan Ground Support Equipment Private Limited |            |       |   |   |
| Year                      | 2022-2023 One Time                  |                    | Flat/Block No.  | Plot no D-205, MIDC, TTC Industrial Estate      |            |       |   |   |
| Account Head Details      | Amount In Rs.                       | Premises/Building  |   |   |            |       |   |   |
| 30046401 Stamp Duty       | 18000.00                            | Road/Street        | Turbhe  |   |            |       |   |   |
| 30063301 Registration Fee | 15000.00                            | Area/Locality      | Navi Mumbai   |   |            |       |   |   |
|                           |                                     | Town/City/District |   |   |            |       |   |   |
|                           |                                     | PIN                | 4   | 0   | 0          | 7     | 0 | 5 |
|                           |                                     | Remarks (If Any)   | PAN2=AAACU0564G--SecondPartyName=Union Bank of India-CA=6000000 |   |            |       |   |   |
|                           |                                     | Amount In Words    | Thirty Three Thousand Rupees Only                               |   |            |       |   |   |
| Payment Details           | UNION BANK OF INDIA                 |                    | FOR USE IN RECEIVING BANK                                       |   |            |       |   |   |
| Cheque/DD No.             |                                     | Bank CIN           | Ref. No.  | 02901790106202280941                            | 510584882  |       |   |   |
| Name of Bank              |                                     | Bank Date          | RBI Date  | 01/06/2022-11:33:50                             | 02/06/2022 |       |   |   |
| Name of Branch            |                                     | Bank-Branch        | UNION BANK OF INDIA   |   |            |       |   |   |
|                           |                                     | Scroll No. , Date  | 1 , 02/06/2022  |   |            |       |   |   |



Handwritten notes and stamps:  
- 6  
94694 19 880  
2022  
- 6

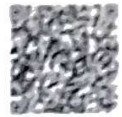
Department ID :  
Note:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8080273132

चलन केवल दस्तावेज निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करावयाच्या दस्तावेजासाठी सदर चलन लागू नाही.  
Signature Not Verified  
Digitally signed by DS VIRTUAL TREASURY MUMBAI 03  
Date: 2022.08.29 15:43:59 IST  
Reason: GRA Secure

| No.                     | Defacement No. | Defacement Date  | Userid              | Defacement Amount |           |
|-------------------------|----------------|------------------|---------------------|-------------------|-----------|
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| Total Defacement Amount |                |                  |                     |                   | 33,000.00 |



CHALLAN  
MTR Form Number-6



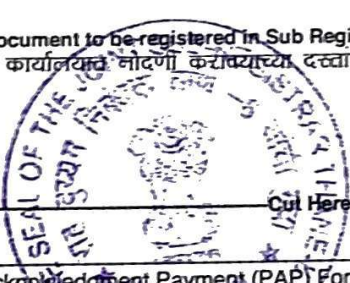
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|---|---------------------------|--|-----------------------|
| GRN MH002703670202223M                          | BARCODE                   | Date 01/06/2022 10:57:30   | Form ID 40(b)         |
| Department Inspector General Of Registration    | Payer Details             |  |                       |
| Type of Payment Stamp Duty<br>Registration Fee  | TAX ID / TAN (If Any)     |  |                       |
| Office Name THN1_HQR SUB REGISTRA THANE URBAN 1 | PAN No (If Applicable)    | AABCN6540Q   |                       |
| Location THANE                                  | Full Name                 | Nandan Ground Support Equipment Private Limited                  |                       |
| Year 2022-2023 One Time                         | Flat/Block No.            | Plot no D-205, MIDC, TTC Industrial Estate                       |                       |
| Account Head Details                            | Premises/Building         | Turbhe   |                       |
| 0030046401 Stamp Duty                           | Road/Street               | Navi Mumbai  |                       |
| 0030063301 Registration Fee                     | Area/Locality             | Navi Mumbai  |                       |
|   | Town/City/District        | 4 0 0 7 0 5  |                       |
|   | PIN                       |  |                       |
|   | Remarks (If Any)          | PAN2=AAACU0564G--SecondPartyName=Union Bank of India--CA=6000000 |                       |
| Total   | Amount In Words           | Thirty Three Thousand Rupees Only                                |                       |
| 33,000.00                                       |                           |  |                       |
| Payment Details UNION BANK OF INDIA             | FOR USE IN RECEIVING BANK |  |                       |
| Cheque/DD Details                               | Bank CIN                  | Ref. No.   | 510584882             |
| Cheque/DD No.                                   | Bank Date                 | RBI Date   | Not Verified with RBI |
| Name of Bank                                    | Bank-Branch               | UNION BANK OF INDIA  |                       |
| Name of Branch                                  | Scroll No. , Date         |  |                       |

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलान केवल दृश्यम निबंधक कार्यालय नोंदणी कार्यालय दस्तावती लागू आहे. नोंदणी न करवल्या दस्तावती सदर चलान लागू नाही.

