



08/07/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 4

दस्त क्रमांक : 3779/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) मिरे

(1) विलेखाचा प्रकार	गहाणखत
(2) मोबदला	3000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	

1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: 004, माळा नं: तळमजला, बिल्डींग नं. सी/10, इमारतीचे नाव: अमिता शांती नगर को. ऑप. हौ.सो.लि., ब्लॉक नं: सेक्टर-8, शांतीनगर हौसिंग कॉम्प्लेक्स, रोड नं: मिरा रोड पु. जि. ठाणे, इतर माहिती: कर्जाची रक्कम 30,00,000/- (Survey Number : सर्वे नं. 210/211 पार्ट ;) इतर हक्क :

(5) क्षेत्रफळ

1) 390 चौ.फूट पोटखराब क्षेत्र : 0 NA

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:-मे. मॉडर्न अँक्वारियम र्फ प्रो. श्रीमती भारती प्रकाश मोदी - - वय:-40; पत्ता:- प्लॉट नं: सदनिका क्र. ई-3, माळा नं: -, इमारतीचे नाव: किरीट को. ऑप. हौ.सो.लि., ब्लॉक नं: रामचंद्र लेन, एक्सटेंशन रोड, रोड नं: एव्हरशॉईन नगर, मालाड प. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-BQMPPM1917R
2): नाव:- (मान्यता देणार) श्री. विनोद रामचंद्र नायडू - - वय:-39; पत्ता:-सदनिका क्र. 004, तळमजला, बिल्डींग न. सी/10, बी/अमिता शांतीनगर को.ऑप.हौ.सो.लि., सेक्टर-8, मीरा रोड पु. जि. ठाणे, मीरा रोड, MAHARASHTRA, THANE, Non-Government. पिन कोड:-401107 पॅन नं:-AWYPN1073A

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

1): नाव:-बँक ऑफ इंडिया - पवई शाखेतर्फे सिनियर मॅनेजर श्री. अरविंद जे. खंडेराव - - वय:-53; पत्ता:-प्लॉट नं: -, माळा नं: ई विंग, इमारतीचे नाव: पॅराडाईज - रहेजा विहार, ब्लॉक नं: चांदिवली फार्म रोड, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400072 पॅन नं:-AAACB0472C

(9) दस्तऐवज करून दिल्याचा दिनांक 06/07/2015

(10) दस्त नोंदणी केल्याचा दिनांक 08/07/2015

(11) अनुक्रमांक, खंड व पृष्ठ 3779/2015

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 15000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेर



76/3779

पावती

Original/Duplicate

Wednesday, July 08, 2015

नोंदणी क्र. :39म

1:41 PM

Regn.:39M

पावती क्र.: 5441

दिनांक: 08/07/2015

गावाचे नाव: मिरे

दस्तऐवजाचा अनुक्रमांक: टनन4-3779-2015

दस्तऐवजाचा प्रकार : गहाणखत

सादर करणाऱ्याचे नाव: बँक ऑफ इंडिया - पवई शाखेतर्फे सिनियर मॅनेजर श्री. अरविंद जे. खंडेराव - -

नोंदणी फी ₹. 30000.00

दस्त हाताळणी फी ₹. 620.00

पृष्ठांची संख्या: 31

एकूण: ₹. 30620.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे

1:53 PM ह्या वेळेस मिळेल.

Jey
Joint Sub Registrar, Thane 4

बाजार मूल्य: रु.0/-

मोबदला: रु.3000000/-

भरलेले मुद्रांक शुल्क : रु. 15000/-

सह. दुय्यम निबंधक वर्ग-२

वर्ग क्र. ४

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002141680201516R दिनांक: 08/07/2015

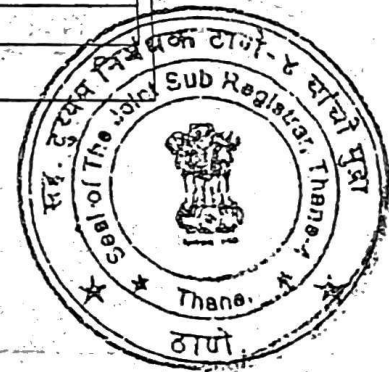
बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 620/-

Ashwadevi
मुख्य दस्तऐवज परंतु मिळाला

Successful Your Payment Confirmation Number is 56902149

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH002141680201516R	BARCODE	Form ID : 08-07-2015
Department	IGR	Payee Details	
Receipt Type	RE	Dept. ID (If Any)	
Office Name	IGR116-THN4_THANE NO 4 JOINT SUB REGISTRA	Location	PAN No. (If Applicable) PAN-BQMPM1917R
Year	Period: From : 08/07/2015 To : 31/03/2099	Full Name	BHARTI PRAKASH MODI
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT NO 004 IN BLDG NO C 10 OF
0030046401-75	15000.00	Road/Street, Area /Locality	AMITA SHANTI NAGAR CHSL
0030063301-70	30000.00	Town/ City/ District	SECTOR VIII MIRA ROAD EAST THANE Maharashtra
	0.00	PIN	4 0 1 1 0 7
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	45000.00	Amount words	in Rupees
Payment Details:IDBI NetBanking Payment ID : 67031698		FOR USE IN RECEIVING BANK	
Cheque- DD Details:		Bank CIN No : 69103332015070850089	
Cheque- DD No.		Date	08-07-2015
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	



