

10/10/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

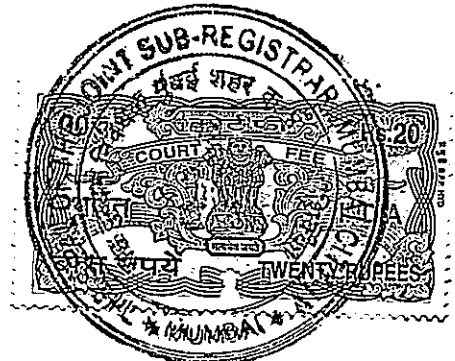
दस्त क्रमांक : 10986/2018

नोंदणी :

Regn:63m

गावाचे नाव : वरळी

(1) विलेखाचा प्रकार	गहाणखत	
(2) मोबदला	0	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)		1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 602, माळा नं: सहावा मजला, इमारतीचे नाव: भीमा रेसीडेंसी (वरळी सागर सी एच एस), ब्लॉक नं: वरळी मुंबई 400030, रोड नं: सर पोचखानवाला रोड, इतर माहिती: सदर दस्ताचे सह दुय्यम निबंधक मुंबई शहर क्र. 4 यांच्या कार्यालयात दिनांक 31/8/2018 रोजी दस्त क्र. बर्बई 4/9633/2018 अन्वये नोंदविण्यात आलेल्या गहाणखताचे सप्लीमेंट्री गहाणखत. (C.T.S. Number : 751,752,753 ;)
(5) क्षेत्रफळ		1) 950 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.		1): नाव:- मे. देवमोगरा गॅस एजेंसीचे प्रोप्रायटर धनंजय दिलीप वळवी वय:- 22; पत्ता:-, -, बस स्टॅण्ड जवळ, नवापुर शहर, जिल्हा नंदुरबार, ढाणासाट, MAHARASHTRA, NANDURBAR, Non-Government. पिन कोड:- 425418 पॅन नं:- BTDPG1135K 2): नाव:- माणिकराव होडल्या गावीत वय:- 84; पत्ता:-, -, पोस्ट - धुलीपाडा, तालुका - नवापूर, जिल्हा नंदुरबार, ढाणासाट, MAHARASHTRA, NANDURBAR, Non-Government. पिन कोड:- 425418 पॅन नं:- AIXPG5922C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता		1): नाव:- स्टेट बँक ऑफ इंडिया वय:- 50; पत्ता:-, -, =, -, पोस्ट धुळे, ता. धुळे, जि. धुळे, बाब. ऊळवाडी, MAHARASHTRA, DHULE, Non-Government. पिन कोड:- 424002 पॅन नं:- AAACS8577K
(9) दस्तऐवज करून दिल्याचा दिनांक	09/10/2018	
(10) दस्त नोंदणी केल्याचा दिनांक	10/10/2018	
(11) अनुक्रमांक, खंड व पृष्ठ	10986/2018	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	1000	
(14) शेर		



सह. दुय्यम निबंधक वर्ग - २
मुंबई शहर क्र. ४

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :- :

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

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

508/9633

पावती

Original/Duplicate

Friday August 31 2018

नोंदणी क्र. :39म

12:31 PM

Regn.:39M

पावती क्र.: 10337

दिनांक: 31/08/2018

गावाचे नाव: वरळी

दस्तऐवजाचा अनुक्रमांक: बवई4-9633-2018

दस्तऐवजाचा प्रकार : गहाणखत

सादर करणाऱ्याचे नाव: भाणिकराव होडल्या गावीत

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

DELIVERED

एकूण:

रु. 30540.00

सह दुय्यम निबंधक, मुंबई-4

बाजार शुल्क: रु.29700000 /-

मोडरना रु.0/-

भरलेले मुद्रांक शुल्क : रु. 150000/-

सह. दुय्यम निबंधक वर्ग - २
मुंबई शहर क्र. ४

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005646931201819R दिनांक: 31/08/2018

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 540/-

DELIVERED

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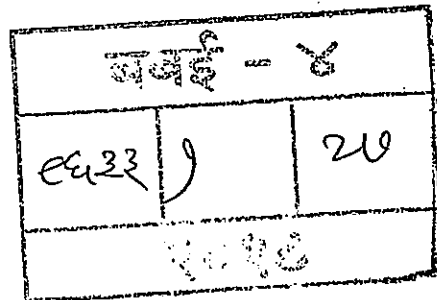
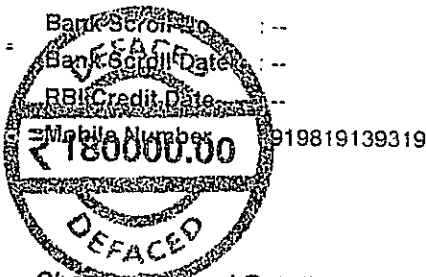
Data of Bank Receipt for GRN MH005646931201819R

Bank - IDBI BANK

Bank/Branch :
Pmt Txn Id : 180377737 **Simple Receipt**
Pmt DtTime : 30/08/2018 18:30:26 **Print DtTime** :
ChallanIdNo : 69103332018083051587 **GRAS GRN** : MH005646931201819R
District : 7101 / MUMBAI **GRN Date** : 30/08/2018 18:30:27
Office Name : IGR183 / BOM2_JT SUB REGISTRA MUMBAI CITY 2
StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)
StDuty Amt : Rs 1,50,000.00/- (Rs One Lakh Fifty Thousand Rupees Only)
RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

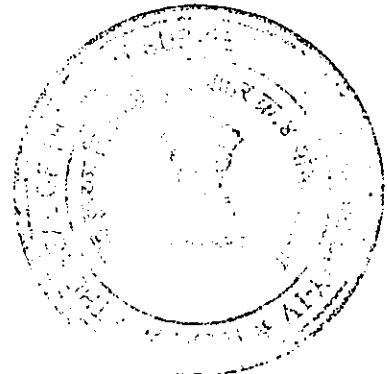
Only for verification not to be printed and used

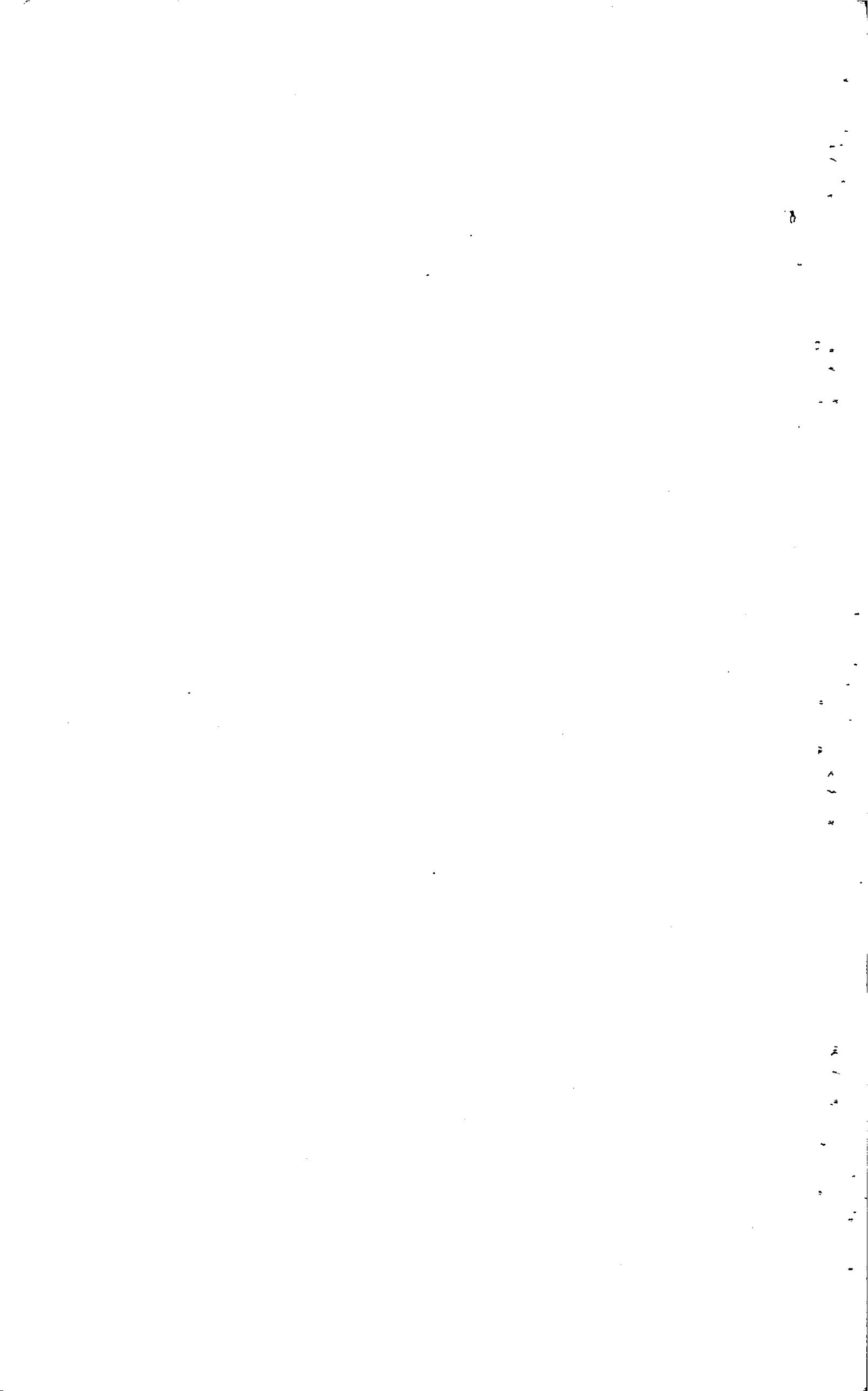
Article : 40(b)
Prop Mvblty : Immovable **Consideration** : 2,97,00,000.00/-
Prop Descr : FLAT NO 602BHIMA RESIDENCYWORLI SAGAR CHSSIR POCHKANWALA . ROADWORLIMUMBAI
 : Maharashtra
 : 400030
Duty Payer : PAN-BTDPG1135K DEOMOGRA GAS AGENCY PROP DHANAJAY VALVI
Other Party : PAN-AAACS8577K STATE BANK OF INDIA DHULE



Challan Defaced Details

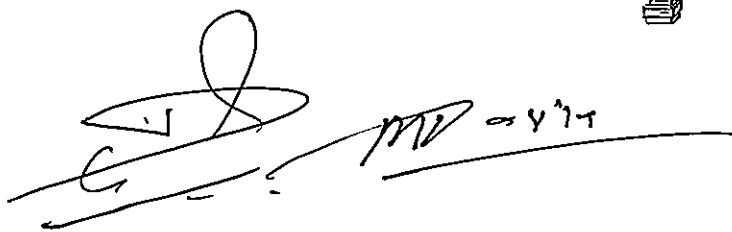
Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-508-9633	0002975803201819	31/08/2018-12:11:21	IGR549	30000.00
2	(S)-508-9633	0002975803201819	31/08/2018-12:11:21	IGR549	150000.00
Total Defacement Amount					1,80,000.00



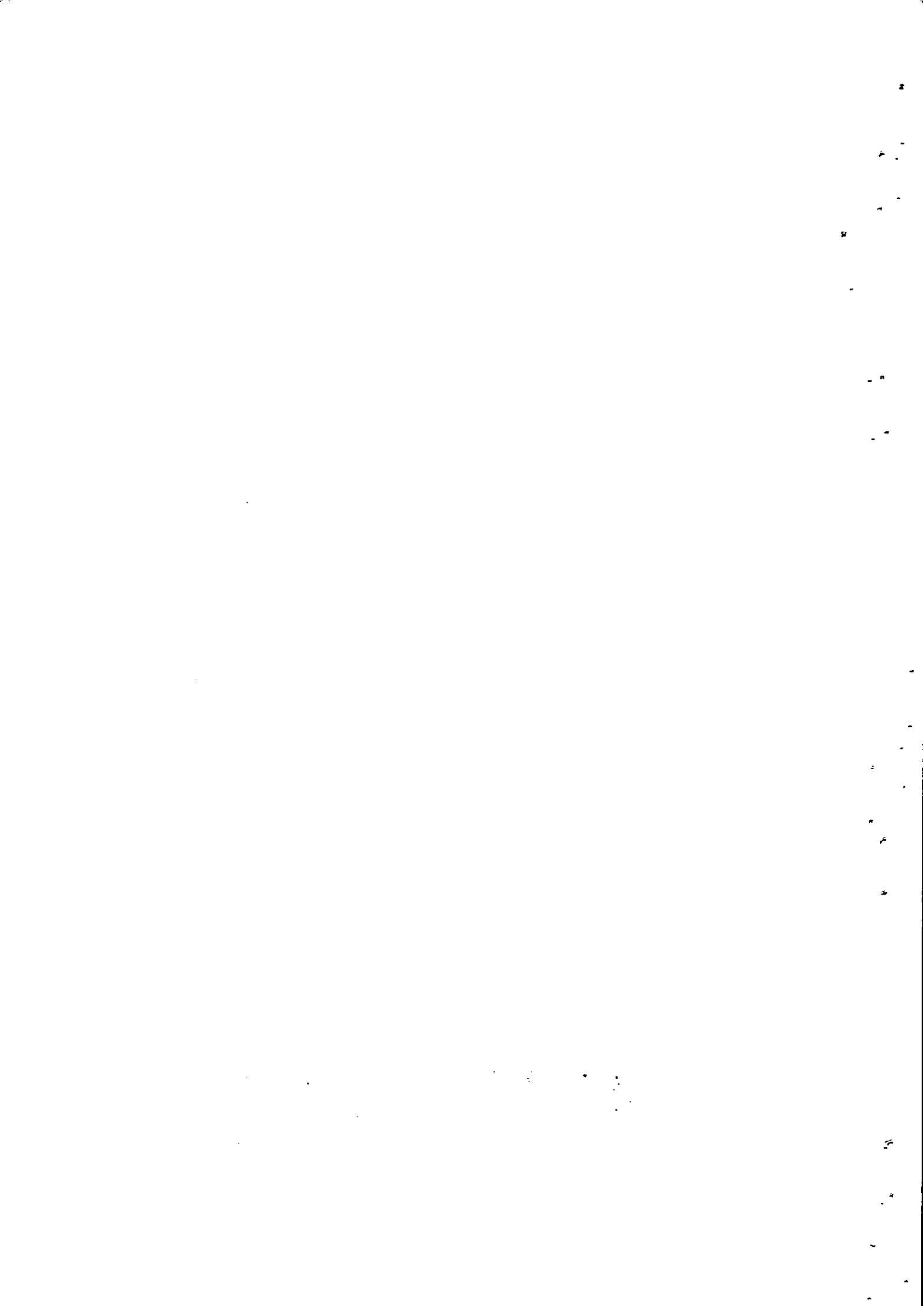


Hot Payment Successful. Your Payment Confirmation Number is 180377737

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH005646931201819R	BARCODE	Form ID : Date: 30-08-2018
Department	IGR	Payee Details	
Receipt Type	RM	Dept. ID (If Any)	
Office Name	IGR183- BOM2_JT SUB REGISTRA MUMBAI CITY 2	Location	PAN-BTDPG1135K
Year	Period: From : 29/08/2018 To : 31/03/2019	PAN No. (If Applicable)	
Object	Amount in Rs.	Full Name	DEOMOGRA GAS AGENCY PROP DHANAJAY VALVI
0030045501-75	150000.00	Flat/Block No, Premises/ Bldg	FLAT NO 602 BHIMA RESIDENCY
0030063301-70	30000.00	Road/Street, Area /Locality	WORLI SAGAR CHS SIR POCHKANWALA
	0.00	Town/ City/ District	ROAD WORLI MUMBAI Maharashtra
	0.00	PIN	400 003 00
	0.00	Remarks (If Any) :	२२६ २०२६
	0.00	Amount in words	Rupees One Lakhs Eighty Thousand Only
	0.00	FOR USE IN RECEIVING BANK	
Total	180000.00	Bank CIN No :	69103332018083051587
Payment Details:IDBI NetBanking Payment ID : 180377737		Date	30-08-2018
Cheque- DD Details:		Bank-Branch	501 DADAR (WEST)
Cheque- DD No.		Scroll No.	
Name of Bank	IDBI BANK		
Name of Branch			