Mobile No. : 8080273132



94994 18-880  
2022

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Union Bank Collect

Pre Acknowledgment Payment (PAP) Form for Payment through any Union Bank of India Branch

Branch Copy

Branch Teller: Use JM receipt with A/c ID as MHVT-DTI and GRN as Ref.No

| Beneficiary/Remittance Details |   | Mode of Payment | Cash      | Cheque/DD |
|--------------------------------|---|-----------------|-----------|-----------|
| GRN                            | Beneficiary                                     | Cash Notes      | Amount Rs | Paise     |
| MH002703670202223M             | MAHARASHTRA GOVT (GRAS)                         | 2000 x          |           |           |
| Full Name                      | Nandan Ground Support Equipment Private Limited | 500 x           |           |           |
| Amount                         | 33,000 Thirty Three Thousand Rupees Only        | 200 x           |           |           |
|                                |   | 100 x           |           |           |
| Cheque/DD No.                  |   | 50 x            |           |           |
| Cheque/DD Date                 |   | 20 x            |           |           |
| Drawee Bank                    |   | 10 x            |           |           |
| Drawee Branch                  |   | Total Rs        |           |           |

Branch Stamp

Signature of Depositor

*[Handwritten Signature]*

*[Handwritten Signature]* AA/251396



**FOURTH SUPPLEMENTARY SIMPLE MORTGAGE DEED**

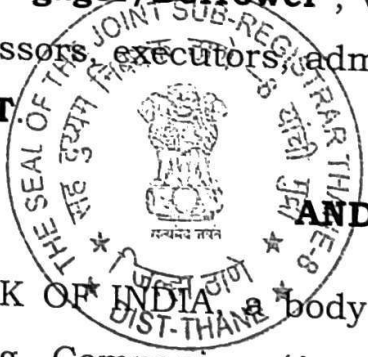
**(Borrower- M/s. Nandan Ground Support Equipments Ltd.)**

This Third Supplementary Deed of Simple Mortgage is made on the 29<sup>th</sup> day of August 2022.

**BETWEEN**

**M/s. Nandan Ground Support Equipment Pvt. Ltd.**, a company incorporated under Companies Act. 1956 is having its registered office at : Plot no D-205, TTC Industrial Area, MIDC, Turbhe, Navi Mumbai, Thane-400705 through its authorised director **Shri Raghunandan Jagdish** (owner of the Property No. 1, 2 & 3 written hereinunder, hereinafter called as **"The Mortgagor/Borrower"**, which expression includes its heirs, successors, executors, administrators & assigns) of the

**FIRST PART**



**AND**

|               |
|---------------|
| ८५९           |
| १५६१५ / ५-६६० |
| २०२२          |

**UNION BANK OF INDIA**, a body corporate constituted under the Banking Companies (Acquisition & Transfer of the Undertakings) Act No. V of 1970 having its head office at 239, Vidhan Bhavan Marg, Nariman Point, Mumbai-400021 & its **branch Office inter-alia** at Shop no 101, 1<sup>st</sup> Floor, Dikshant Bhawan, Opp. IIT Main Gate, Above Indian Oil Petrol Pump, Powai-400076 (hereinafter called as **"The Mortgagee"** which expression shall include its successors and assigns) of the

**SECOND PART.**

(1) **WHEREAS** the Mortgagor has absolutely seized and possessed of or otherwise well and sufficiently entitled to the property/ies described in the First Schedule, written hereinunder.

(2) And whereas, **M/s. Nandan Ground Support Equipment Pvt. Ltd.** had availed Working Capital Credit facility/ies & Term Loan facilities of **Rs.1490.34 lacs**, for its business requirement and to secure the said credit facility/ies, the mortgagor had offered its immovable property/ies, more particularly described schedule properties - Property No. 1, 2 & 3 written hereinunder. Accordingly, Simple Mortgage Deed (**Principal Mortgage Deed**) was executed on 24.10.2019 over properties No. 1, 2 & 3 for Rs.1490.34 lacs and registered the same under Serial No. TNN-5-18137/2019 dtd. 24.10.2019 with Sub-Registrar Office Thane-5 in favour of Mortgagee together with interest, additional interest, expenses, costs and all other monies payable by the mortgagor/borrower to the mortgagees.



94894 / 12-820

(3) And whereas, on the account of outbreak of Corona pandemic, in Feb/March 2020, the cash flow of the company/borrower was mismatched and therefore the borrower was facing liquidity crunch. The situation has been continued for longer period. As such, the borrower requested the Mortgagee/Bank for sanction of Term Loan under **CELC** Scheme Covid-2019 of Rs.100.00 lacs, **WCTL** under **UGECL** Scheme Covid-2019 of Rs 100.00 lacs and **FITL** loan under Covid-2019 scheme of Rs 58.45 Lacs, besides continuance of existing credit facilities. In pursuance of the representation and request made by the borrower & mortgagor, Mortgagee/Bank agreed & entertained its request and sanctioned the credit facilities to it i.e. **M/s Nandan Ground Support Equipment Pvt. Ltd.**, on such terms and conditions as stipulated, may be stipulated by the Mortgagees from time to time, including the terms & conditions contained in the Principal Mortgage dtd. 24.10.2019, the details of then existing credit facilities and new credit facilities sanctioned/continued were as under:-

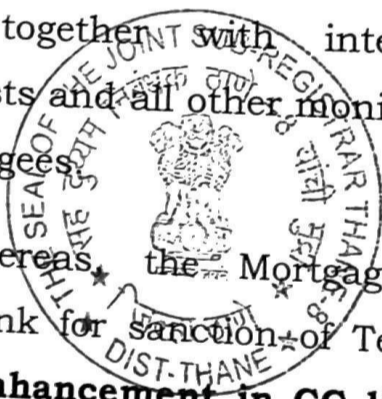
(Rs. In lacs.)