A. Ramesh

B. Mehta

ट.न.न.-४
दस्ता क्रमांक 3000 12014
9 / 39

CHA - 4

(To be stamped as mortgage deed with stamp duty applicable in the State where its is executed)



MORTGAGE DEED

THIS DEED executed at Thane, on this 08th day of July, in the Christian Year Two Thousand Fifteen (2015);

in favour of

BANK OF INDIA (PAN No. AAACB0472C), a body corporate constituted under Banking Companies (Acquisition and Transfer of Undertakings) Act 1970 having its Head Office at Plot No C-5, G Block, Bandra Kurla Complex, Bandra East, Mumbai - 400 051 and having one of its branches at Powai, Mumbai - 400 072, through its Senior Manager, MR. ARVIND J. KHANDERAO (hereinafter called "the Mortgagee Bank" which expression shall include its successors and assigns);

by

ट.न.न.-४
दस्त क्रमांक 3000 12014
3/37

M/S. MODERN AQUARIUM, through Proprietress, MRS. BHARTI PRAKASH MODY (PAN No. BQMPM1917R), Age :

B.Mody
Signs of the Borrower

Vaidya
Signs of the Mortgagor

कृते बैंक ऑफ इंडिया/For Bank Of India
A. Khanderao
Senior Manager, Bank of India, Powai Branch, Mumbai-72

40 Years, R/at : Flat E-3, Kirit CHSL, Ramchandra Lane, Extension Road, Evershine Nagar, Malad (W), Mumbai - 400 064, and having its office at : Shop No. 7, on the Ground Floor, Kirit CHS Ltd., Ramchandra Lane, Extension Road, Evershine Nagar, Malad (W), Mumbai - 400 064, hereinafter referred to as "the Borrower, (which expression shall unless the context or subject otherwise requires include her heir(s), executor(s) and administrator(s), assigns jointly and severally,

AND

MR. VINOD RAMCHANDER NAIDU (PAN No. AWYPN1073A), Age : 39 Years (being the GUARANTOR / OWNER of the mortgaged property), residing at : Flat No. 004, Ground Floor, Bldg. No. C-10, B-Amita Shanti Nagar CHSL, Sector No. 8, Mira Road (E), Thane - 401 107; (hereinafter referred to as "the Mortgagor" (which expression shall unless the context or subject otherwise requires include his heir(s), executor(s) and administrator(s), assigns jointly and severally.



WHEREAS the Mortgagor/Guarantor, i.e. MR. VINOD RAMCHANDER NAIDU, is the absolute and exclusive owner and/or is otherwise will and sufficiently entitled to all the piece and parcel of the property, together with all fixtures, fittings, equipments and machinery, specified in the Schedule I hereto, (hereinafter referred to as "the said property"), which is free from encumbrances, attachments, charges and liens whatsoever.

Handwritten registration details in a box: 'दस्तावेजांक 3006 12024' and '8/57'.

Signs of the Borrower

Signs of the Mortgagor

For Bank Of India
Chief Manager
Powai Branch, Mumbai-72
Sign of the Mortgagee Bank

AND WHEREAS at the request of the Borrower, i.e. M/S. MODERN AQUARIUM, through Proprietress, MRS. BHARTI PRAKASH MODY, the Bank has granted/agreed to grant from time to time to the said Borrower accommodation to the aggregate extent of Rs. 30,00,000/- (Rupees Thirty Lacs Only), inter alia, by way of :

Fund Based

(i) Term Loan Rs. 05,00,000/-

Cash Credit

(ii) Hyp. Of Stocks Rs. 25,00,000/-

(iii) Hyp. Of B/D Rs. 08,00,000/-

Max. Rs. 25,00,000/-

Total (i+ii+iii) Rs. 30,00,000/-

(hereinafter collectively/individually referred to as "the loan/s") for the purpose of Collateral Security, be secured, inter alia by a registered simple mortgage of the said property. The Mortgagor herein, in favour of the Bank.



I. NOW, THEREFORE, THIS INDENTURE WITNESSES as follows:

In consideration of the aforesaid property, the Borrower hereby covenant(s) with the Bank as follows:

1. The Borrower shall repay to the Bank.

ट.न.न.-४
दस्तावेज क्रमांक 3006 1984
4/39

(a) the amount due in respect of the said Term Loan / Cash Credits / Overdrafts / Demand Loans forthwith upon demand by

B.Mody
Signs of the Borrower

Waidu
Signs of the Mortgagor

कृषि बैंक ऑफ इंडिया/For Bank Of India
A. Randera
 Sign of the Mortgagee Bank
 प्रमुख प्रबंधक/Chief Manager
 पॉवेल ब्रांच, पुणे-72/Powai Branch, Mumbai-72

the Bank. However, in case where for any reason **Term Loan / Cash Credit** or overdraft is permitted by the Bank at its absolute discretion to be repaid in installments and on such terms as may be stipulated by the Bank, the security as held hitherto shall continue to be subsisting and the conditions shall apply to the said loan/s subject to such changes as may be stipulated by the Bank.