DEED OF MORTGAGE (SIMPLE MORTGAGE)

(To be stamped as per stamp duty applicable in the State for Deed of Mortgage)

1	Date of Execution	31 st August 2018
2	Place of Execution	MUMBAI
3	Name/s of the Borrower/s (Father's/Husband's name to be mentioned)	M/s Deomogra Gas Agency Proprietor-Shri Dhananjay Dilip Valvi
4	Address/s of the Borrower/s	Near Bus Stand , City: Navapur, Dist: Nandurbar, State: Maharashtra, India, Pin: 425418
5	Name/s of the Mortgagor/s (Father's/Husband's name to be mentioned)	Shri Manikrao Hodlya Gavit.
6	Address/s of the Mortgagor/s	Near Bus Stand , City: Navapur, Dist: Nandurbar, State: Maharashtra, India, Pin: 425418
7	Names, Age, designations of the authorised signatories executing the Mortgage on behalf of the Mortgagor/s	Shri Manikrao Hodlya Gavit. Age- 84 Years , Guarantor of the firm M/s Deomogra Gas Agency
8	Name and Address of the Mortgagee	STATE BANK OF INDIA, a body corporate constituted under the State Bank of India Act 1955 and having its Central Office at Madam Cama Road, Mumbai 400 021 and a branch among other places at Main Branch DHULE.
9	Aggregate Limit (of the facilities/limits) sanctioned to the Borrower/s	Rs. 2,97,00,000/- (RUPEES TWO CRORES NINETY SEVEN LACS ONLY)
10		Term Loan (NA) Repayable in/by.....instalments of Rs...../-

Terms of Repayment governing the above facilities/limits <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p style="text-align: center;">अवधि - ४</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;">२९३३</td> <td style="width: 33%; text-align: center;">४</td> <td style="width: 33%; text-align: center;">२७</td> </tr> <tr> <td colspan="3" style="text-align: center;">२०२६</td> </tr> </table> </div>	२९३३	४	२७	२०२६			each and a final instalment of Rs...../- with a start up period of.....months. The first instalment to commence on.....and the last instalment falls due on..... Open Term Loan NA Working Capital Facilities are repayable on demand
२९३३	४	२७					
२०२६							

11 Description of the Loan Documents for the Aggregate Limit executed by the Borrower/s and the Guarantor/s

(a) Agreement of Loan-cum-Hypothecation dated.....for Rs **2,97,00,000/-**.

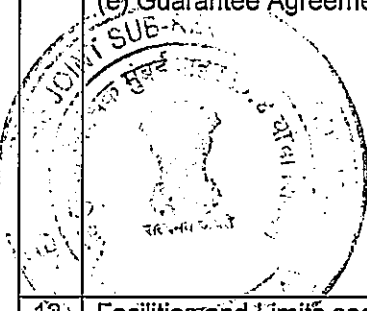
(b) Supplemental Agreement/s of loan cum-Hypothecation dated.....for Rs.....

(c) Supplemental Agreement/s of loan cum-Hypothecation dated.....for Rs.....

(d) Supplemental Agreement/s of loan cum-Hypothecation dated.....for Rs.....

(e) Guarantee Agreement dated.....for Rs **2,97,00,000/-**.

(hereinafter referred to as 'the said agreements')



12 Facilities and Limits secured by the Mortgage in the aforesaid aggregate limit

Name of the Facility	Limit	Rate of Interest	Rests
<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"> <p style="text-align: center;">अवधि - ४</p> <p>1. Term Loan</p> </div>	---	---	---
<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"> <p>2. Open Term Loan</p> </div>	---	---	---
Working Capital Facilities			
3. DROPLINE OVERDRAFT	Rs.297.00 LACS	MCLR + 2.30 % Present effective Rate=10.55%	MONTHLY
Total amount secured Rs 2,97,00,000/-			
Rupees... TWO CRORES NINETY SEVEN LACS .only.			

MD

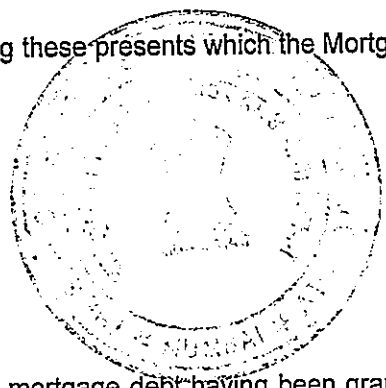
[Signature]

plus interest, enhanced interest, fees, commission, charges, costs and expenses including the legal costs (hereinafter referred to as "the Mortgage Debt")

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The expression "the Mortgagor/s" unless contrary intention is expressed to mean and include the Borrower/s and/or Guarantor/s and/or the Mortgagor/s individually and/or collectively and shall wherever the context so permits include Sole Proprietor/Proprietrix or the Partners of a Partnership firm, Trustees of a Trust, Kartha and the Coparceners of a Hindu Undivided Family, Society or Association of Persons, Company and its/his/her/their respective heirs, executors, administrators, legal representatives, successors and assigns and the expression "the Mortgagee" wherever the context so permits mean and include the abovementioned Bank and/or its Branch/s and its successors and assigns.

WHEREAS the Mortgagee, at the request of the Mortgagor/s and /or the Borrower/s and/or the Guarantor/s, agreeing or continuing to finance the business of the Borrowers/s by granting or continuing or having granted all or some or any of the credit facilities upto the above mentioned aggregate limit on the terms and conditions mutually agreed upon under the above Agreement of Loan-cum-Hypothecation as modified, if any, by Supplemental Agreement(s) of Loan-cum-Hypothecation (herein referred to as the said agreements) to the Borrower(s) as the Mortgagee may in its absolute discretion think fit or granting extension of time for repayment or agreeing to defer or agreeing not to sue the Borrower(s) in respect of all or some or any of the credit facilities, the details of which credit facilities were mentioned in Schedule A thereunder written (therein and hereinafter referred to as " the said facilities") upon having the repayment/s thereof with interest, costs, charges and expenses secured in the manner stipulated under all or any of the said agreements and upon the Mortgagors agreeing to execute mortgage in favour of the Mortgagee over or in respect of the various immovable properties belonging to the Mortgagor/s more specifically described in the Schedules I,II and III hereunder written as security for the due repayment by the Mortgagors of all the amounts due payable from time to time or at any time under or in respect of the mortgaged debt within the above aggregate limit together with interest, costs, charges, expenses, and / or all other monies due to the Mortgagee on demand by the Mortgagee, being these presents which the Mortgagor/s have agreed to do on the terms and conditions hereinafter appearing.



NOW THIS INDENTURE WITNESSETH AS FOLLOWS

1. (a) In pursuance of the said agreements and in consideration of the mortgage debt having been granted or agreed to be granted or continued by the Mortgagee to the Borrower/s within the abovementioned aggregate limit, the Mortgagor/s hereby covenant with the Mortgagee that the Mortgagor/s shall repay the mortgaged debt to the Mortgagee with all interest at the agreed rates and rests and costs charges and expenses on the terms and conditions contained in all or any of the said agreement/s.

[Handwritten signature]

[Handwritten signature]

०९५ - ४		
२२३३	६	२०
(b) AND IN PURSUANCE THE SAID AGREEMENTS AND IN CONSIDERATION OF THE PREMISES the		
Mortgagor/s hereby grant, convey, transfer and assure unto the Mortgagee all and singular the lands heredita-		

ments and premises TOGETHER with all the buildings, structures messuages and tenements now standing thereon or which may hereafter be erected thereon or on any of them or any part thereof bearing Flat No 602, Bhima Residency, Worli Sagar CHS, situated at CTS No 751,752, 753, Sir Pochkanwala Road, Worli, , Mumbai, 400030, (Metro), Admeasuring Total Area : 950 Sqft, more particularly described in the Schedule I hereunder written AND TOGETHER with all and singular the houses, out-houses, wells, waters, water-courses, ways, paths, passages, lights, liberties, privileges, easements, advantages and appurtenances whatsoever to the said land, hereditaments, and premises appertaining or with the same or any part thereof now or heretofore occupied or enjoyed or reputed or known as part and parcel or member thereof or appurtenant thereto (hereinafter called "the said and building") and all the estate right, title, interest claim, demand of the Mortgagor/s into and upon the said land and buildings AND ALSO ALL THE DEEDS AND OTHER EVIDENCES of title in any way relating to the said land and buildings in the possession of the Mortgagor/s or which it can without suit procure TO HAVE AND TO HOLD the said land and buildings and all other premises hereinbefore expressed to be hereby granted with all other premises hereinbefore expressed to be hereby granted with all and every of their appurtenances unto and to the use of the Mortgagee for ever SUBJECT however, to the proviso for redemption hereinafter contained.

(c) In further pursuance of the said agreements and inconsideration of the premises, the Mortgagor/s hereby agrees, assign, transfer and assure unto the Mortgagee ALL AND SINGULAR the engines, boilers, motors, machinery (whether fixed or moveable and whether attached to the said land and building or not) plant, electric and other installations, implements, equipments, tools, utensils, appliances, accessories, articles, chattels and things (short particulars of which are given in Schedule II hereunder written) which now are or which may at any time hereafter during the continuance of this security be affixed, installed or erected or be brought in or placed upon the said land and buildings by the Mortgagor/s for the purpose of his/their/its business (and all such assets are hereinafter referred as" the plant") AND ALL THE ESTATE RIGHT TITLE INETEREST claim, demand of the Mortgagor/s in to and upon the said plant or any part thereof AND ALSO all receipts, documents, writings and other evidence of title to the plant and the component parts thereof in the possession of the Mortgagor/s or which the Mortgagor/s can without suit procure TO HAVE AND TO HOLD the Plant unto the Mortgagee absolutely SUBJECT however to the proviso for redemption hereinafter contained

(d) In further pursuance of the said agreements and consideration of the premises, the Mortgagor/s hereby charges in favour of the Mortgagee all the property and assets of the Mortgagor/s for the time being both present and future other than specifically mortgaged properties including (but without prejudice to the generality of the foregoing) its goodwill, undertaking, uncalled capital and all the book debts and other debts and outstanding

वर्ष - ४		
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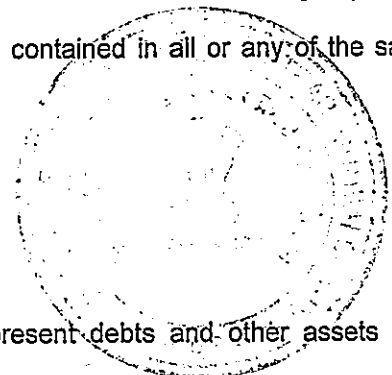
monies, now due or hereafter which may during the continuance of this security be due to the Mortgagor/s in connection with its/his business and also funds created by the Mortgagor/s and the investments for the time being representing the same (all hereinafter collectively referred to as " the general assets") with the payment of all monies for the time being owing on the security of these presents and such charge shall rank as floating charge and shall accordingly in no way hinder or prevent the Mortgagor/s from selling, mortgaging, charging, leasing, or otherwise disposing of or dealing with in the ordinary course of his/its business and for the purpose of carrying on the same but so that the Mortgagor/s shall not be at liberty to create without the prior consent of the Mortgagee obtained in writing any mortgage, charge or create any encumbrance upon the said general assets charged by this clause or any part thereof ranking in priority to or pari-passu with the security hereby constituted.

(e) Provided that if the Mortgagor/s shall duly pay to the Mortgagee the mortgaged debt hereby secured in the manner provided under all or any of the said agreements and as mentioned herein and all other monies if any by these presents or by law payable by the Mortgagor/s to the Mortgagee then and in such case the Mortgagee shall at any time thereafter upon the request of and at the costs of the Mortgagor/s reconvey the said land and buildings and the plant and release the said General Assets from the charge hereby created (all of which hereinafter collectively referred to as "the mortgaged properties") unto the Mortgagor or as shall be directed by the Mortgagor/s.

2. It is also hereby agreed and declared that in the event of the Mortgagor failing to pay the mortgaged debt or any part thereof or failing to perform and discharge all and every obligations and liabilities under all or any of the said agreements or hereunder in accordance with the terms thereof, the Mortgagee shall have the right to cause the mortgaged properties to be sold through the intervention of the Court and the proceeds of sale be applied and to apply the proceeds of sale in payment of the dues owing and payable by the Mortgagor/s and discharge of the Mortgagor/s obligations and liabilities under all or any of the said agreements/s or hereunder and also the right to recover the mortgaged debt or the balance or any part thereof and all other monies remaining unpaid from the Mortgagor/s personally in accordance with the terms and conditions contained in all or any of the said agreements or under these presents.