| Limit                                       | Existing Limit | Limits Snctnd./renewed |
|---|----------------|------------------------|
| (1)Letter of Guarantee                      | 400.00         | 400.00                 |
| (2)CC Hyp.                                  | 1000.00        | 1000.00                |
| (3)Term Loan -I                             | 29.26          | 7.62                   |
| (4)Term Loan -II                            | 61.08          | 57.02                  |
| (5) Term Loan under CELC Scheme- Covid 2019 | --             | 100.00                 |
| (6) WCTL under UGECL Scheme Covid 2019      | --             | 100.00                 |
| (7) FITL Loan under - Covid 2019 scheme     | --             | 58.45                  |
| Total                                       | 1490.34        | 1723.09                |

(First charge is available to the bank for credit facilities No 1 to 5 & 7 and Second charge is available for credit facility No 6 i.e. Term Loan under UGECL Scheme-Covid 2019, over the mortgaged property/ies written hereinbelow.)

Accordingly, First Supplementary to Simple Mortgage Deed was executed on 18-01-2021 over the mortgaged properties No. 1,2 & 3 for Rs 1723.09 lacs and registered the same under Serial No. TNN-3-1171/2021 dtd. 18-01-2021 with Sub-Registrar Office Thane-3(Sanpada, Navi Mumbai) in favour of Mortgagee, together with interest, additional interest, expenses, costs and all other monies payable by the mortgagor to the mortgagees.

(4) And whereas, the Mortgagor/Borrower requested the Mortgagee/Bank for sanction of Term Loan of Rs.200.00 lacs, along with enhancement in CC limits from Rs.1000 lacs to Rs.1050.00 lacs, BG limits from Rs.400 lacs to Rs.550.00 lacs and one time BG of Rs.400.00 lacs besides continuance of existing credit facilities. In pursuance of the representation and request made by the borrower & mortgagor, Mortgagee/Bank agreed & entertained its request and sanctioned the credit facilities to it i.e. **M/s. Nandan Ground Support Equipment Pvt. Ltd.** on such terms and conditions as stipulated, may be stipulated by the Mortgagees from time to time, including the terms & conditions contained in the Principal Mortgage dtd. 24.10.2019, First Supplementary Mortgage Deed dated

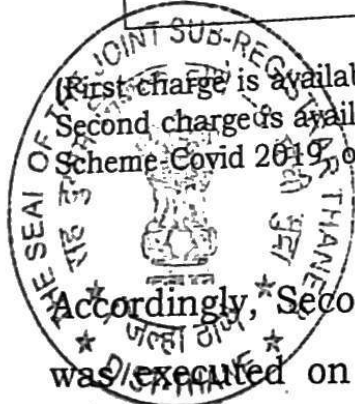


94874 / 10-8ED  
2021

24.10.2019, First Supplementary Mortgage Deed dated

18.1.2021 and Second Supplementary Deed dated 27.01.2021, the details of then existing credit facilities and new credit facilities sanctioned/continued are as under:-

| Limit                                       | Existing Limit | (Rs. In lacs.)         |
|---|----------------|------------------------|
|   |                | Limits Snctnd./renewed |
| (1) Letter of Guarantee                     | 400.00         | 550.00                 |
| (2) Letter of Guarantee-one time            | --             | 400.00                 |
| (3) CC Hyp.                                 | 1000.00        | 1050.00                |
| (4) Term Loan -I                            | 7.62           | -                      |
| (5) Term Loan -II                           | 57.02          | 55.00                  |
| (6) Term Loan under CELC Scheme- Covid 2019 | 100.00         | 97.00                  |
| (7) WCTL under UGECL Scheme Covid 2019      | 100.00         | 100.00                 |
| (8) FITL Loan under - Covid 2019 scheme     | 58.45          | 29.00                  |
| (9) Term Loan-III                           | --             | 200.00                 |
| Total                                       | 1723.09        | 2481.00                |



(First charge is available to the bank for credit facilities No 1 to 6, 8 & 9 and Second charge is available for credit facility No 7 i.e. Term Loan under UGECL Scheme Covid 2019, over the mortgaged property/ies written hereinbelow.)

94894 / C-880

Accordingly, Second Supplementary to Simple Mortgage Deed was executed on 27-01-2021 over the mortgaged properties No. 1, 2 & 3 for Rs 2481.00 lacs and registered the same under Serial No. TNN-3-1707/2021 dtd. 27-01-2021 with Sub-Registrar Office Thane-3(Sanpada, Navi Mumbai) in favour of Mortgagee, together with interest, additional interest, expenses, costs and all other monies payable by the mortgagor to the mortgagees.