(b) the amount due under the said **Term Loan / Cash Credit** or overdraft according to installments specified in **Schedule II** hereunder written or as modified from



time to time by exchange of letters between the Borrower / Mortgagor and the Bank

the sum or sums of moneys which may be advanced hereunder by the Bank to the Borrower from time to time or at any time in any account or accounts (whether loan or cash credit or otherwise) and intended to be hereby secured or the respective balance

द.न.न.	thereof for the time being due at the
दस्त क्रमांक	foot or under any such account/s.
2	₹ 3000/- 72084
	₹ 1/39

That the Borrower shall pay interest on the Loans to be calculated on the daily balances in the loan account(s) with monthly / quarterly / half-yearly or other rests stated hereunder for each facility:

B. Modi
Signs of the Borrower

Wade
Signs of the Mortgagor

कृते बैंक ऑफ इंडिया/For Bank Of India
A. Handerson
मुख्य प्रबंधक / Chief Manager
पवई शाखा, मुंबई-72 / Powal Branch, Mumbai-72
Sign of the Mortgagee Bank

(a) term loans at the rate of 4.05% above/below the Bank's BOI PLR / BOI PTLR rising or falling therewith with a minimum of 14.00 % per annum with monthly/quarterly/half yearly/yearly rests. (60 EMI's of Rs. 11,700/- per month, commencing from September' 2015) and concession @ 0.50% being applicable since Promoter is a woman beneficiary resulting in interest @ 13.50 % on cash credit p.a.

3. The Bank shall at any time and from time to time be entitled to change the rate of interest and such revised rate of interest shall always be construed as agreed to be paid by the Borrower and hereby secured. The Borrower shall be deemed to have the notice of change in the rate of interest whenever the changes BOI PTLR are displayed/notified through any branch/published in newspaper/made through any Statement of interest charged in the pass book/Statement of accounts sent to the borrower.



4. (a) if the borrower execute the Balance Confirmation or the acknowledgement of debt, at any time during the continuance of the Agreement, the borrower is deemed to have notice of the change in the rate of interest and agrees that no dispute will be raised in this respect.

Handwritten notes in a box: 'दस्तावेज नं. 3002/2014' and '10/39'.

(b) Further, without prejudice to the Bank's other rights and remedies, the Bank shall be entitled to charge at

Signature of the Borrower: *B. Moh*

Signature of the Mortgagor: *W. J. Wadga*

कृते बैंक ऑफ इंडिया/For Bank Of India
Signature of the Mortgagee Bank: *Khandasra*
मुख्य प्रबंधक/Chief Manager
पद सं. 72/Powal Branch, Mumbai-72

its own discretion enhanced rates of interest on the outstanding in the loan account(s) or a portion thereof for any default or irregularity on the part of the Borrower(s) which in the opinion of the Bank warrants charging of such enhanced rates of interest for such period as the Bank may deem fit.

5. That the Borrower will also pay all costs, charges, and expenses (the legal costs being between Advocate and Bank) in any way incurred by the Bank as well for the assertion of defense of the rights of the Bank as for the protection and security of the said property hereditaments and premises more particularly described in the **Schedule I** hereunder written (and which are hereby mortgaged by way of simple mortgage) and for the demand, realization and recovery of the Principal sum and interest and all the moneys hereby secured or any part thereof respectively and all costs, charges and expenses in any wise incurred under the terms of or in connection with these presents and the same shall be paid on demand by the Borrower to the Bank with interest thereon at the rate aforesaid from time to time of the same shall be a charge upon the said lands, hereditaments and premises more particularly described in the **Schedule I** hereunder written.

II. THIS INDENTURE ^{1/29} FURTHER WITNESSES THAT IN pursuance of the agreement between the Borrower / Mortgagor and the Bank and in consideration of the premises aforesaid the

BMod
Signs of the Borrower

Wastu
Signs of the Mortgagor

कृते बैंक ऑफ इंडिया / For Bank Of India
A Handerson
मुख्य-प्रबंधक / Chief Manager
पवई शाखा, मुंबई-72 / Powal Branch, Mumbai-72
Sign of the Mortgage Bank

Borrower/Mortgagor hereby grant(s) and transfer(s) unto the Bank by way of simple Mortgage as security for the loans all of his/her/their right, title and interest in the said property together with all fixtures, fittings, equipments and machinery which now are or hereafter may at any time during the continuation of this security be erected or standing on or attached to or affixed to the land or any part thereof including all rights, liberties and easements in respect thereof AND all the estate, right, title, interest, claim and demand whatsoever of the Borrower/Mortgagor into and upon the said property and the said premises (hereinafter all referred to as "the mortgaged premises") the said mortgaged property/ies is described more particularly in Schedule hereafter.