3. The Mortgagor/s hereby covenants with the Mortgagee as follows:

(a) The Mortgagor/s hereby declares and assures that all the present debts and other assets and the mortgaged properties are its/his absolute properties and at his sole disposal and free from all or any prior charges, mortgages, encumbrances, claims or charges and are not subject of matter of lis-pendens, attachments or other proceedings before any courts, tribunals or authority and all the future assets and debts shall likewise the unencumbered, absolute and disposal properties of the Mortgagor nor such encumbrances shall or be allowed to be created in whatsoever manner or attachment allowed to be levied on the mortgaged properties, so long as the Mortgagor/s continue to be indebted or liable to the Bank.




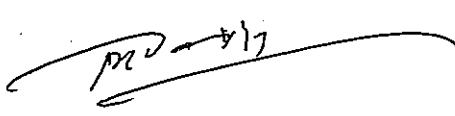
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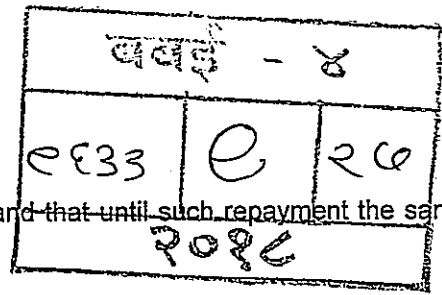
(b) The Mortgagor/s confirms and declares that it/he has actual possession of the mortgaged properties and has absolute power and authority to mortgage the mortgaged properties in favour of the Mortgagee. The Mortgagor/s further declares and confirms that no notice or process has been issued or recovery proceedings for recovery of any statutory dues, taxes were initiated in the past nor any proceedings or levy or tax is pending against the Mortgagor/s or were being started by any Authorities under the Income Tax Act or Central or Sales Tax Act and that no notice or process has been issued or started or served on the Mortgagor/s or on the mortgages properties or any part of it under Rules 2,16 or 51 or any other rules of the Second Schedule to the Income Tax Act 1961 or under any other law for the time being in force.

(c) The Mortgagor/s shall at all times during the continuance of these presents and the security hereby created pay all the ground rents, land revenue, rates taxes present as well as future, assessments and all dues, duties and outgoings whatsoever payable in respect of the mortgaged properties immediately the same shall have become due and will keep the mortgaged properties and every part thereof in a good state of repair and condition.

4. The Mortgagor/s shall not create any other mortgage or charge of any kind whatsoever over or in respect of the said mortgaged properties and shall not deal with or otherwise alienate or encumber his / its interest in the said mortgaged properties or any part thereof in a manner prejudicial to the interest of the Mortgagee and also shall not lease out or allow any attachment, distress or execution to be levied thereon.

5. And the Mortgagor/s hereby covenants with the Mortgagee that at all times during the continuance of the security hereby created, the Mortgagor/s shall keep the mortgaged properties and every part thereof in a good state of repair and condition and that the Mortgagors shall insure and keep insured the mortgaged properties against all loss or damage and such other risks as may be required by the Mortgagee from time to time in the names of the Mortgagee and the Mortgagor/s with an insurance company of repute notified by the Mortgagee and shall pay all premia necessary for keeping the insurance alive at all times during the continuance of this security and shall on every occasion produce, assign and deliver to the Mortgagee the policy(ies) and the receipt of every such payment and that the Mortgagor/s shall not during the continuance of any such insurance do or cause or allow to be done any act or commit any default rendering the insurance void or voidable or payment of enhanced premium and in the event of any such occurrence, the Mortgagor/s shall forthwith at its own cost and expenses effect a new insurance in lieu of the void or voidable insurance and also that it shall be lawful for but not obligatory for the Mortgagee to keep the mortgaged properties in a good state of repair and condition and insure and keep insured in any sum in the manner aforesaid and that the Mortgagor/s shall on demand pay to the Mortgagee every sum(s) of money expended by it for the purpose(s) aforesaid with interest

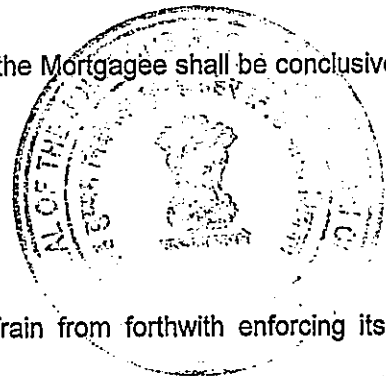


thereon at the agreed rates from the time having been so expended and that until such repayment the same shall be a charge upon the mortgaged properties hereby secured.

6. Notwithstanding anything contained herein or in all or any of the said agreements or any other relative security documents, the whole of the mortgaged debt shall at the sole discretion of the Mortgagee become due and forthwith payable by the Mortgagor/s to the Mortgagee upon the happening of any of the following events and the Mortgagee shall be entitled to enforce the security hereunder:

- a) Any instalment of the Principal remaining unpaid for the period of 15 days after the due date for payment thereof has expired;
- b) Any interest amounting to Rs. 500/- shall be in arrears and remain unpaid for the period of 3 months remaining unpaid after the same have become due for payment, whether demanded or not;
- c) The Mortgagor/s committing any breach or default in the performance or observance of any of the terms contained herein or in the Borrower(s)'s proposal or any other documents;
- d) If any of the representations or the documents furnished by the Mortgagor/s in its application are found to be untrue or false or incorrect;
- e) Upon entering into any arrangement or composition with its creditors or committing any act of insolvency;
- f) Any execution or other similar process being levied or enforced against Mortgagor/s
- g) If an order is made or a resolution passed for the winding up or a petition of winding up is filed or notice of meeting to pass such a resolution is issued;
- h) A receiver being appointed for all or any part of the Mortgagor/s property;
- i) If the Mortgagor/s ceases to carry on business or threatens not to carry on business;
- j) If any circumstances shall occur which in the opinion of the Bank is prejudicial to or imperils or is likely to prejudice or imperil the security or which affects adversely the Mortgagor/s capacity to repay any amounts under the said facilities;
- k) If the Mortgagor/s does not submit the required statements or misutilises / diverts the monies or the said assets without the Mortgagee's prior permission / knowledge;

Whether any of the above events has happened or not, the decision of the Mortgagee shall be conclusive, final and binding on the Mortgagor/s.



PROVIDED ALWAYS THAT the Mortgagee may in its discretion refrain from forthwith enforcing its rights hereunder in spite of the happening of any of the above events and provided further that any failure or delay in exercising any right, power or privilege hereunder or under other security documents or any single or partial

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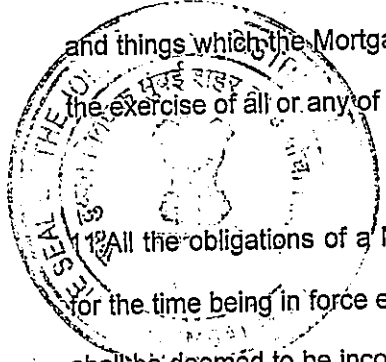
exercise of such right, power, or privilege shall not impair / extinguish or preclude the Mortgagee any further exercise of the same or operate as a waiver or exercise of any other power or right or privilege. The rights and remedies of the Mortgagee are only cumulative and not exclusive.

7. And that the Mortgagor/s hereby further covenants and agrees that the security created on the mortgaged properties shall secure all the earlier, present and future facilities, limits, indebtedness and outstandings of the Borrower/s under all or any of the said agreements and /or the above mentioned mortgage debt and that the same shall subsist notwithstanding the granting of totally new facilities, granting of new limits or relative accounts coming into credit or inter-changeability of the limits, increase, variation or reduction or cancellation of any of the limits granted or agreed to be granted or continued to the Borrower/s in the manner and on the terms contained in all or any of the said agreements.

8. That the Mortgagor/s further covenants that in the event of the default in payment of the mortgaged debt and or the performance of the obligations, the Mortgagee shall at its option also be entitled notwithstanding the power of sale, to file a suit against the Mortgagor/s for the recovery of the mortgaged debt by proceeding against the mortgaged properties as well from the Mortgagor/s personally and to enforce all the rights and remedies of the holder of a simple mortgage under the Transfer of Property Act, 1882.

9. The Mortgagor/s hereby agrees that although as between the Borrower/s and Mortgagor/s, the mortgaged properties comprised herein is a collateral security, but as between the Mortgagor/s and the Mortgagee the property hereby mortgaged shall constitute principal security and the Mortgagor/ is to be a principal debtor for all the principal monies and interest, costs, charges and expenses intended to be hereby secured.

10. For all or any of the purposes aforesaid the Mortgagor/s hereby irrevocably appoints the Mortgagee to be his/its attorney and in the name and on behalf of the Mortgagor/s to execute and do all such acts matters deeds and things which the Mortgagor/s ought to do and execute and generally to use the name of the Mortgagor/s in the exercise of all or any of the powers by these presents conferred on the Mortgagee.



All the obligations of a Mortgagor/s and all the rights, remedies and powers of a Mortgagee under the law for the time being in force except so far as they may be expressly varied by or inconsistent with these presents shall be deemed to be incorporated in these presents provided that that the provisions of section 61, 65 A and 67A respectively of the Transfer of Property Act, 1882 shall not apply to these presents or to the Mortgagor/s or the Mortgagee interse and this shall deemed to be a contract to the contrary for the purpose of those sections

[Handwritten signature]

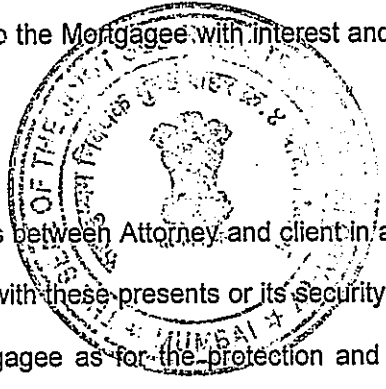
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12. Nothing herein contained shall prejudice any lien or set off, any other right which the Mortgagor/s has or is entitled or any other security which the Mortgagee now holds or may hold hereinafter from the Mortgagor/s or the Borrower/s or the Guarantor/s and whether jointly or singly with one another or others.

13. The Mortgagor/s in pursuance of the said agreement and for the consideration aforesaid further covenants and agrees that if more than one mortgage is or has been created by the Mortgagors/s for or in respect of the mortgage debt hereby secured, the Mortgagee is at liberty and is entitled to treat each of the mortgaged properties as joint and several mortgage for the repayment and satisfaction and redemption of the mortgage debt.

14. If the mortgaged properties or any part thereof shall at any time be acquired or taken up by Government and/or by any public Authority or Body for itself or for any local body or authority or public purpose or under any law or for any other reason whatsoever the Mortgagee shall be entitled to receive the whole of the compensation and to apply the same or a sufficient portion thereof towards repayment of the mortgaged debt and interest and all costs, charges and expenses and other monies due under these presents and all proceedings for ascertainment and apportionment of the compensation payable for the mortgaged properties or any part thereof shall be conducted by the Mortgagor/s through the Attorneys and engineers of the Mortgagee and if the Mortgagor/s shall not do so then the Mortgagee shall be entitled to engage its attorneys and engineers and the Mortgagor/s shall on demand pay to the Mortgagee all costs charges and expenses that may be incurred by the Mortgagee in this regard with interest thereon from the time of the same having been so incurred and until such repayment they shall be a charge on the mortgaged properties. And in all proceedings in Courts of Law or tribunals or before Public or other Officers wherein the Mortgagee shall be entitled and required to appear, the Mortgagee shall be entitled to appear by attorneys, counsels, architects, engineers and other professional persons as it may deem fit and all costs charges and expenses between advocate and client incurred in this regard by the Mortgagee shall be repaid by the Mortgagor/s to the Mortgagee with interest and they shall until repayment be a charge on the mortgaged properties.



15. The Mortgagor/s shall pay all costs, charges and expenses between Attorney and client in anywise incurred or paid by the Mortgagee and incidental to or in consonance with these presents or its security and incurred as well for the assertion or defence of the rights of the Mortgagee as for the protection and security of the mortgaged properties and for the demand realisation and recovery of the said mortgaged debt, interest and other monies payable to the Mortgagee and the same shall on demand be paid by the Mortgagor/s to the Mortgagee with interest thereon at the agreed rates from the time of the same having been so incurred and until such payment the same shall be a charge upon the mortgaged properties

[Handwritten signatures]

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16. The Mortgagor/s hereby confirms and declares that the Mortgagee shall be entitled to the benefit of all the provisions contained in all or any of the said agreements in respect of the mortgaged security hereby created in the same manner as it is entitled to in respect of the personal liability of the Mortgagor/s as Borrower/s or the Guarantor/s and /or the Mortgagors thereunder and in particular the provisions against release or discharge of the Guarantor/s from liability under all or any of the said agreements by reason of anything done or omitted to be done by the Mortgagee or by reason of the circumstances therein mentioned shall likewise be applicable to the security hereby created by the Mortgagor/s in favour of the Mortgagee as if they were set out herein and made applicable to the mortgaged security.

17. Any demand or notice may be served on the Mortgagor/s personally or by Fascimile (Fax), e-mail, Courier or by registered post acknowledgment due or under certificate of posting to the address recorded with the Mortgagee or left or affixed to any part of the mortgaged properties and when such address is not recorded to the last known address of the Mortgagor/s and any / every such demand or notice shall be deemed to have been received as the case may be at which it was left or at which it would have been delivered in the ordinary course of post at the above address.

SCHEDULE I HEREINABOVE REFERRED TO

(Description of the land and buildings)

Flat No 602, Bhima Residency, Worli Sagar CHS, situated at CTS No 751,752, 753, Sir Pochkanwala Road, Worli, , Mumbai, 400030, (Metro), Admeasuring Total Area : 950 Sqft,

BOUNDARIES:-	EAST--	Sir Pochkhanwala Road
	WEST --	Jeejebhoy Bunglow
	SOUTH --	Police Camp Building
	NORTH --	Vaitarna Building



SCHEDULE II HEREINABOVE REFERRED TO

(Description of plant and machinery and equipments)

NIL

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IN WITNESS WHEREOF, the Mortgagors have executed these presents on the day month and year first hereinabove written.