(5) And whereas, On the account of outbreak of Corona pandemic, in Jan./Feb 2022, the cash flow of the company/borrower was mismatched and therefore the borrower was facing liquidity crunch. The situation has been continued for longer period. As such, the borrower requested the Mortgagee/Bank for sanction of, **WCTL** under **UGECL-1.0 Extnsion** Scheme Covid-2019 of Rs 215.00 lacs besides

*(Handwritten signature)*

*(Handwritten signature)*



continuance of existing credit facilities. In pursuance of the representation and request made by the borrower & mortgagor, Mortgagee/Bank agreed & entertained its request and sanctioned the credit facilities to it i.e. **M/s. Nandan Ground Support Equipment Pvt. Ltd.** on such terms and conditions as stipulated, may be stipulated by the Mortgagees from time to time, including the terms & conditions contained in the Principal Mortgage dtd. 24.10.2019, First Supplementary Mortgage Deed dated 18.1.2021, Second Supplementary Deed dated 27.01.2021 and Third Supplementary Deed dated 11.03.2022 the details of then existing credit facilities and new credit facilities sanctioned/continued are as under:-

| Limit  | (Rs. In lacs.) |                        |
|--|----------------|------------------------|
|  | Existing Limit | Limits Snctnd./renewed |
| (1) Letter of Guarantee                              | 550.00         | 550.00                 |
| (2) Letter of Guarantee-one time                     | 400.00         | 400.00                 |
| (3) CC Hyp.  | 1050.00        | 1050.00                |
| (4) Term Loan -II                                    | 55.00          | 55.00                  |
| (5) Term Loan under CELC Scheme- Covid 2019          | 97.00          | 97.00                  |
| (6) WCTL under UGECL Scheme Covid 2019               | 100.00         | 100.00                 |
| (7) FITL Loan under - Covid 2019 scheme              | 29.00          | 29.00                  |
| (8) Term Loan-III                                    | 200.00         | 200.00                 |
| (9) WCTL under UGECL-1.0 Extension Scheme Covid 2019 | 215.00         | 215.00                 |
| <b>Total</b>   | <b>2481.00</b> | <b>2696.00</b>         |

THE SEAL OF THE JOINT SUB-REGISTRAR  
 जयपुर जिल्हा न्यायिक दफ्तार  
 DIST. THANE

29.00 - 6  
 200.00 10-8-20  
 215.00 2022

(First charge is available to the bank for credit facilities No 1 to 5, 7 & 8 and Second charge is available for credit facility No 6 & 9 i.e. WCTL under UGECL Scheme-Covid 2019 & WCTL under UGECL-1.0 Extension Scheme Covid 2019, over the mortgaged property/ies written hereinbelow.)

Accordingly, Third Supplementary to Simple Mortgage Deed was executed on 11.03.2022 over the mortgaged properties No. 1, 2 & 3 for Rs 2696.00 lacs and registered the same under Serial No. TNN-11-3616-2022 dtd. 11.03.2022 with Sub-

Registrar Office Thane-11 in favour of Mortgagee, together with interest, additional interest, expenses, costs and all other monies payable by the mortgagor to the mortgagees.

(5) On the account of outbreak of Corona pandemic, in Jan./Feb 2022, the cash flow of the company/borrower was mismatched and therefore the borrower was facing liquidity crunch. The situation has been continued for longer period. As such, the borrower requested the Mortgagee/Bank for sanction of **additional WCTL** under **UGECL-1.0 Extension** Scheme Covid-2019 of Rs 60.00 lacs besides continuance of existing credit facilities. In pursuance of the representation and request made by the borrower & mortgagor, Mortgagee/Bank entertained their request and sanctioned the credit facilities to it i.e. **M/s. Nandan Ground Support Equipment Pvt. Ltd.** on such terms and conditions as stipulated, may be stipulated by the Mortgagees from time to time, the mortgagor/borrower as beneficial owner hereby agree that the charge created on the mortgaged property/ies as per principal simple mortgage deed dated 24.10.2019, First Supplementary Simple Mortgage Deed Dated 18.01.2021, Second Supplementary Simple Mortgage Deed Dated 27.01.2021 and Third Supplementary Simple Mortgage Deed Dated 11.03.2022 shall be further extended and shall be a continuing security for the enchanche/existing/modified credit facilities sanctioned to borrower to the extent of Rs 2756.00 Lacs,



the details of existing credit facilities and modified/enhanced credit facilities are as under:-  
 १५९९५ १० ४६०  
 २०२२

| Limit                                       | Existing Limit | Limits Snctnd./renewed |
|---|----------------|------------------------|
| (1) Letter of Guarantee                     | 550.00         | 550.00                 |
| (2) Letter of Guarantee-one time            | 400.00         | 400.00                 |
| (3) CC Hyp.                                 | 1050.00        | 1050.00                |
| (4) Term Loan -II                           | 55.00          | 55.00                  |
| (5) Term Loan under CELC Scheme- Covid 2019 | 97.00          | 97.00                  |

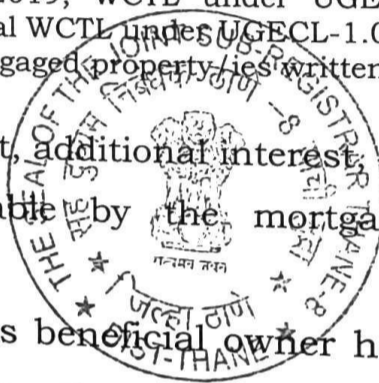
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|  |         |         |
|--|---------|---------|
| (6) WCTL under UGECL Scheme Covid 2019                           | 100.00  | 100.00  |
| (7) FITL Loan under - Covid 2019 scheme                          | 29.00   | 29.00   |
| (8) Term Loan-III  | 200.00  | 200.00  |
| (9) WCTL under UGECL-1.0 Extension Scheme Covid 2019             | 215.00  | 215.00  |
| (10) Additional WCTL under UGECL-1.0 Extension Scheme Covid 2019 | --      | 60.00   |
| Total  | 2696.00 | 2756.00 |