III. The Borrower(s) / Mortgagor(s) doth hereby covenant(s) with Bank as follows:

(a) The Bank shall not be required to make or continue any of the loans otherwise than at the Bank's discretion

ट. न. न. - ४
 दस्तावेज क्रमांक ३७७९ / २०१५
 ९ / ३१

(b) That the Borrower will at all times during the continuance of these presents and the security thereby created pay all land revenue, rents, rates, taxes, assessments and all dues and duties and outgoings whatever payable in respect of the said

B. Mehta
 Signs of the Borrower

Waidya
 Signs of the Mortgagor

कृते बँक ऑफ इंडिया / For Bank Of India
A. Hande
 Sign of the Mortgage Bank
 Chief Manager
 पॉवई शाखा, पुणे-७२, Powai Branch, Mumbai-72

Mortgaged Property/ies immediately the same shall have become due and will keep the said Mortgaged Premises and every part thereof in a good state of repair and that the Borrower(s) shall during the period aforesaid insure and keep insured the Mortgaged Premises against loss, or damage by fire, flood, earthquake, lightening and other acts of God as also by riot or civil commotions or revolutions and such other risks in the sum of **Rs. 30,00,000/-** or in such other sum as may be required by the Borrower(s) from time to time in the name/s of the Borrower(s)/Mortgagor(s) and Bank in some well known and respectable insurance office in or elsewhere to be



approved of in writing by the Bank and pay all premia or sums of money necessary for such purposes at least one week before the day on which the same respectively become payable and on every occasions produce and assign or endorse and deliver to the Bank the policy or policies or such insurance and the receipt of every such payment and that the Borrowers, will not at any time hereafter during the continuance of any such insurance as aforesaid do or cause or allow to be done any act or commit any default

दस्त क्रमांक	3006	1/2024
	90	39

B. N. Modi
Signs of the Borrower

W. S. Chaudhary
Signs of the Mortgagor

कृते बैंक ऑफ इंडिया/For Bank Of India

A. K. Hande
मुख्य प्रबंधक/Chief Manager
पुनर् शाखा, मुंबई-72/Powal Branch, Mumbai-72
Sign of the Mortgage Bank

by the said insurance may be rendered void or voidable or an increased premium may become payable

there for and in case at any time during the continuance of the security the said insurance shall by any means become void or voidable the Borrower(s) will forthwith at his own costs effect a new insurance in lieu of such void or void or voidable insurance in the name of the Bank in some office to be approved of by the Bank and also that if default shall be made in payment of any land revenue, rents, rates, taxes, assessments, dues duties or other outgoings or in keeping the said Mortgaged Premises in repair and insured as aforesaid it shall be for but not obligatory upon the Bank to pay such land revenue, rents, rates, taxes, assessment and other duties or other outgoings and to keep Mortgaged Premises in a good state of repair and insure and keep insured in any sum and in manner aforesaid and that borrower will on demand repay to the bank every sum of money expended by it for the purpose aforesaid with interest thereon at the rates aforesaid from time to time of the same having been so expended and that until such repayment the same shall be a charge upon the said Mortgaged Premises hereby granted. The proceeds of such insurance shall at the option of the Bank be applied towards the satisfaction of the Bank's dues hereunder.



ह. व. नं. ४
 of the Bank's
 दस्त क. मांक ३०५२ - १२०१५
 १.११.३९

कृते बैंक ऑफ इंडिया For Bank Of India
 A. Daudras.
 मुख्य प्रबंधक / Chief Manager
 पवई शाखा, मुंबई-७२ / Powai Branch, Mumbai-72

B. Modh
 Signs of the Borrower

Waidar
 Signs of the Mortgagor

Sign of the Mortgagee Bank

(c)(i) The Borrower(s) shall permit the Bank and its servants and agents either alone or with workmen and others from time to time and at all reasonable times and without notice to the Borrower(s), but at the risk and expenses of the Borrower(s) and if so required as Attorney for and in the name of the Borrower(s) to enter into and upon the mortgaged premises and to inspect the same.

(ii) The Borrower(s) shall bear and pay all out of pocket expenses of such inspection(s) as may be carried out by the Bank in respect of the mortgaged premises.

IV. IT IS HEREBY AGREED AND DECLARED by the Borrower(s) as follows:



In addition to the security over the mortgaged premises created hereunder the Borrower(s) shall be also personally liable to pay the loans to the Bank.

2. Without prejudice to the other rights of and recourse available to the Bank hereunder:

(i) If default is made by the borrower(s) in payment of any

ट.न.न.-४	moneys	for the time being owing on
दस्त क्रमांक 300R	1/2024	the security of these presents or
92 / 39		in default of payment of interest
		at the rate and in the manner

कृते बैंक ऑफ इंडिया/For Bank Of India

[Signature]

मुख्य प्रबंधक/Chief Manager
 एनई साख, मुंबई-79, Powal Branch, Mumb-79
 Sign of the Mortgagee Bank

[Signature]

Signs of the Borrower

[Signature]

Signs of the Mortgagor

aforsaid or in performances and observance of any covenant condition or provision herein contained and on his/her/their part to be performed and observed.

(ii) If in the opinion of the Bank that circumstances exist under the Bank's interests are in jeopardy, or the whole or part of its security is/are likely to be adversely affected / reduced / lost / diminished by or in consequence of any act or omission of the Borrower(s) or other reason whatsoever in any one or more of which the moneys for the time being owing on the security of these presents shall at the option of the Bank immediately become payable to the Bank and the Bank shall be entitled to exercise any of its rights and remedies in its discretion for realization of the mortgage debt and the decision of the Bank as to whether any one or more of the aforesaid circumstances exist shall be conclusive and binding upon the Borrower(s). In the event of the amount due to the Bank hereunder not being fully satisfied out of the sale proceeds of the mortgaged premises the Borrower(s) shall be



Handwritten box containing: 'द. व. नं. ४', 'दस्तावेज क्रमांक 3086', '97', '39'.