SIGNED, SEALED & DELIVERED BY THE
WITHIN NAMED BORROWER:



SHRI DHANANJAY DILIP VALVI

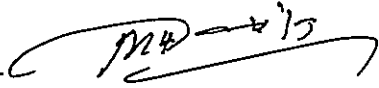


SIGNED, SEALED & DELIVERED BY THE
WITHIN NAMED MORTGAGOR/SURETY:



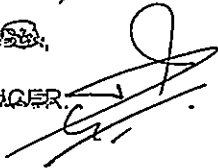
Shri Manikrao Hodlya Gavit.

SIGNED, SEALED & DELIVERED BY THE
WITHIN NAMED MORTGAGEE:

~~STATE CHIEF OF POLICE~~

~~TERRITORY OFFICER~~



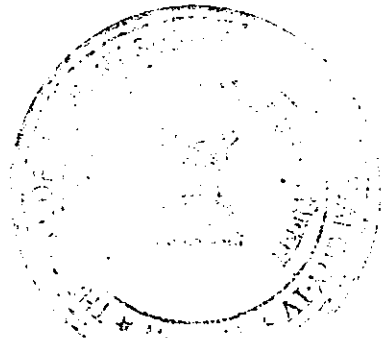
WITNESSES:

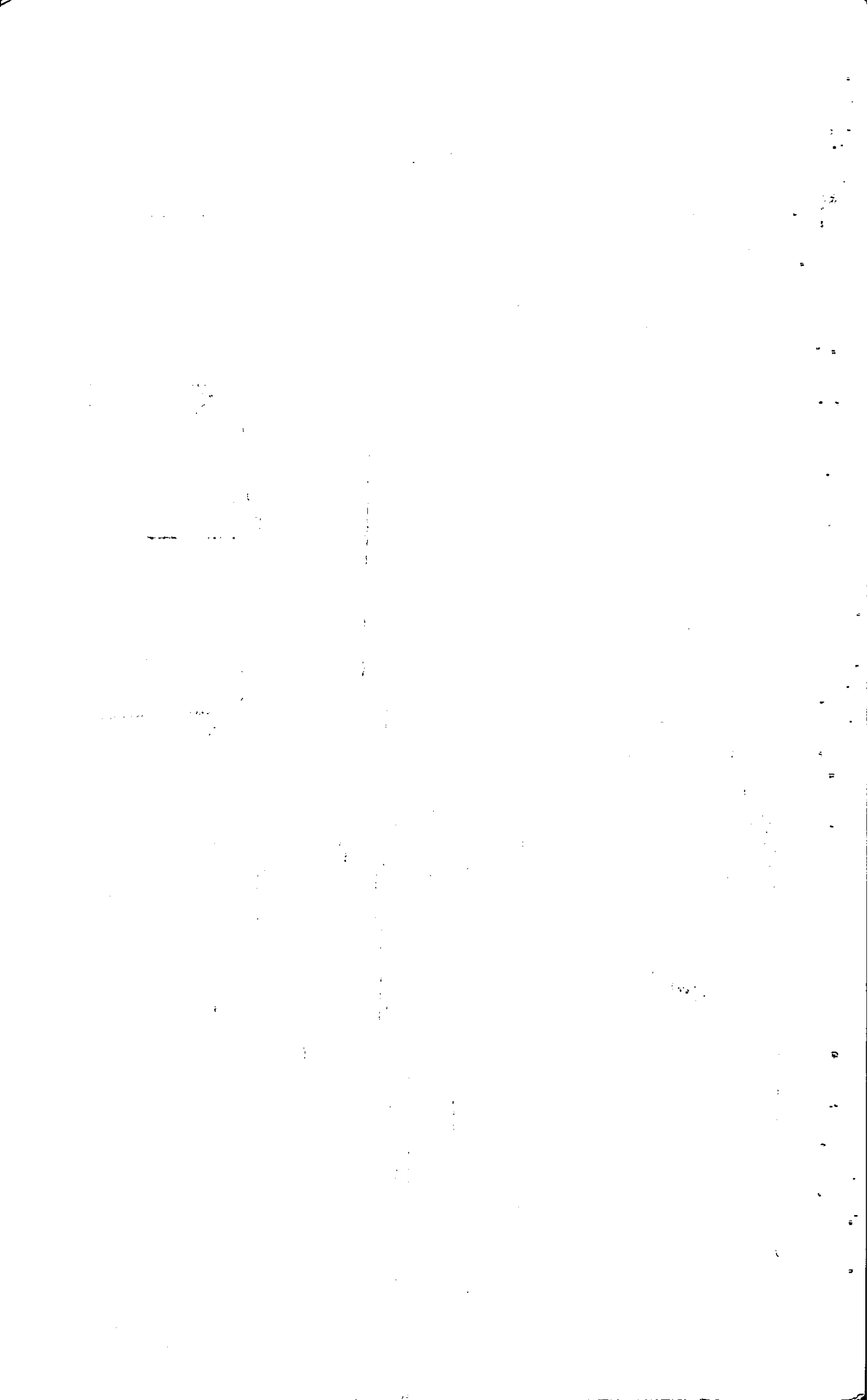
(1) 

Mr. Jayawant Jadhav

(2) 

Mr. Bhagwan A. Girage.

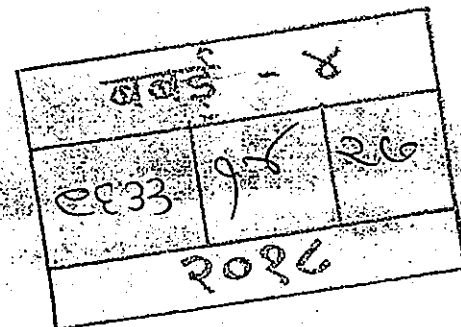




To
M/s Deomogra Gas Agency
Proprietor-Shri Dhananjay Dilip Valvi
Near Bus Stand, City: Navapur, Dist: Nandurbar,
State: Maharashtra, India, Pin: 425418

Dear Sir,

**ADVANCES TO SME SEGMENT
SANCTION OF SBI ASSET BACKED LOAN**



With reference to your application dated 18.06.2018 requesting for sanction of facility in the form of drop line overdraft limit for working capital requirement, we have pleasure in advising the sanction of drop line overdraft facility for Rs.2,97,00,000/- (Rupees Two Crores Ninety Seven Lacs only) against mortgage of property, under the SBI Asset Backed Loan Scheme.

Subject to your acceptance/fulfillment of the following terms and conditions:

Limit	Primary Security	Collateral Security	
		Immovable property	Third party guarantee
New Drop line OD under ABL Scheme of Rs.2.97 Crs	100% hypothecation of stock pertaining to unit and all current and fixed assets out of bank finance.	E.M. on Flat No. 602, Bhima Residency, Worli Sagar CHS, situated at CTS No. 751, 752, 753, Sir Pochkanwala Road, Worli, Mumbai, 400030, (Metro), Admeasuring Total Area : 950 Sqft, Belongs to Shri Manikrao Hodlya Gavit.	1. Shri Manikrao H Gavit 2. Shri Dhananjay D Valvi

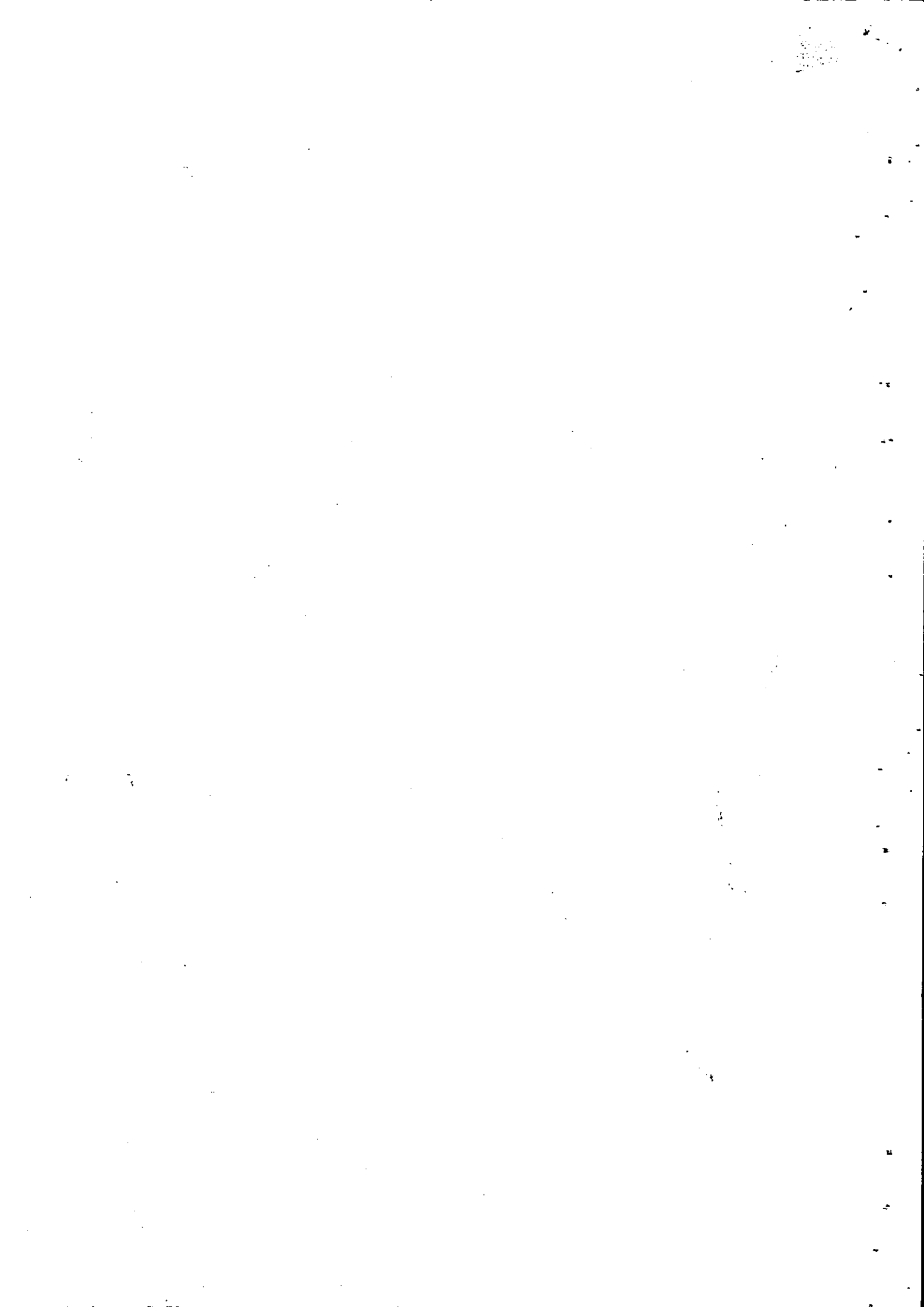
The terms and conditions are as under,

Facility: Drop-line overdraft, where limit is reduced every month so as to have the overdraft fully liquidated at the end of the period and there is flexibility of regular transaction both by way of credits and debits upto the limit marked for the month.

Repayment: The loan amount of Rs.2,97,00,000 (Rupees Two Crores Ninety Seven Lacs only) sanctioned is available for a period of 120 months with annual review when it may be restituted/cancelled depending upon the conduct and utilization of advances.

Repayment schedule: Loan is to be repaid in 120 months Principals + Interest commencing from September 2018

Period	No of Monthly installments	Principal Amount (Rs in lacs)	Total Amount (Rs in lacs)
September 2018 to March 2019	7	2.50	17.50
April 2019 to March 2020	12	2.50	30.00
April 2020 to March 2021	12	2.50	30.00
April 2021 to March 2022	12	2.50	30.00
April 2022 to March 2023	12	2.50	30.00
April 2023 to March 2024	12	2.50	30.00
April 2024 to March 2025	12	2.50	30.00
April 2025 to March 2026	12	2.50	30.00
April 2026 to March 2027	12	2.50	30.00
April 2027 to March 2028	12	2.50	30.00
April 2028 to August 2029	5	1.90	9.50
Total	40(Q) / 120 (m)		297.00



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Interest Rate: Rate of Interest 2.30% above MCLR (Present MCLR is 8.25% as on 01.07.2018) & Present effective rate is 10.55% p.a.

Upfront fee: Upfront fee charged will be 1% of the limits (Upper Cap: Rs. 10 Lacs)

Collateral: The loan is granted against maximum 50% of the realizable value of immovable property. (Compliant under SARFAESI Act).

Penal rate: 2% above the applicable interest rate will be charged on the overdue amount beyond 7 days.

Other covenants :

1. Current account maintained with other bank to be closed. If not closed penal rate of interest will be charged.
2. CRA to be validated after obtaining Audited Balance sheet by 30.09.2018
3. CIR from existing bank to be obtained before disbursement.

We are forwarding this letter in duplicate along with Annexures A & B and shall be glad if you return to us the originals duly signed by you and the guarantors in token of having accepted the Terms and Conditions, below the words "We Accept" appearing at the end of the Annexure and retain the duplicate thereof for your record.

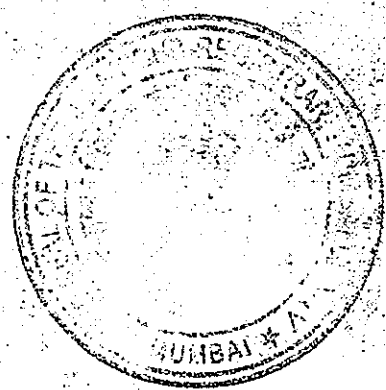
Thereafter, you may call on us with the guarantors, preferably with prior appointment, to execute the documents in this regard.