(First charge is available to the bank for credit facilities No 1 to 5, 7 & 8 and Second charge is available for credit facility No 6, 9 & 10 i.e. WCTL under UGECL Scheme-Covid 2019, WCTL under UGECL-1.0 Extension Scheme Covid 2019 and Additional WCTL under UGECL-1.0 Extension Scheme Covid 2019 over the mortgaged property/ies written hereinbelow.)

together with interest, additional interest, expenses, costs and all other monies payable by the mortgagors/borrower to the mortgagees.



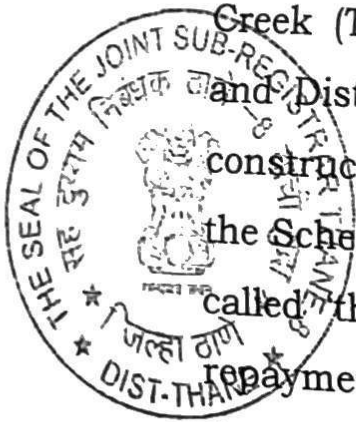
२७७  
१७/११-८६०  
२०२२

(6) The mortgagor as beneficial owner hereby has agreed that the charge created on the mortgaged property/ies as per the said **Principal Simple Mortgage Deed dt 24.10.2019, First Supplementary Simple Mortgage dated 18.01.2021, Second Supplementary Simple Mortgage dated 27.01.2021 and Third Supplementary Simple Mortgage Deed Dated 11.03.2022**, shall be further extended and shall be a continuing security for this Fourth Supplementary Simple Mortgage Deed for total credit facility/ies of **Rs.2756.00 lacs**, sanctioned to borrower i.e. **M/s. Nandan Ground Support Equipment Pvt. Ltd.**, and accordingly this **Fourth Supplementary Simple Mortgage deed** has been executed.

**NOW THIS INDENTURE WITNESS AND IT IS HEREBY MUTUALLY AGREED BY & BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

- 1) a) In pursuance of the above representations & agreements and in consideration of the Mortgagees having granted or agreed to grant credit facility/facilities from time to time upto Rs.2756.00 lacs to M/s. Nandan

Ground Support Equipment Pvt. Ltd., Mortgagor on such terms & condition as may be stipulated by the Mortgagee from time to time. The mortgagor as beneficial owner hereby transfers to the Mortgagees by way of Second Supplementary Deed of Simple Mortgage (1) Flat No. F-1601, 16<sup>th</sup> Floor, area admn. 798 sq.ft. carpet alongwith one car parking in the building known as River View, I-Wing, in Project Casa Rio now known as River View CHS Ltd., being and situate at land bearing survey no. 63/1, 92/1, 60/2 & others, situate at Kalyan Shil Road, Village Nilje and Ghesar, Dombivli (E), Taluka Kalyan and Dist. Thane and within Sub-Dist. Registration Kalyan and Dist. Registration Thane. (2) All that piece or parcel of Non-Agricultural Land with present and future constructions, situate, lying and being at Village Dheku, Tal. Khalapur, Dist. Raigad and within the limits of Gram Panchayat Sajgaon and within Sub-Dist. Registration Khalapur and Dist. Registration Raigad bearing Gut Survey No. 196 (Old S. No. 30/2+3/C) area admn. H.R.P. 0-34-0 & (3) All that piece and parcel of land bearing Plot No. D-205, area admn. 2126 sq.mtrs., with present and future constructions, at Trance Thane Creek (TTC) Industrial area at Village Turbhe, Taluka and Dist. Thane together with all present and future constructions thereon, more particularly described in the Schedule of properties hereunder written (hereinafter called the said properties/flat/plots) as a security for repayment of the amount/s so advanced with various /applicable interest rates with monthly rests or at such other rate/s as may be prescribed by the Bank from time to time, depending on the changes in the MCLR/EBLR Lending Rate of the Bank or the directives of the Reserve Bank of India from time to time or the policy of the Bank on advances, as also for the costs, charges and expenses, such interest to be payable, whether actually debited to the account or not, and till so paid shall from part of the advance/s granted by the



दत्त - ८  
१५६१५ १२-४-६०

Bank to the Borrower and the Borrower agrees to execute necessary Promissory notes or debit balance confirmations accordingly from time to time.

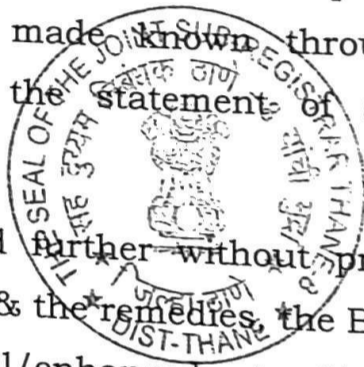
b) In the event of any revision of rate of interest, the borrower shall be deemed to have notice of revision in the rate of interest whenever such revision in the MCLR Interest Rate /EBLR Interest rate / other applicable rate/s is displayed or notified by the Bank on the notice board in the branch premises, where the advance/s are availed by the borrower or published in the News paper/s or made known through entry of interest charged in the statement of account given to the borrower.

c) Provided further without prejudice to the Bank's other rights & the remedies, the Bank shall be entitled to charge, penal/enhanced rate of interest at the rate of 2% p.a or such other reasonable enhanced rate in default or irregularity in observing the terms & conditions of this agreement by the borrower which in the opinion of the Bank warrants revision of such interest or charging penal interest for such period as the Bank may deem fit.