Signs of the Borrower

Signs of the Mortgagor

कृते बैंक ऑफ इंडिया/For Bank Of India
Chief Manager
पुणे शाखा, पुणे-72/Pune Branch, Pune-72
Sign of the Mortgagee Bank

liable personally to repay the balance to the Bank.

3. All the obligations of the Borrower(s) and the Mortgagor(s) and all the rights and remedies and powers of the Bank as "Mortgagee" under the law for the time being in force except so far as they may be expressly varied or may be inconsistent with these presents shall be deemed no be incorporated in these presents.

THAT the Mortgagor(s) irrevocably waives all the rights provided under the provisions of Section 61, 65A and 67A respectively, of the Transfer of Property Act, 1882, in favour of the Bank and this



shall be deemed to be contract to the for the purpose of the said

That the Borrower(s)/Mortgagor(s) hereby gives his/her/their consent/s for the loans being recovered as a public demand/moneys in terms of any legislation relating to recoveries thereof, where such consent is necessary under such legislation.

- V. That this mortgage is intended to and shall operate as a collateral security for the loans indebtedness and liabilities of the Borrower(s) to the Bank at all times during the ~~existence~~ of this mortgage

notwithstanding.
दस्ता क्रमांक 300E / 2014
98 / 39

कृते बैंक ऑफ इंडिया/For Bank Of India

A. Handeem

मुख्य प्रबंधक/Chief Manager

पुणे शाखा, पुणे-72/Pune Branch, Mumbai-72

Sign of the Mortgagee Bank

B. Meshi

Signs of the Borrower

W. W. W.

Signs of the Mortgagor

- (a) the existence of a credit balance or NIL balance in the loan accounts at any time or any partial payment or fluctuation of accounts; or
- (b) any loans or any part thereof have been repaid either after demand has been made by the Bank or otherwise or has not been so repaid on demand.
- (c) Any re-schedulement of loan/installments.



VI. If the Borrower(s) be more than one, each one or any of them is authorized and empowered by the others of them to admit and acknowledge their liability to the Bank by any payment into the account or by way of express writing in any manner or otherwise and any such admission and acknowledgement of the liability by one or more of them shall be construed to have been made on behalf of each of them.

VII. This mortgage is in addition to and not in substitution of earlier mortgages, if any, created by the Borrower(s) in favour of the Bank.

THE SCHEDULE - I (Referred to above) 3000 1000
74/39

All that pieces and parcels of the said property, being Flat No. 004, having area admeasuring 390 Sq. Ft. (Built Up), on the Ground-Floor, in the building No. C-10, known as the 'Amita Shanti Nagar CHS Ltd.', Sector VIII of Shantinagar Housing Complex, at Mira Road (East), Thane - 401

B. M. D.
Signs of the Borrower

M. D. S.
Signs of the Mortgagor

कृते बैंक ऑफ इंडिया/For Bank Of India
A. S. D.
Sub Registrar/Chief Mortgagor
पद सं. 174/2, P. O. Thane, Thane-401-72

he/she/they having understood the contents thereof subscribe(s) to these presents.

IN WITNESS WHEREOF the Borrower(s) and Mortgagor(s) has/have set his/her/their hand(s) to these presents on this day and year first above written in the presence of each of the attesting witnesses mentioned below and each of the attesting witness have put their signature in the presence of the Borrower(s).

SIGNED AND DELIVERED by the)
Abovenamed Mortgagee Bank, viz.)
Bank of India, Powai Branch,)
Mumbai - 400 072,)
through its Senior Manager,)
MR. ARVIND J. KHANDERAO)



बँक ऑफ इंडिया/For Bank Of India
Arvind J. Khanderao
मुख्य प्रबंधक / Chief Manager
पदा संख्या: पुणे-72/Powai Branch, Mumbai-72

AND

SIGNED AND DELIVERED)
Abovenamed Borrower)
M/S. MODERN AQUARIUM,)
through Proprietress,)
MRS. BHARTI PRAKASH MODY)



Bharti

AND

SIGNED AND DELIVERED by the)
Abovenamed Mortgagor)
MR. VINOD RAMCHANDER NAIDU)



Vinod

In presence of)
Witnesses)
दस्तावेजांक 3002 12024)
90/39)

Bharti

Vinod

Signs of the Borrower

Signs of the Mortgagor

बँक ऑफ इंडिया/For Bank Of India
Arvind J. Khanderao
मुख्य प्रबंधक / Chief Manager
पदा संख्या: पुणे-72/Powai Branch, Mumbai-72
Sign of the Mortgagee Bank

1. Mr. Prakash R. Modi)
 PAN No. AALPM9123B Age 45 Yrs)
 R/at : Flat No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
Ramchandralaure East Road)
Wardhikar Nagar Malad (W) - 401)



Prng

2. Mr. Mahan R. Naichu)
 PAN No. ACCPN8909H Age 23 Yrs)
 R/at : Flat No. 004, Bldg No.)
C-10, B. Amiga Shanti Nagar)
Cit. Sur. & Min. Rd. (E) - 107)



M. Naichu

3. Sunil B. More

Sunil

4. Sameer More

More



ए.न.न.-४
दफ्त क्रमांक ३७७७ १२०१५
१८ / ३१

B. Modi
 Signs of the Borrower

Wankar
 Signs of the Mortgagor

कृष्ण बँक ऑफ इंडिया/For Bank Of India
A. Handekar
 Chief Manager
 Powai Branch, Mumbai
 Sign of the Mortgagee Bank

बैंक ऑफ इंडिया
Bank of India



रिश्तों की जमापूजो... / Relationship beyond banking...