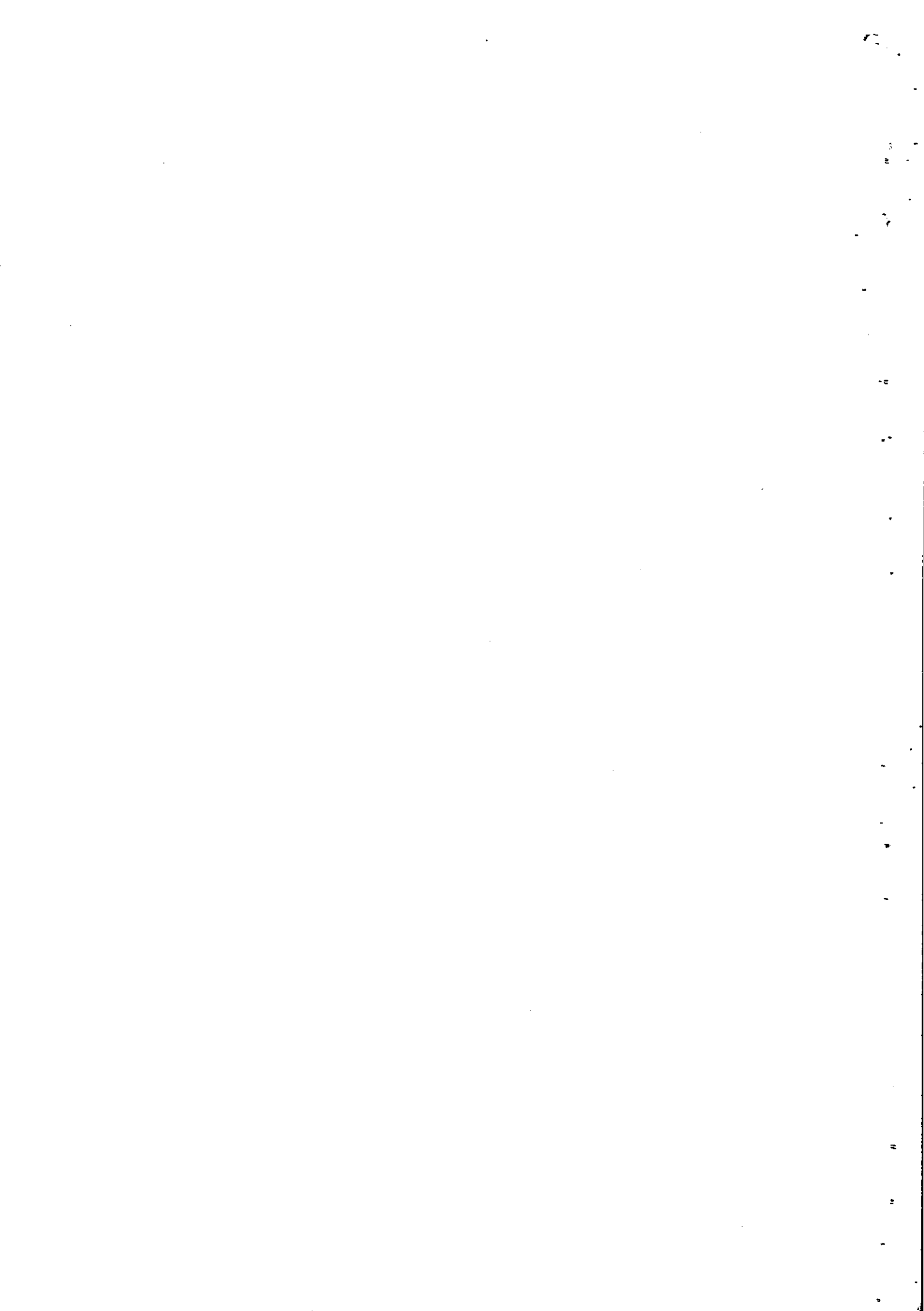
Assuring you of our best services at all times.

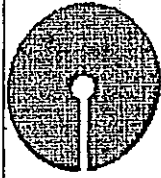
Yours faithfully,

BRANCH MANAGER

Encl.: Terms and Conditions - Annexures A & B







भारतीय स्टेट बैंक
भारतीय स्टेट बैंक
State Bank of India

धुले मुख्य शाखा (00366), "ईश-कृपा", पोस्ट बोग नं 14,
जिला परिषद ऑफिस के सामने, धुले, तह. व जिला- धुले,
पिन - 424001 (महाराष्ट्र)
Dhule Main Branch (00366), "Ish-Krupa",
P. B. No 14, Opp. Jilha Parishad Office, Dhule,
Tah. & Dist. Dhule, Pin - 424001 (M.S.)

Ph - 02562-237308,237320 Fax - 02562- 238243, E-mail - sbi.00366@sbi.co.in

No: RMME/2018-19/112

The Sub Registrar,
Registrar Office,
Worli, Mumbai

Dear Sir,

SANCTION LETTER: M/S DEOMOGRA GAS AGENCY
(PROP. SHRI DHANANJAY DILIP VALVI)
AND CREATION OF REGISTERED MORTGAGE ON PROPERTY

M/s DEOMOGRA GAS AGENCY (Prop. Shri Dhananjay Dilip Valvi) has been sanctioned loan of Rs.2,97,00,000/- (Rupees Two Crore Ninety Seven Lacs only) by the Bank. For security towards the said loan, as collateral security offered by Shri Manikrao Hodlya Gavit, grand father of the proprietor of the said firm hence Registered Mortgage charge on the below detailed property is to be created in favor of the Bank:-

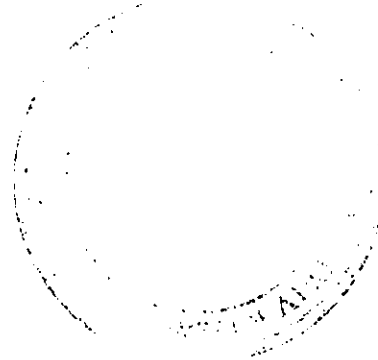
- Flat No 602, Bhima Residency, Worli Sagar CHS, situated at CTS No 751,752, 753, Sir Pochkanwala Road, Worli, , Mumbai, 400030, (Metro), Admeasuring Total Area : 950 Sqft, owned by Shri Manikrao Hodlya Gavit. and bounded as under:

EAST -- Sir Pochkhanwala Road
WEST -- Jeejebhoy Bunglow
SOUTH -- Police Camp Building
NORTH -- Vaitarna Building

Kindly arrange to create the Registered Mortgage charge on the above mentioned property in favor of State Bank of India, Dhule Main Branch.

Yours faithfully

Chief Manager





INCOME TAX PAN SERVICES UNIT

(Managed By NSDL e-Governance Infrastructure Limited)
5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk, Pune - 411 016.



Ref.No.TIN/PAN/CR-88106022625579002
Shri DHANANJAY DILIP VALVI
SUMANIK NIVAS SUMANIK CHOUK NAVAPUR
AT POST NAVAPUR NAVAPUR
NANDURBAR Maharashtra 425418

Date: 05-DEC-2017

Dear Sir/Madam,

Subject : Discrepancy in the documents received for PAN application

1. This has reference to documents received in connection with your request for New PAN card and/or changes/correction in PAN data for PAN BTDPG1135K made vide acknowledgement no. 881060226255790. Following discrepancies are observed between details provided in application and details available with Income Tax Department (ITD):-

Particular	As per Application	As per ITD's Database	Discrepancy in documents submitted
Applicant's Name	DHANANJAY DILIP VALVI	DHANANJAY BHARAT GAVIT	Name change from DHANANJAY BHARAT GAVIT to DHANANJAY DILIP VALVI has not been specified in AADHAR Card issued by the Unique Identification Authority of India provided by you (Please refer list 1)
Father's Name	DILIP RAJYA VALVI	BHARAT MANIKRAO GAVIT	Father's name change from BHARAT MANIKRAO GAVIT to DILIP RAJYA VALVI has not been specified in AADHAR Card issued by the Unique Identification Authority of India provided by you (Please refer list 2)

2. Please submit the below specified documents (with details as per application) to clear the above mentioned discrepancy (ies):-

Name (any one of the following - List 1)	Father's Name (any one of the following - List 2)
Marriage Certificate or Marriage invitation Card or Publication of name change in official gazette or copy of passport showing husband's name or certificate issued by gazetted officer along with copy of office Identity proof of gazetted officer.	Public notification in official gazette or clarification for change in father name along with relevant proof of Identity of applicant having father name as desired.
Publication of name change in official gazette or certificate issued by a gazetted officer along with copy of office Identity proof of gazetted officer.	

वॉल्यू - ४		
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3. Please note your PAN application will be processed only on receipt of documents as explained above.

4. If we do not receive documents as mentioned above within 30 days, then your application will be filed and no further action will be taken.

5. Information relating to all PAN Services of ITD can be obtained by making a phone call to Aaykar Sampark Kendra (1800-180-1961) or TIN-Call Centre (020-27218080) or from the website: www.incometaxindia.gov.in or www.tin-nsdl.com

(This being a computer-generated letter, no signature is required)

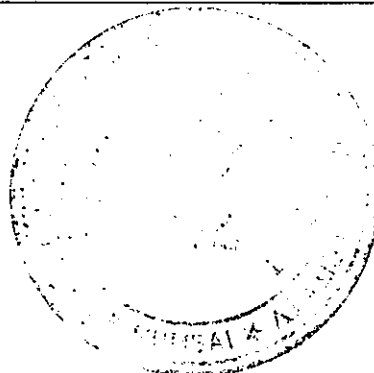
Income Tax Department

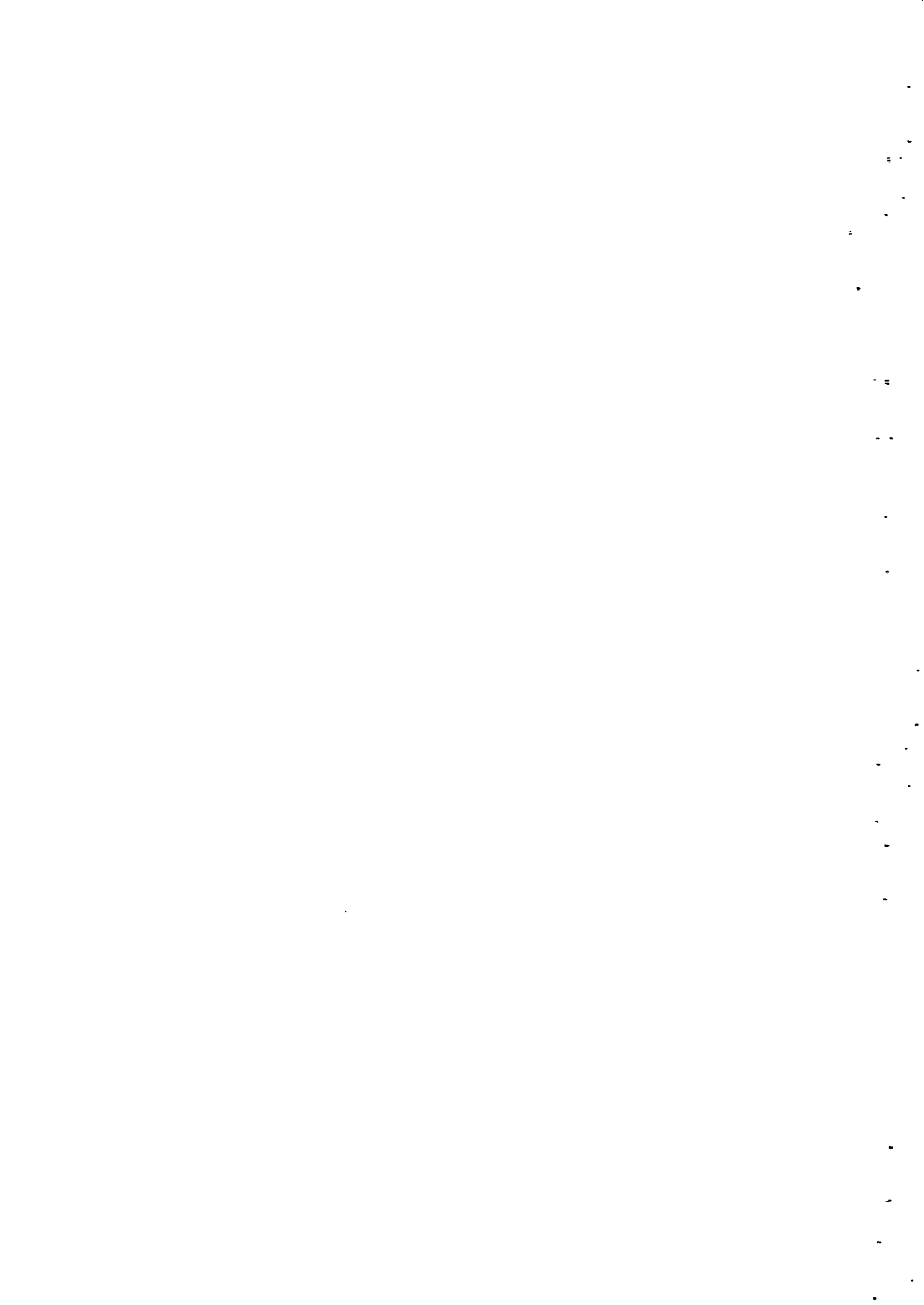
Caution : Income Tax Department does not send e-mails regarding refunds and does not seek any taxpayer information like user name, password, details of ATM, bank accounts, credit cards, etc. Taxpayers are advised not to part with such information on the basis of emails.