2) THE MORTGAGOR hereby declares that the mortgagor is the sole & absolute owner of the said property/ies as described in the Schedule of Property/ies & that there is no encumbrance or charge of any nature existing over the said property/ies & it has power to mortgage the said properties & that all taxes, rents & dues payable on the said property/ies are paid up to date, & there is no attachment or revenue recovery proceedings pending in the respect of the said property/ies.

**3) THE MORTGAGOR HEREBY COVENANTS WITH THE MORTGAGEES AS FOLLOWS :-**

a. That the Mortgagor will so long as the mortgage debt is outstanding & not paid, encumber or charge the said properties/flat/plots or any part



94694 193880

thereof without the consent in writing of the Mortgagees, which the mortgagee shall be entitled to refuse to grant without assigning any reason thereof.

b. The Mortgagor shall repay the principal amount together with interest thereon as aforesaid in such installment as prescribed by the mortgagee & in accordance with the terms & conditions stipulated by the mortgagees from time to time & that in the event of default of any two installments the entire amount remaining unpaid shall become due & payable at once.

c. that the mortgagor shall pay the interest by monthly/quarterly/half-yearly payments as may be stipulated by the mortgagees (Union Bank of India) from time to time in addition to the installments prescribed by the Mortgagees.

d. that the Mortgagor shall pay regularly all taxes, rents & dues payable to the government & local authorities levied on the said premises.

e. that the Mortgagor is personally liable for repayment of the mortgage debt in spite of the security given by this deed.

f. that this mortgage shall be continuing the security for the ultimate sum of money not exceeding Rs.2756.00 lacs at any one time and interest thereon as also costs, charges & expenses that may become payable by the Mortgagor to the mortgagee upon any account / accounts opened or to be opened in or credit facilities granted in the name of the Mortgagor from time to time for granting credit or other financial facility/ies to the Mortgagor and such account is or are not to be considered to be closed for the purpose of this security & this security shall not be considered as



9/27/98

exhausted or discharged or released merely by reason of the said account/s being brought to the credit at any time or from time to time.

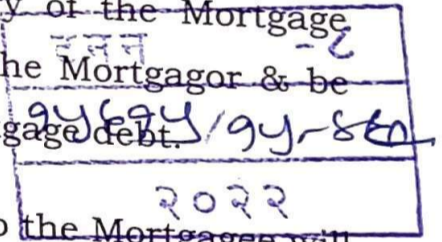
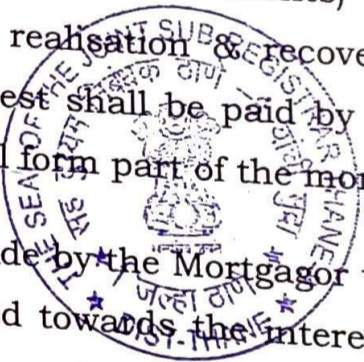
4) **THE MORTGAGEES WILL BE ENTITLED TO CLAIM THE SAID PROPERTY TO BE SOLD, IF :-**

- a. the mortgagor fails to pay the interest on the due dates.
- b. the Mortgagor fails to pay any two instalments of the principal amount or
- c. the Mortgagor fails to pay the mortgage debt or thereof when it becomes due & payable.
- d. the Mortgagor commits breach or default in the observance or performance of any of the terms & conditions on which the credit facility/advance is granted to him.

5) All the cost, charges & expenses ( including the costs as between Attorneys and clients) incurred by the mortgagees for realisation & recovery of the Mortgage debt &/or interest shall be paid by the Mortgagor & be added to & shall form part of the mortgage debt.

All payment made by the Mortgagor to the Mortgagee will be appropriated towards the interest that may be then due, cost, charges & expenses, if any, incurred & the balance towards the principal sum.

(6) The mortgagor hereby confirms that the terms & conditions contained in the principal mortgage deed dtd. 24.10.2019 for Rs.1490.34 lacs duly registered with the concern Sub - Registrar Office, First Supplementary Simple Mortgage Deed dtd. 18.01.2021 for Rs 1723.09 duly registered with the concern Sub-Registrar Office, Second Supplementary Simple Mortgage Deed dtd. 27.01.2021 for Rs 2481.00 Lacs and Third Supplementary Simple Mortgage Deed dtd. 11.03.2022



**SECOND SCHEDULE ABOVE REFERRED TO**  
**Details of credit facilities sanctioned**  
**Borrower :- Nandan Ground Support Equipments Ltd.**

(Rs. In lacs.)