पवई शाखा, पेरडाईस, ई-विंग, राहेजा विहार, चांदिवली फार्म रोड, मुंबई-400 072
Powai Branch, Paradise, E-Wing, Raheja Vihar, Chandivali Farm Road, Mumbai - 400 072
Tel.: 2858 1469, Fax: 2858 1456, E-mail: powai.mumbainorth@bankofindia.co.in

संदर्भ क्र./Ref. No.:

दिनांक Date

No.: POWAI: ADV/SME/AK/15-16/:

Date: 26th, June, 2015.

To,
M/s. Modern Aquarium
Office:- Shop 7 Gr. Floor, Kirit CHSL,
Ramchandra Lane, Extension Road,
Evershinde Nagar, Malad (W),
Mumbai - 400 064.

Dear Sir,



Re: Your request for Sanction of Credit Facility

We invite reference to your request for Credit Facility and are pleased to offer you, the Credit Facility as per the Annexure - I & II on the broad terms and conditions mentioned therein. Not with standing anything to the contrary stated or suggested herein, the outstanding indebtedness, whether actual or contingent, under these facilities is subject to liquidation by you, on first demand by us.

This letter is issued in duplicate. Please return duplicate copy duly signed by you as token of having accepted the terms and conditions.

Thanking you,

Yours faithfully,

Alhand...
Senior Manager

We accept,



ट.न.न.- ४
दस्तावेज क्रमांक 3002 12015
१९ / ३१

AMITA SHANTI NAGAR CO-OP. HSG. SOCIETY LTD.

Regn. No. TNA / (TNA) / Hsg. (TC) / 6872 / 94-95

Bldg. No. C-10/11, Sector 8, Shanti Nagar, Mira Road (E), Dist. Thane.

Date : 30/06/2015

To,
The Manager
BANK OF INDIA
Powai Branch
Mumbai - 400 072.

Dear Sirs,

Re : Flat No. 004, Ground Floor, Building No. C-10 of Mr. Vinod Ramchandra Naidu in the building called Amita Shantinagar of the Amita Shantinagar Co-op. Housing Society Limited situated at Sector VIII, Shantinagar, Mira Road (East), Dist. Thane - 401 107.

1. This is to confirm that the above Society registered under No. TNA/(TNA)/HSG./TC/6872/1994-95 is the owner of the above building pursuant to the conveyance dated NIL registered under number NIL dated NIL and that the Society has transferred the above Flat to Mr. Vinod Ramchandra Naidu.

2. The Conveyance deed has not been executed in our favour so far and when the same is executed and registered, we shall forward a true certified copy of the same to the Bank directly.

3. We hereby assure you that the said flat, as well as, the said building and the land appurtenant thereto are not subject to any encumbrance, charge or liability or any kind whatsoever and that the entire property is free and marketable.

4. We further confirm that we have a clear, legal and marketable title to the said property and every part thereof, and that all taxes and dues in respect thereof have been paid upto date.

ट.न.न-४
29/39
30/06/2015

5. We have no-objection to your giving a loan to the said allottee/transferee and her mortgaging the said flat with you by way of security for repayment. We confirm that to the best of our knowledge Mr. Vinod Ramchandra Naidu has not raised any finance from any other sources to buy the said flat.



For AMITA SHANTINAGAR C.H.S. LTD.

R. K. N.
Secretary

Secretary

M. S. K.
Treasurer

Treasurer

SHANTINAGAR CO-OP. HSG. SOCIETY LTD.

Regn. No. TNA / (TNA) / Hsg. (TC) / 6872 / 94-95

Bldg. No. C-10/11, Sector 8, Shanti Nagar, Mira Road (E), Dist. Thano.

Date: 30/06/2015

: 2 :

We undertake not to allow **Mr. Vinod Ramchandra Naidu** to transfer the said flat to any third party whether by way of lease, leave and license or any other basis without your prior written permission, we also undertake not to issue any duplicate Share Certificate to **Mr. Vinod Ramchandra Naidu** without your prior written permission.

We have to inform you that Share Certificate has been issued to **Mr. Vinod Ramchandra Naidu**.

This letter is being issued pursuant to the resolution passed in the meeting of the Managing Committee of the Society held on _____ and / or in accordance with the bye-laws of the society.