To be sent to NSDL along with documents

RETURN-SLIP

	ACKNOWLEDGEMENT NO.881060226255790
Please indicate how you want your application to be processed by putting tick in <input checked="" type="checkbox"/> appropriate boxes.	
A. Reprint PAN card with ITD data, no change required: <input type="checkbox"/>	
B. For following fields, details available with Income Tax Department is / are correct and should not be changed (ignore application data): <input type="checkbox"/> Name <input type="checkbox"/> Father's Name <input type="checkbox"/> DOB	
C. For following fields, details available with Income Tax Department is / are incorrect and should be changed: <input type="checkbox"/> Name <input type="checkbox"/> Father's Name <input type="checkbox"/> DOB (provide documents to support changes as described overleaf)	
List of Documents attached: (1) _____ (2) _____ (3) _____ (4) _____	
Name of Applicant: Shri DHANANJAY DILIP VALVI	
Signature of Applicant: _____	





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

GAVIT DHANANJAY BHARAT

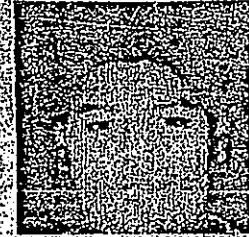
BHARAT MANIKRAO GAVIT

17/10/1996

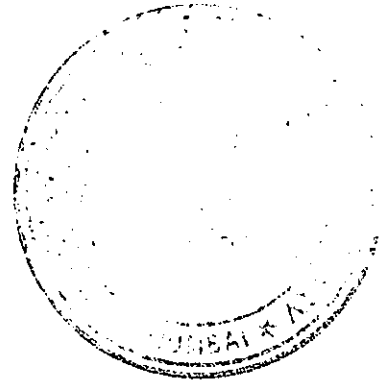
Permanent Account Number

BTDPG1135K

Signature



24/12/2015

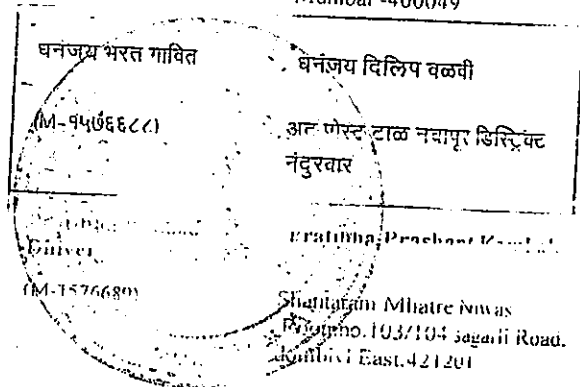


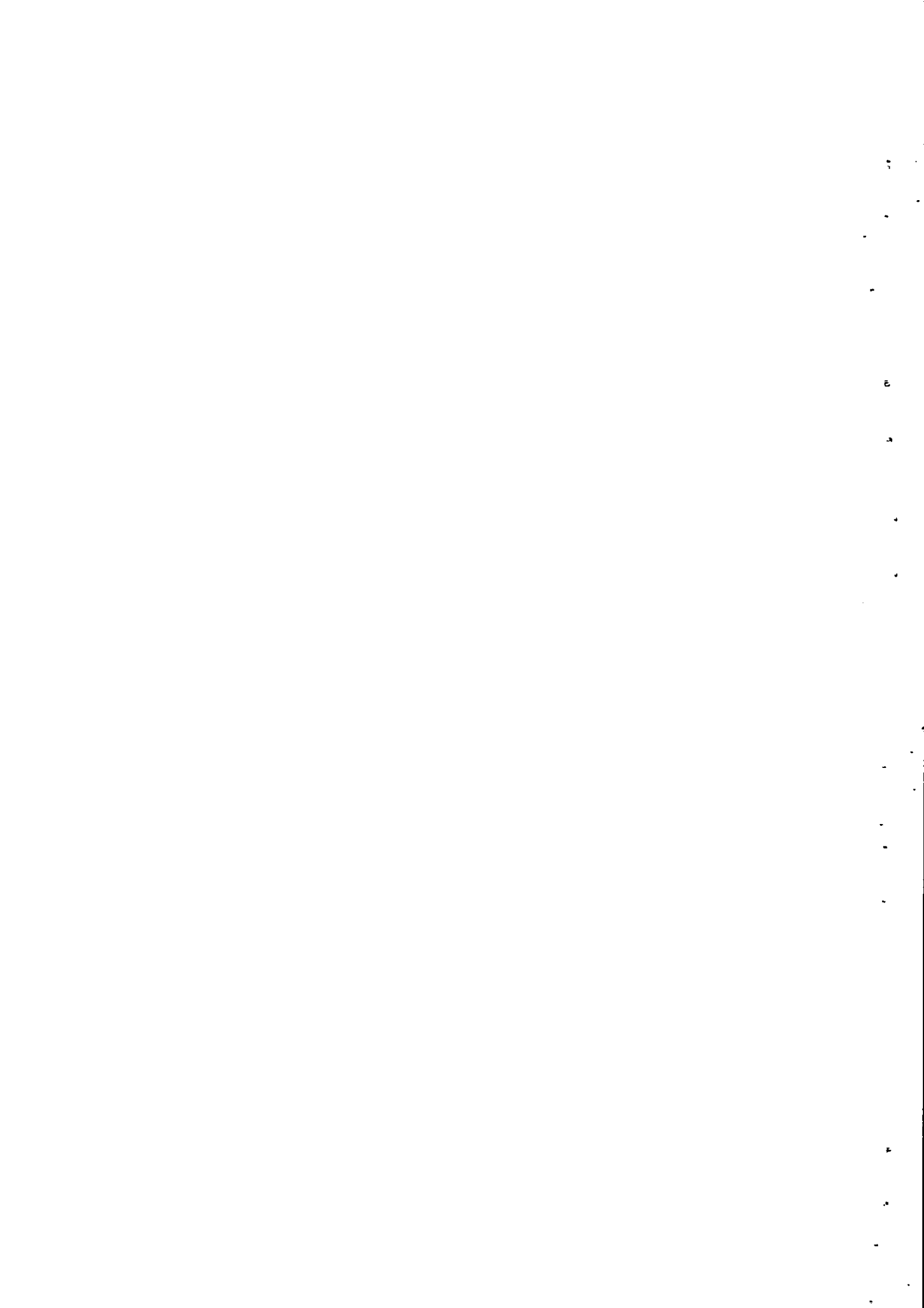
बवई - ४		
२९३३	१८	२०
२०१८		



महाराष्ट्र शासन राजपत्र, भाग दोन-नाव, वय व धर्म बदलण्याच्या जाहिरातीचा विभाग,
गुरुवार ते बुधवार, जानेवारी ७-१३, २०१६ / पौष १७-२३, शके १९३७

जुने नाव व नोंदणी क्रमांक / OLD NAME WITH REGISTRATION No.	नवीन नाव व पत्ता / NEW NAME AND ADDRESS	जुने नाव व नोंदणी क्रमांक / OLD NAME WITH REGISTRATION No.	नवीन नाव व पत्ता / NEW NAME AND ADDRESS
K Arunakumar Krishna Rao (M-1576674)	Arunkumar Krishna Rao 401, Shafda Apartment, S.N.Dube Road, Chunnabhatti, Dahisar (East), Mumbai - 400068	Mohamad Shahid Mohamad Harun Khan (M-1576682)	Mohammed Shahid Mohammed Harun Khan Room No. 44 Chawl No.5 Transit Compound Gaikwad Nagar Gate No. 8 Malwani Malad (W) Mumbai 95
Rangrez Irfan Sai Ismail (M-1576675)	Irfan Ismail Sayyed Irfan Ismail Sayyed, c/O. R/O.- Raffiqueddin Shaikh, 45, Salar Nagar, Near Bismilla Masjid, Jaigaon	Mohd Shahnawaz Mohd Ismail Mansuri (M-1576683)	Mohammed Shahnawaz Mohammed Ismail Shaikh Room No. 08, Chawl No. 5, Gaikwad Nagar, Bhd Rk Tailor, Chembur, Mumbai-400089
Amruta Jayendra Shetye (M-1576676)	Amruta Varun Gandhi 344, Sainath Co-Op Hsg Soc., New Mhada Vasahat, Vartak Nagar, thane West 400606	Minky Kishorelaj Jewani (M-1576684)	Jiya Bunty Rajani Barrack No 55J, Avatram Chowk, Ulhasnagar 421002
Narayan Sakharam Shinde (M-1576677)	Narayan Sakharam Tambe Room No. 767, Bldg No. 24, 2nd Floor, Shree Ram Chs Ltd, Pmgp Colony, Mankhurd West, Mumbai 400043	Sumankumari Shyambadan Singh (M-1576685)	Suman Shyambadan Singh Room No.09, Sai Compound, Bhaipada, Jamuna Talkies Road, Chitralaya, Boisar, Tal/Dist. Palghar, Maharashtra
शारदा मधुकर हरड (M-१५७६६७८)	शारदा भरत वेंद्रे. शिवाजी चौक, वेहळोली बुद्रुक, सहापूर	Varun Nandakumar (M-1576686)	Varun Nandakumar Menon P-50, Srishti Heights, Mayuresh Srishti Complex, Lbs Marg, Opp. Asian Paints, Bhandup West, Mumbai. Maria Joanna Rosario Bernandes T-126 Juhu, Koliwada, Juhu Bay, Jawde Marg, Santacruz (West), Mumbai -400049
Bharti Dnyanu Mali (M-1576679)	Janhavi Pramod Lad Nandu Parab Chawl No.1, vijay Nagar, amrai, Kalyan East.421306	Merywala Rosario Fernandes (M-1576687)	
Laxmi Narayan Shela (M-1576680)	Laxmi Sanjay Malusare Room No. 104, Plot No.273, Mauli Niwas, Behind Devi Jyoti Hotel, Sector-11, Vashi, Navi Mumbai.		
Habib Yunus Mohammed (M-1576681)	Mohammed Habib Mohammed Yunus Shaikh K.No.70-2/2, Sharafat Kha Chawl, Social Nagar, 90 Feet Road, Dharavi, Mumbai-400017		





Share Certificate No. 222



Member's Register No. 231

SHARE CERTIFICATE
WORLI SAGAR CO-OP. HOUSING SOCIETY LTD.

68-69, Sir Pochkhanwalla Road, Worli Hill, Bombay-400 025.

(Regd. No. BOM/HSG/GS/6545/83)

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

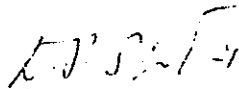
This is to Certify that Shri Manikrao Hodlya Gavil

is/are the Registered Holder(s) of 5 (Five) fully paid-up Shares
Numbered 1106 to 1110 (inclusive) of
Rs. 50 (Fifty) each in the above named society subject to the
Bye-laws thereof.


Given under the Common Seal of the said
society at Bombay.

Rs. 250/-

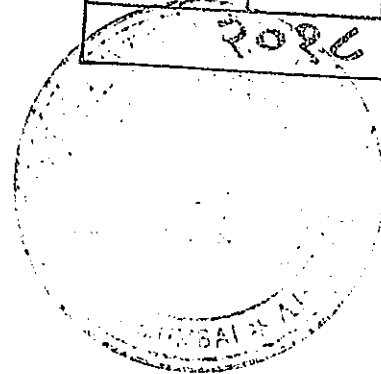
this 30th day of June 1982

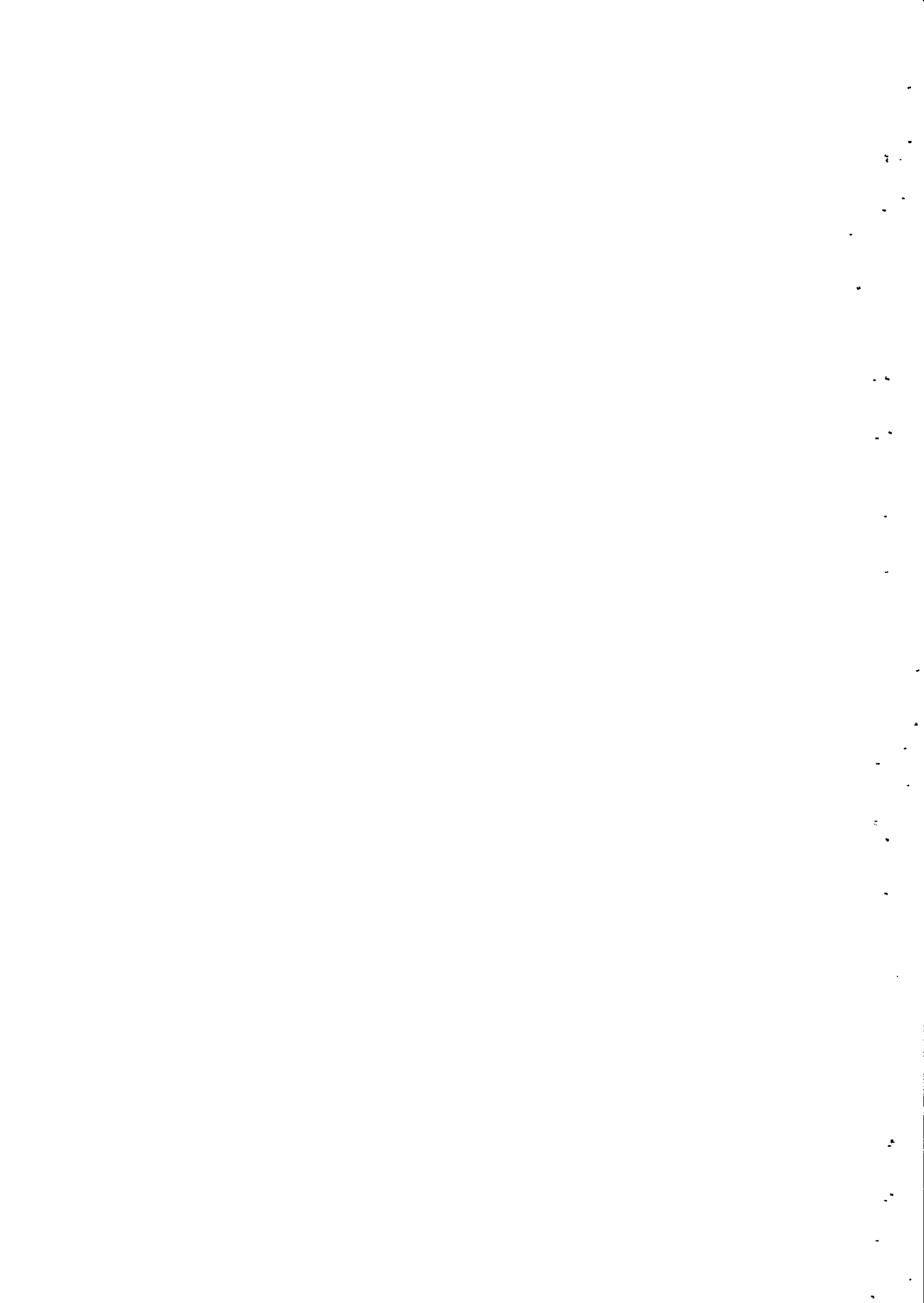

Hon. Secretary


Chairman


Member, Managing Committee

०१३ - ४		
००३३	२०	२०
२०२६		






आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA

MANIKRAO H GAVIT
 HODLYA BONDA GAVIT

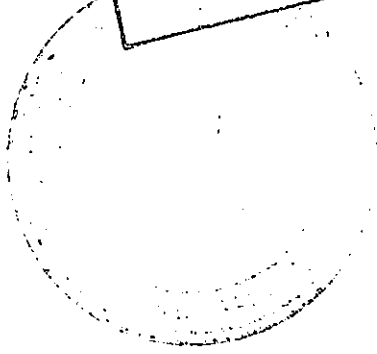
10/03/1934
 Permanent Account Number
 AXP65922C