| Limit  | Existing Limit | Limits Snctnd./ renewed | Amount increased by |
|--|----------------|-------------------------|---------------------|
| (1) Letter of Guarantee  | 550            | 550.00                  | --                  |
| (2) Letter of Guarantee-one time                                 | 400.00         | 400.00                  | --                  |
| (3) CC Hyp.  | 1050.00        | 1050.00                 | --                  |
| (4) Term Loan -II  | 55.00          | 55.00                   | --                  |
| (5) Term Loan under CELC Scheme- Covid 2019                      | 97.00          | 97.00                   | --                  |
| (6) WCTL under UGECL Scheme Covid 2019                           | 100.00         | 100.00                  | --                  |
| (7) FITL Loan under - Covid 2019 scheme                          | 29.00          | 29.00                   | --                  |
| (8) Term Loan-III  | 200.00         | 200.00                  | --                  |
| (9) WCTL under UGECL-1.0 Extension Scheme Covid 2019             | 215.00         | 215.00                  | --                  |
| (10) Additional WCTL under UGECL-1.0 Extension Scheme Covid 2019 | --             | 60.00                   | 60.00               |
| <b>Total</b>   | <b>2696.00</b> | <b>2756.00</b>          | <b>60.00</b>        |



रचन - 6  
 94874 196850  
 2022

IN WITNESS WHEREOF the Mortgagor and Mortgagee have put their signatures to this Deed after it was read over on the day and year hereinabove first written.

Signed and Delivered by the withinnamed mortgagor  
**M/s. Nandan Ground Support Equipment Pvt. Ltd.** Through its Aauthorised Director **Shri Raghunandan Jagdish**



DIRECTOR

In presence of

1. *Uday shete*


*Uday shete*







गावाचे नाव : तुर्भे

|  |   |
|--|---|
| वेलेखाचा प्रकार  | गहाणखत  |
| सोबदला   | 14903-4000  |
| बाजारभाव(भाडेपट्टयाच्या<br>तितपट्टाकार आकारणी देतो की<br>पट्टार ते नमुद करावे)   | 0   |
| भू.गापन.पोटहिस्सा व<br>क्रमांक(असल्यास)  | 1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :सदनिका नं: प्लॉट नं. डी/205,<br>माळा नं: एरिया 2126 चौ.मिटर, इमारतीचे नाव: ट्रान्स ठाणे क्रीक टीटीसी<br>इंडस्ट्रीयल एरिया, ब्लॉक नं: व्हिलेज तुर्भे, रोड नं: ता. ठाणे, इतर माहिती:<br>व्हिलेज- ठेकू ता. खालापूर,रायगड गट; नं. 196(ओल्ड सर्वे नं. 30/2+3/सी)एरिया<br>एचआरपी 0-34-0(3)सदनिका नं. एफ 1601 एफ विंग,16 वा मजला,रिवर व्ह्यू<br>सीएचएच लिमिटेड डी.बि.ब्लो. कल्याण शिळ रोड,सोबत एक कार पार्किंग.(<br>Survey Number प्लॉट नं. 205 ) |
| क्षेत्रफळ  | 2126 चौ.मीटर  |
| आकारणी किंवा जुडी देण्यात असेल<br>हा.  | <br>तुर्भे - 6<br>9894/32-840<br>2022   |
| दस्तऐवज करून देणा-या/लिहून<br>णा-या पक्षकाराचे नाव किंवा दिवाणी<br>यालाचा हुकुमनामा किंवा आदेश<br>असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मे. नंदन शंकर सुप्रीम इन्फ्रस्ट्रक्चर्स प्रा.लि. तर्फे डायरेक्टर रघुनंदन<br>जगदिश -- वय:-40 पत्ता:-प्लॉट नं: प्लॉट नं. सी/15, माळा नं: -, इमारतीचे नाव: नंदधाम इंटस्ट्रीयल<br>इस्टेट, ब्लॉक नं: मरोल मारोशी रोड, रोड नं: अंधेरी, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400059 पॅन<br>नं:-AABCN6540Q   |
| दस्तऐवज करून घेणा-या पक्षकाराचे<br>किंवा दिवाणी न्यायालयाचा हुकुमनामा<br>किंवा आदेश असल्यास,प्रतिवादिचे नाव<br>व पत्ता             | 1): नाव:-युनियन बँक ऑफ इंडिया तर्फे चीफ मॅनेजर हरिगोपाल -- वय:-52; पत्ता:-, -, -, आदी<br>शंकराचार्य मार्ग, पवई लेक जवळ, पवई, मुंबई, पवई इइत, MAHARASHTRA, MUMBAI,<br>Non-Government. पिन कोड:-400076 पॅन नं:-AAACU0564G   |
| दस्तऐवज करून दिल्याचा दिनांक   | 24/10/2019  |
| दस्त नोंदणी केल्याचा दिनांक  | 24/10/2019  |
| अनुक्रमांक,खंड व पृष्ठ   | 18137/2019  |
| बाजारभावाप्रमाणे मुद्रांक शुल्क  | 745200  |
| बाजारभावाप्रमाणे नोंदणी शुल्क  | 30000   |
| शेरा   |   |
| आकनासाठी विचारात घेतलेला<br>शेरा:-   | मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही<br>कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही  |
| दस्त शुल्क आकारताना निवडलेला<br>शेरा:-   | b) When possession is not given   |

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 1707/2021

नोंदणी :

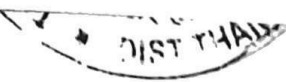
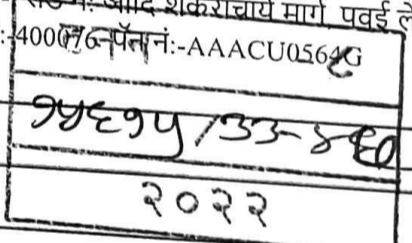
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Module. For original report please  
contact concern SRO office.