Yours faithfully,

For **AMITA SHANTINAGAR CO-OPERATIVE HOUSING SOCIETY LTD.**

R. Naidu

SECRETARY / CHAIRMAN



For **AMITA SHANTINAGAR C.H.S. LTD.**

R. Naidu
Secretary

Secretary

markawala
Treasurer

Treasurer



ट.न.न.-४
दस्त क्रमांक 30.06/2015
23/39

THE AMITA SHANTI NAGAR CO - OPERATIVE HOUSING SOCIETY LIMITED

2 (Regn. No. TNA (TNA) / HSG.(TC) / 6872 / -94-95

Authorised Share Capital Rs. 1,00,000 Divided into 2000 Shares each of Rs. 50

Members Register No. 2 Share Certificate No. 2

THIS IS TO CERTIFY that Shri / Smt. DATTU RAMKRISHNA KAMA

of THANE is the Registered Holder of Shares [FIVE] from No. 6

to 10 of Rupees FIVE HUNDRED FIFTY ONLY (250/-)

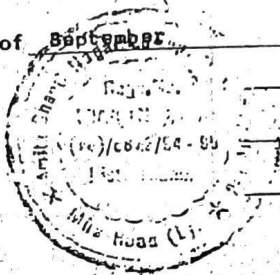
in THE AMITA SHANTI NAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED

Mira Road (East), Thane 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 said Society at THANE this 27th

day of September 19 94



[Signature]

Chairman

[Signature]

Hon. Secretary

[Signature]

Member of the Committee

P. T. O.



ट.न.न.-४
दस्त क्रमांक 3002 / 2014
24 / 39

Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regr. No. (Old)	To Whom transferred	Share Regr. No. (New)
6.7.97	II-81	2	Mr. Mohammedali H. Chalaniya For AMITA SHANTINAGAR C.H.S. LTD Chairman Secretary Treasurer	69
02/10/13.	III-131.	069	LOKHI RAMCHANDRA For AMITA SHANTINAGAR C.H.S. LTD Chairman Secretary Treasurer	131.
02/10/13.	III-132	131	VJNDU RAMCHANDRA For AMITA SHANTINAGAR C.H.S. LTD Chairman Secretary Treasurer	132

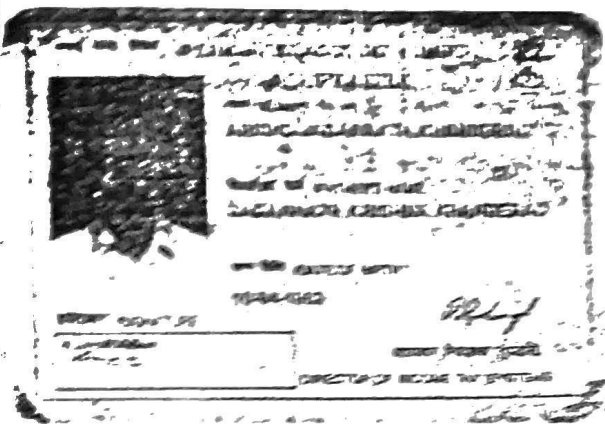
Chairman

Secretary

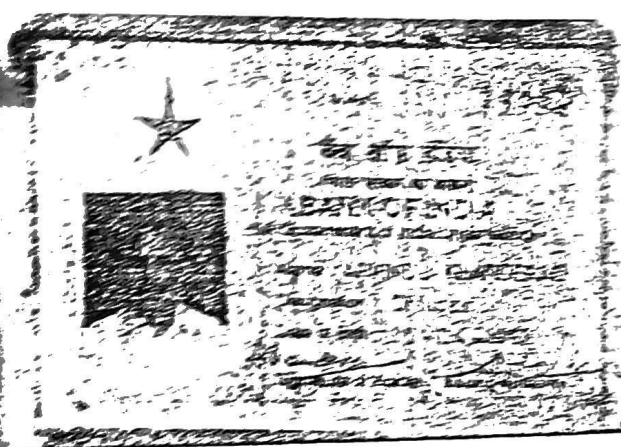
Committee Member



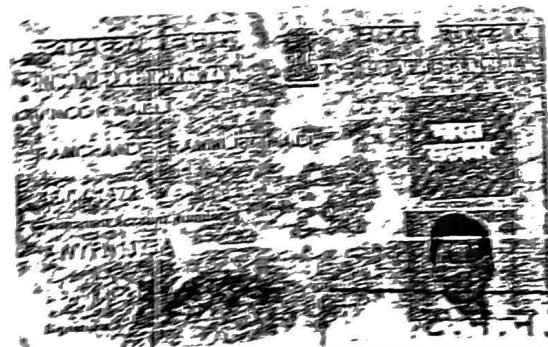
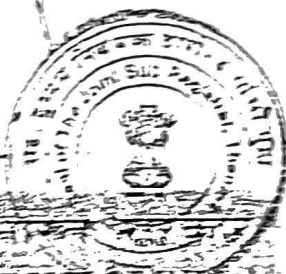
ट.न.न.-४
दस्तावेज क्रमांक 300E 12014
26/39



Handwritten signature or name



Handwritten signature or name



Handwritten mark or signature

स.न.न.-४
संख्या ३०५६ नं०
२० / ३९

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BRABHAI MODI
GORDHANDAS MODI