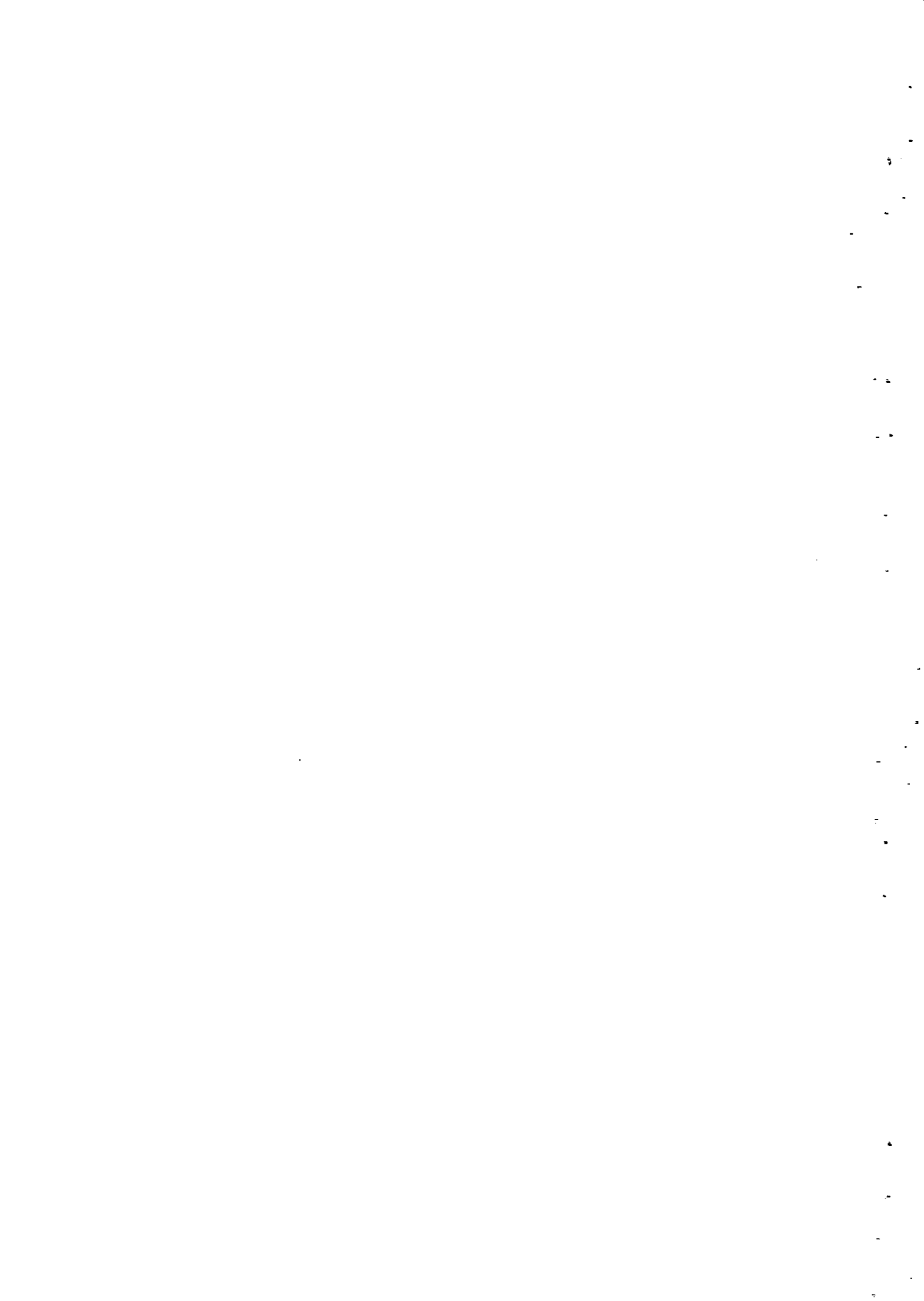
Signature



MP 877

जबई - ४		
२९३३	२७	२७
२०१६		







भारत सरकार
Government of India

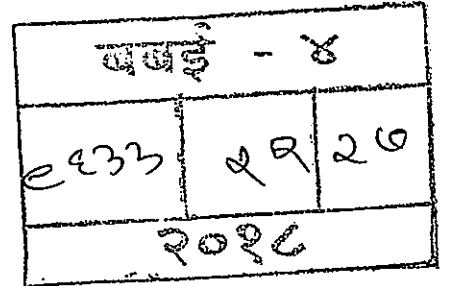


मानिकराव होडल्या गावील
Manikrao Hodlya Gavil
जन्म वर्ष / Year of Birth : 1934
पुरुष / Male



2234 9155 6339

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

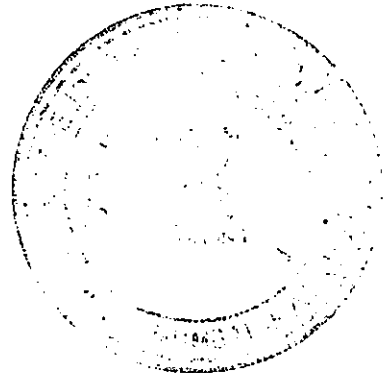
पता: मु - धुडिपाडा, पोस्ट - धनराट, Address: at - dhulipada, post - dhanrat,
धनराट, धुडिपाडा, धनराट, नंदुरवार, dhanrat, Dhulipada, Dhanarat, Nandurbar,
महाराष्ट्र, 425418 Maharashtra, 425418

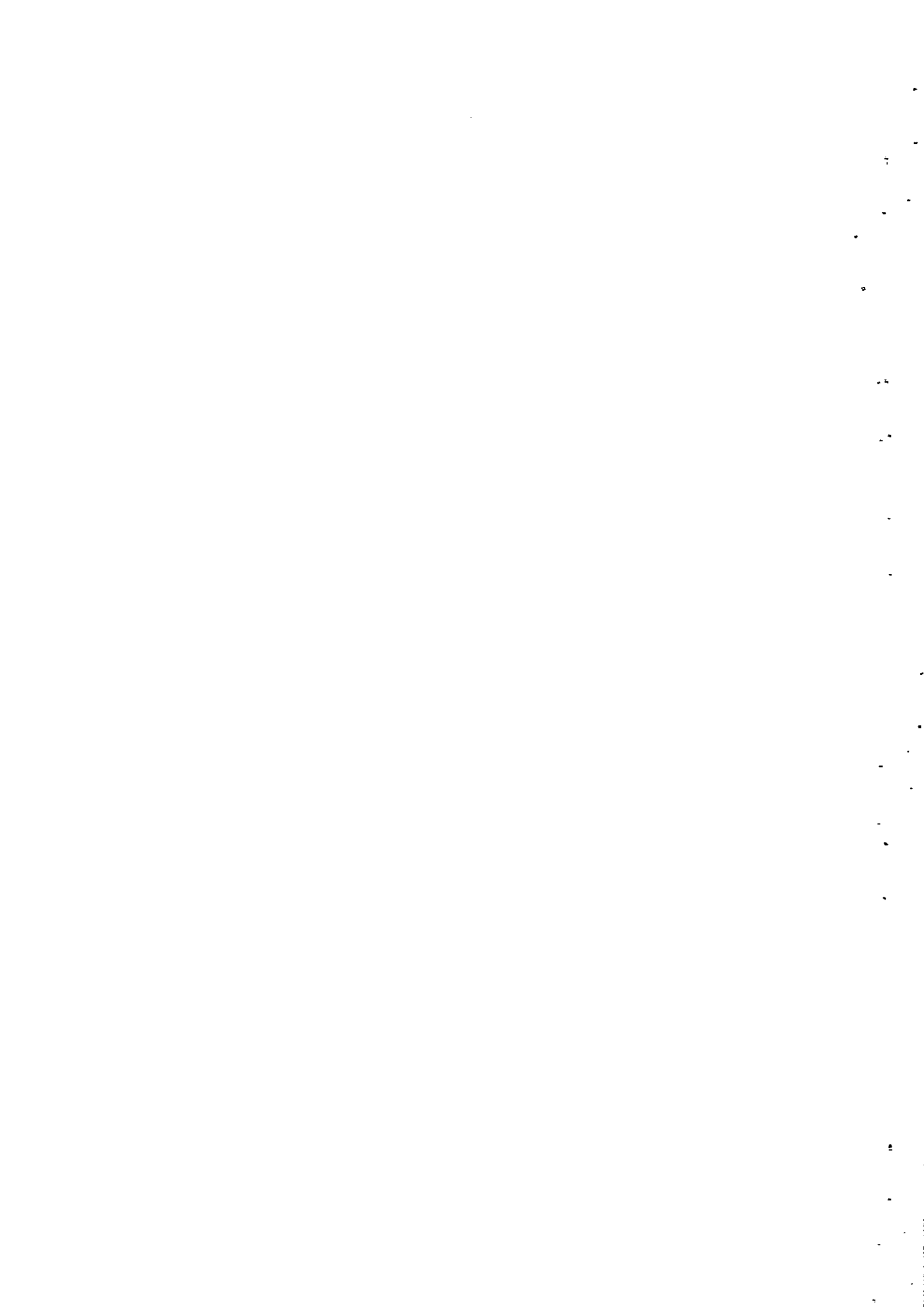
2234 9155 6339

1947
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in







भारत सरकार
GOVERNMENT OF INDIA

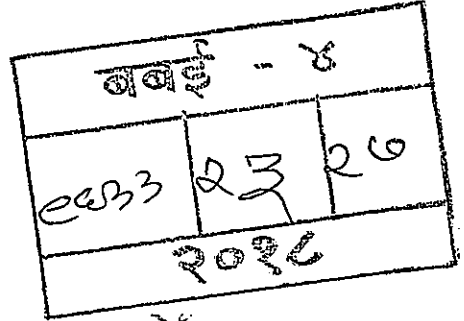


भगवान रामचंद्र गिरसे
Bhagwan Ramchandra Girase
जन्म वर्ष / Year of Birth : 1982
पुरुष / Male



8027 3198 2524

आधार — सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता C/O भगवान रामचंद्र गिरसे, १अ
पोलिस वार्डन, नवापुर, नंदुरबार, महाराष्ट्र
425418

Address: C/O Bhagwan
Ramchandra Girase, near police
line, Navapur, Nandurbar,
Maharashtra, 425418



1947
1800 180 1947



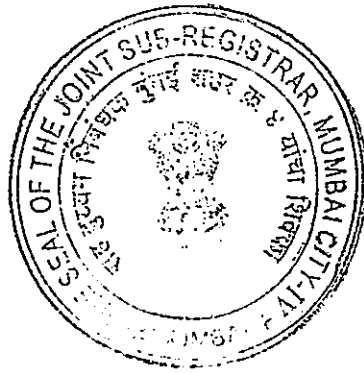
help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001





बंद - ४		
२२३३	२०	२७
२०१८		

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAYAWANT PANDURANG JADHAV

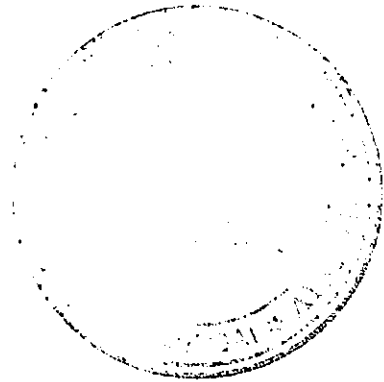
PANDURANG DAGA JADHAV

01/05/1981

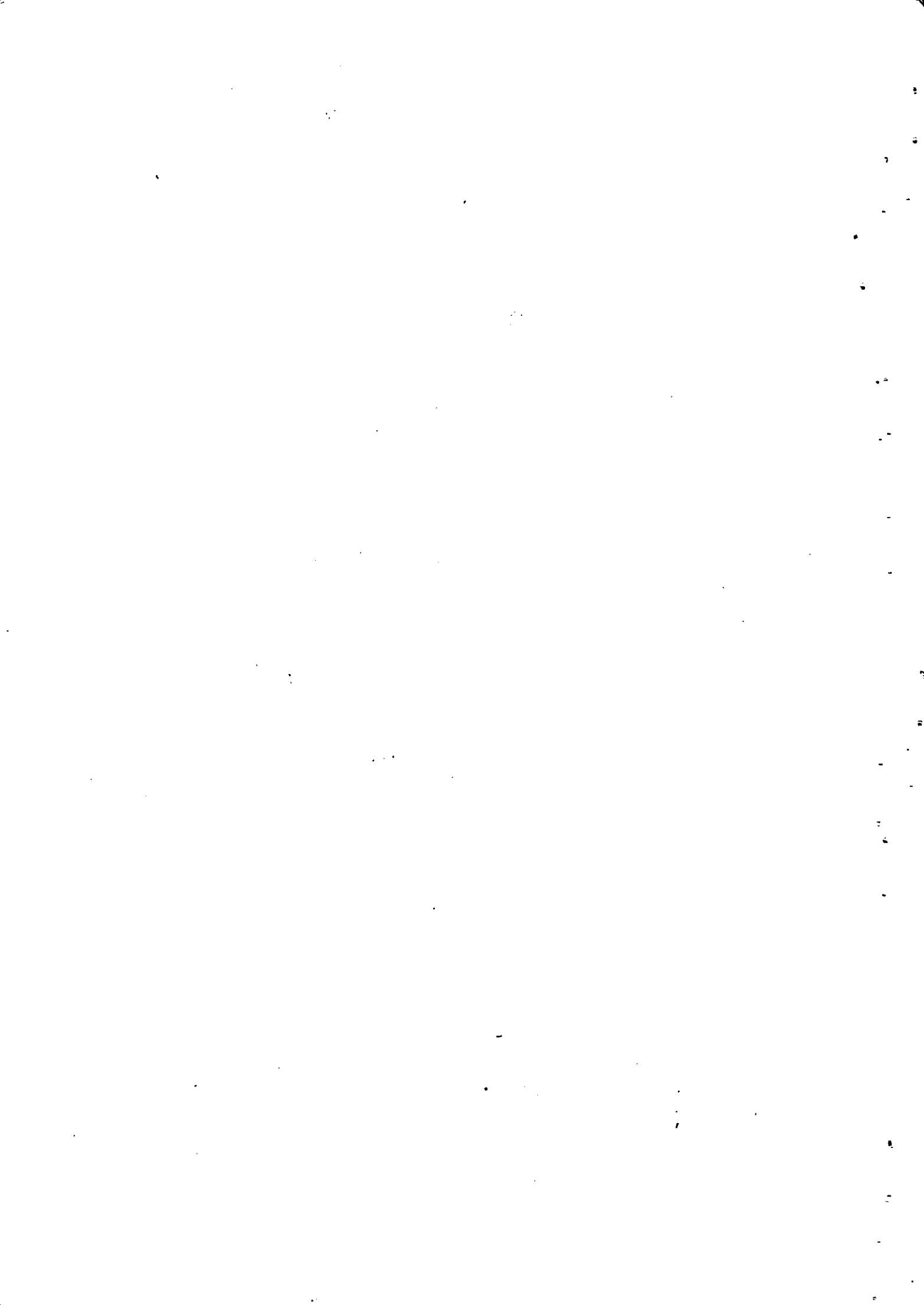
Permanent Account Number

AGRPJ1684Q

Signature



जबई - ४		
००३३	२५	२६
२०२८		



508/9633

दस्त गोषवारा भाग-1

बबई4

२६११०

शुक्रवार, 31 ऑगस्ट 2018 12:31 म.नं.