गावाचे नाव : तुर्भे

|   |   |
|---|---|
| (1) विलेखाचा प्रकार   | गहाणखत  |
| (2) भोबदला  | 80000000  |
| (3) बाजारभाव भाडेपट्टयाच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे   | 0   |
| (4) भू.मापन, पोटहिस्सा व धरक्रमांक(असल्यास)   | 1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन :, इतर माहिती:<br>1) एमआईडीसी.टीटीसी इंडस्ट्रियल एरिया, प्लॉट नं. डी-205, तुर्भे, नवी मुंबई एरिया 2126 स्क.मीटर्स. 2) प्लॉट नं. एफ-1601, 16वा मजला, रिवर व्यु, कासारिओ, कल्याण शील रोड, निळजे, डोंबिवली ईस्ट, एरिया 798 स्क.फूट, 3) गट नं. 196, ढेकू, तालुका खालापूर, जिल्हा रायगड एरिया एचआरपी 0-34-03( ( Plot Number : D-205 ; ) ) |
| (5) क्षेत्रफळ   | 0.00 चौ.मीटर  |
| (6) आकारणी किंवा जुडी देण्यात असेल किंवा नाही.  |   |
| (7) दस्तऐवज करून देणा-या/लिहून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:- नंदन ग्राउंड सपोर्ट ईकीपमेंट प्राईवेट लीमिटेड तर्फे डायरेक्टर रघुनंदन जगदीश वय:- 41 पत्ता:- प्लॉट नं. सी/5, माळा नं. -, इमारतीचे नाव: नंदधाम इंडस्ट्रियल ईस्टेट. ब्लॉक नं. -, रोड नं: मरोल मारोशी रोड, अंधेरी, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:- 400059 पॅन नं:- AABCN6540Q  |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता                | 1): नाव:- युनिव्हर्सल बँक ऑफ इंडिया तर्फे मुख्य मेनेजर विवेक गुप्ता वय:- 37; पत्ता:- प्लॉट नं. -, माळा नं. इक्ष्वाकु के माघ. ब्लॉक नं. -, रोड नं. आदि शंकराचार्य मार्ग, पवई लेकच्या जवळ, पवई, मुंबई, महाराष्ट्र, मुंबई पिन कोड: 400076 पॅन नं:- AAACU0564G  |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 27/08/2021  |
| (10) दस्त नोंदणी केल्याचा दिनांक  | 27/08/2021  |
| (11) अनुक्रमांक, खंड व पृष्ठ  | 1707/2021   |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क  | 400000  |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क  | 30000   |
| (14) शोरा   |   |
| मुल्यांकनासाठी विचारात घेतलेला तपशील :-   | मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही  |
| द्रांक शुल्क आकारताना निवडलेला मुच्छेद :-   | b) When possession is not given   |



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 11

दस्त क्रमांक : 3616/2022

नोंदणी :

Regn:63m

गावाचे नाव : तुर्भे

|   |  |
|---|--|
| (1) विलेखाचा प्रकार   | गहाणखत   |
| (2) मोबदला  | 21500000   |
| (3) बाजारभाव, भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 0  |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :, इतर माहिती: 1) प्लॉट नं.डी-205, टीटीसी इंडस्ट्रियल एरिया तुर्भे नवी मुंबई एरिया 2126 चौ.मी ,2)प्लॉट नं. एफ-1601.16वा मजला,रिवर व्यु,कासा रिओ,कल्याण शील रोड,निळजे,डोंबिवली ईस्ट,एरिया 798 चौ.फूट कारपेट,3)गट नं. 196,(ओल्ड सर्व्हे नं 30/2+3/C)ढेकू,तालुका खालापूर,जिल्हा रायगड एरिया एचआरपी 0-34-00( ( Plot Number : D-205 ; ) ) |
| (5) क्षेत्रफळ   | 2126 चौ.मीटर   |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.   |  |
| (7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-कर्ज घेणार- नंदन ग्राउंड सपोर्ट इक्युपमेंट प्रा. लि. तर्फे डायरेक्टर रघुनंदन जगदीश -- वय:-43 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी-205, टी.टी. इंडस्ट्रियल एरिया . तुर्भे नवी मुंबई. ब्लॉक नं: -. रोड नं: -, महाराष्ट्र, THANE. पिन कोड:-400703 पॅन नं:- AABCN6540Q  |
| (8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-कर्ज देणार -युनियन बँक ऑफ इंडिया तर्फे मुख्य मॅनेजर आथोराईज सिग्रेटरी कौशलेंद्र गुप्ता -- वय:-41 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफीस नं.239, विधान भवन, नरिमन पॉईंट,मुंबई. ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400021 पॅन नं:- AAACU0564G   |
| (9) दस्तऐवज करुन दिल्याचा दिनांक  | 11/03/2022   |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 11/03/2022   |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 3616/2022  |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 64500  |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क   | 15000  |
| (14)शेरा  |  |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:-:   | मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही  |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-:  | कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही  |