16/07/1967

Permanent Account Number

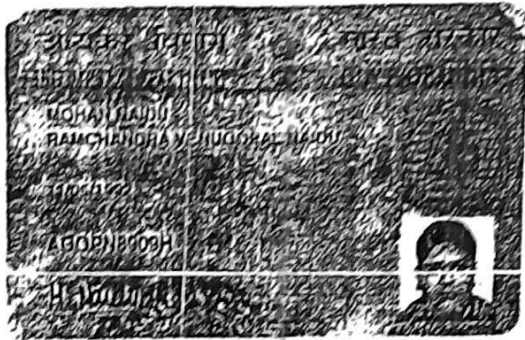
AAERM9023B

Prakash Modi

Signature



Signature of Modi



M. Modi



ट.न.न.-४
दफ्त कर्मांक 3002 12024
25/31

दस्त गोषवारा भाग-1

एनन 2 2139

दस्त क्रमांक: 3779/2015

08 जुलै 2015 1:41 म.नं.

दस्त क्रमांक /3779/2015

मुद्रांक रु. 00/-

मोबदला: रु. 30,00,000/-

मुद्रांक शुल्क: रु.15,000/-

मह. नु. नि. दस्तनं यांचे कार्यालयात

पावती: 5441

पावती दिनांक: 08/07/2015

3779 वर दि. 08-07-2015

सादरकरणाराचे नाव: बँक ऑफ इंडिया - पवई शाखेतर्फे
सिनिबर मॅनेजर श्री. अरविंद जे. खंडेराव - -

138 म.नं. वा. हजर केला.

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

620.00

पृष्ठांची संख्या: 31

एकुण: 30620.00

हजर करणाऱ्याची सही:

Jay

Joint Sub Registrar, Thane 4

Jay
Joint Sub Registrar, Thane 4

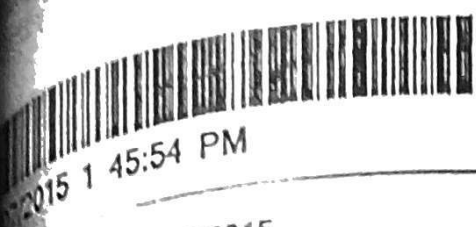
दस्ताचा प्रकार: महाणखत

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

दिवस क्रं 1 08 / 07 / 2015 01 : 31 : 05 PM ची वेळ: (सादरीकरण)

दिवस क्रं 2 08 / 07 / 2015 01 : 33 : 10 PM ची वेळ: (फी)





दस्त गोषवारा भाग-2

टनन4 30139
दस्त क्रमांक:3770/2015

क्रमांक : टनन4/3779/2015
प्रकार :- गहाणखत

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
नाव:मे. मॉडर्न अॅक्वारियम तर्फे प्रो. श्रीमती भारती प्रकाश मोदी - - पत्ता:प्लॉट नं: सदनिका क्रं. ई-3, माळा नं: -, इमारतीचे नाव: किरीट को. ऑप. हौ.सो.लि., ब्लॉक नं: रामचंद्र लेन, एक्सटेंशन रोड, रोड नं: एव्हरशाईन नगर, मालाड प. मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:BQMPPM1917R	कर्ज घेणार वय :-40 स्वाक्षरी:- <i>B.Moob</i>		
नाव:बँक ऑफ इंडिया - पवई शाखेतर्फे सिनियर मॅनेजर श्री. अरविंद जे. खंडेराव - - पत्ता:प्लॉट नं: -, माळा नं: ई विंग, इमारतीचे नाव: पॅराडाईज - रहेजा विहार, ब्लॉक नं: चांदिवली फार्म रोड, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AAACB0472C	कर्ज देणार वय :-53 स्वाक्षरी:- <i>Arvind J. Khendekar</i>		
नाव:(मान्यता देणार) श्री. विनोद रामचंद्र नायडू - पत्ता:सदनिका क्रं. 004, तळमजला, बिल्डींग न. सी/10, बी/अमिता शांतीनगर को.ऑप.हौ.सो.लि., सेक्टर-8, मीरा रोड पु. जि. ठाणे, मीरा रोड , MAHARASHTRA, THANE, Non-Government. पॅन नंबर:AWYPN1073A	जामीनदार वय :-39 स्वाक्षरी:- <i>Vinod</i>		

दस्तऐवज करून देणार तथाकथीत गहाणखत च्या दस्तऐवज दिव्याचे कबुल करतात.
 क्र.3 ची वेळ:08 / 07 / 2015 01 : 36 :: 14



इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्या व्यक्तीशी ओळखतात, व त्यांची ओळख पटवितात

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
नाव:प्रकाश गोरधनदास मोदी - - वय:48 पत्ता:सदनिका क्रं. ई-3, किरीट को. ऑप. हौ.सो.लि. रामचंद्र लेन, एक्सटेंशन रोड,एव्हरशाईन नगर, मालाड प. मुंबई पिन कोड:400064	स्वाक्षरी <i>Prakash G. Modhi</i>		
नाव:नोहन रामचंद्र नायडू - - वय:23 पत्ता:सदनिका क्रं. 004, बिल्डींग न. सी/10, बी अमिता शांती नगर को. ऑप. हौ.सो.लि. सेक्टर-8, मीरा रोड पु. ठाणे पिन कोड:400107	स्वाक्षरी <i>N. Naidu</i>		