दस्त क्रमांक: 9633/2018

दस्त क्रमांक: बबई4 /9633/2018

बाजार मूल्य: रु. 2,97,00,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 1,50,000/-

दु. नि. सह. दु. नि. बबई4 यांचे कार्यालयात

पावती:10337

पावती दिनांक: 31/08/2018

अ. क्र. 9633 वर दि.31-08-2018

सादरकरणाराचे नाव: माणिकराव होडल्या गावीत

रोजी 11:56 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 540.00

पृष्ठांची संख्या: 27

एकुण: 30540.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, मुंबई-4

सह दुय्यम निबंधक, मुंबई-4

दस्ताचा प्रकार: गहाणखत

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

शिकका क्र. 1 31 / 08 / 2018 11 : 56 : 48 AM ची वेळ: (सादरीकरण)

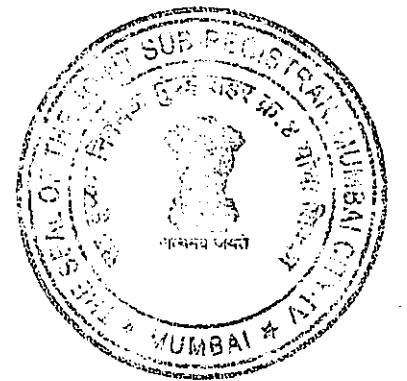
शिकका क्र. 2 31 / 08 / 2018 11 : 58 : 26 AM ची वेळ: (फी)

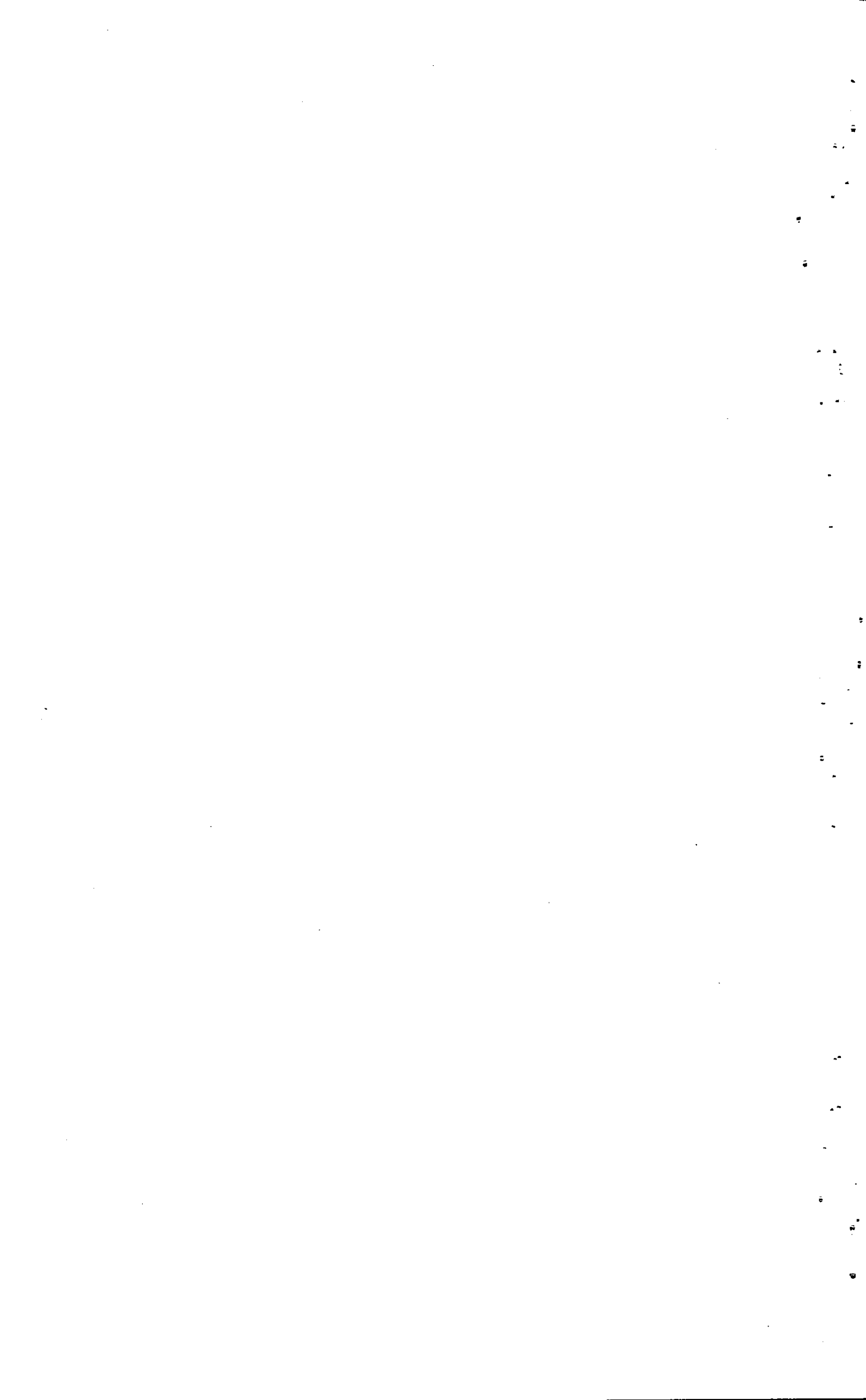
प्रतिज्ञापत्र

सदर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत अस्तित्वात तरतुदीनुसारच नोंदणीस
दाखल केलेला आहे. दस्तावेजात संपूर्ण मजकूर निष्पादक व्यक्ती याचीद्वारे व
सोबत जोडलेल्या कागदपत्रांची सत्यापन प्रमाणे आहे. दस्तावेजाची सत्यता, वैधता
कायदेतरेवर वर्धमानाची दस्त निष्पादक व कर्तुबाहाराक हे संपूर्णपणे जबाबदार राहतील.

शिकका क्र. १

निहलम चिपारे







31/08/2018 12 36:33 PM

दस्त गोपवारा भाग-2

विवई4

२०/२०

दस्त क्रमांक:9633/2018

दस्त क्रमांक :विवई4/9633/2018

दस्ताचा प्रकार :-गहाणखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भाणिकराव होडल्या गावीत पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पोस्ट - वय :-84 धुलीपाडा , ब्लॉक नं: तालुका - नवापूर, रोड नं: जिल्हा नंदुरबार, महाराष्ट्र, नन्दुरबार. पॅन नंबर:AIXPG5922C	कर्ज घेणार		
2	नाव:शे.देवमोगरा गॅस एजंसीचे प्रोप्रायटर धनजय दिलीप वळवी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बस स्टॅण्ड जवळ , ब्लॉक नं: नवापुर शहर, रोड नं: जिल्हा नंदुरबार, महाराष्ट्र, नन्दुरबार. पॅन नंबर:BTDPG1135K	कर्ज घेणार - पार्टी वय :-22		

वरील दस्तऐवज करून देणार तथाकथित गहाणखत चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:31 / 08 / 2018 12 : 10 : 29 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शे.देवमोगरा गॅस एजंसीचे प्रोप्रायटर धनजय दिलीप वळवी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बस स्टॅण्ड जवळ , ब्लॉक नं: नवापुर शहर, रोड नं: जिल्हा नंदुरबार, महाराष्ट्र, नन्दुरबार. पॅन नंबर:BTDPG1135K	स्वाक्षरी	
2	नाव:शे.देवमोगरा गॅस एजंसीचे प्रोप्रायटर धनजय दिलीप वळवी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बस स्टॅण्ड जवळ , ब्लॉक नं: नवापुर शहर, रोड नं: जिल्हा नंदुरबार, महाराष्ट्र, नन्दुरबार. पॅन नंबर:BTDPG1135K	स्वाक्षरी	

शिक्का क्र. 4 ची वेळ:31 / 08 / 2018 12 : 11 : 31 PM

शिक्का क्र.5 ची वेळ:31 / 08 / 2018 12 : 11 : 49 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निवेदीक विवई-4

EPayment Details.

sr. Epayment Number
1 MH005646931201819R

Defacement Number
0002975803201819

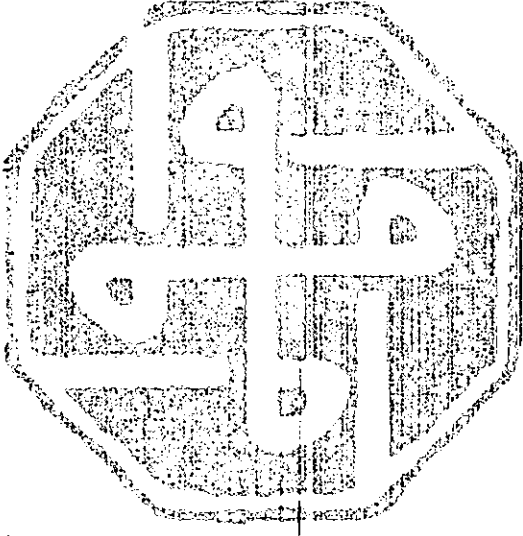
Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (A pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarua@gmail.com

4-19

4-23



04/09/2018

सूची क्र.2 -

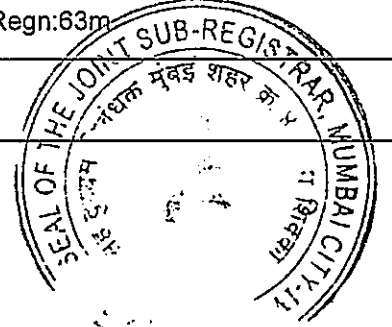
दुय्यम निबंधक : सह दु.नि.मुंबई शहर 4

दस्त क्रमांक : 9633/2018

नोदणी :

Regn:63m

गावाचे नाव : वरळी



(1) विलेखाचा प्रकार	गहाणखत
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	29700000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 602, माळा नं: सहावा मजला, इमारतीचे नाव: भीमा रेसीडेंसी (वरळी सागर सी एच एस), ब्लॉक नं: वरळी मुंबई 400030, रोड नं: सर पोचखानवाला रोड, इतर माहिती: एकुण कर्जाची रक्कम रु.2,97,00,000/- ((C.T.S. Number : 751,752,753 ;))
(5) क्षेत्रफळ	1) 950 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- माणिकराव होडल्या गावीत वय:-84; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पोस्ट - धुलीपाडा , ब्लॉक नं: तालुका - नवापूर, रोड नं: जिल्हा नंदुरबार, महाराष्ट्र, नन्दुरबार. पिन कोड:-425418 पॅन नं:-AIXPG5922C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मे. देवमोगरा गॅस एजंसीचे प्रोप्रायटर धनंजय दिलीप वळवी वय:-22; पत्ता:- प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: बस स्टॅंड जवळ , ब्लॉक नं: नवापूर शहर, जिल्हा नंदुरबार, महाराष्ट्र, नन्दुरबार. पिन कोड:-425418 पॅन नं:-BTDPG1135
(9) दस्तऐवज करून दिल्याचा दिनांक	31/08/2018
(10) दस्त नोंदणी केल्याचा दिनांक	31/08/2018
(11) अक्रमांक, खंड व पृष्ठ	9633/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	150000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



सह. दुय्यम निबंधक वर्ग - २
मुंबई शहर क्र. ४

तपशील:-:

दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :- :

b) When possession is not given

सुलभ व्यवहारासाठी नागरिकांचे सक्षमीकरण

दस्तऐवज नोंदणीनंतर मिळकत पत्रिका/ कर नोंदवही अद्ययावत करणे गरजेचे आहे.
या व्यवहाराचे विवरण पत्र ई-मेल द्वारे बृहन्मुंबई महानगरपालिकेस पाठविणेत आलेला आहे.
आता हे दस्तऐवज दाखल करण्यासाठी कार्यालयात स्वतः जाणेची आवश्यकता नाही.

Integrated Governance enabling You to Do Business Easily

It is necessary to update Relevant records of Property/ Property tax after registration of document.
Details of this transaction have been forwarded by Email (dated 01/09/2018) toMunicipal
Corporation of Greater Mumbai.

No need to spend your valuable time and energy to submit this documents in person.

कार्यालय : पूर्णा,
६८-६९, सरपोचखानवाला रोड,
वरळी, मुंबई - ४०००३०.
टेलीफॅक्स : २४९२ ००१८
दूरध्वनी : २४९२ ००१८ / ६६६२ ७८८९
ई-मेल : worlisagarchs@ymail.com

वरळी सागर

को-ऑपरेटिव्ह हाउसिंग सोसायटी लि.
(नोंदणी क्र.बी.ओ.एम./एच.एस.जी./जी.एस./६५४५/८३)

व्यवस्थापक समिती

• अध्यक्ष •

डॉ. सतिश चतुर्वेदी

• उपाध्यक्ष •

श्री. जयवंतराव आवळे

• सचिव •

श्री. ईश्वरराव भोसीकर

श्री. राकेश जलान

• खजिनदार •

श्री. अनिल मित्तल

• समिती सदस्य •

श्री. विलासराव मुत्तेमवार

श्रीमती. जयवंतीबेन मेहता

श्रीमती. शैलजा मगर

श्रीमती. जयश्री भल्ला

श्री. अर्जुन माफातिया

श्री. जयेश शाह

श्री. संजय नाईक

श्री. सुनिल रजानी

Date : 29/08/2018

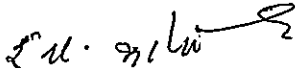
To,
The Managar
State Bank of India;
Dhule Main Branch,
Dhule -424 001.

Dear Sirs,

Re: Flat No. 602 of Shri Mainikrao H. Gavit in the building called Bheema of the Worli Sagar Co-op. Housing Society Ltd., situated at Sir Pochkhanwala Road, Worli, Mumbai – 400030.

1. This is to confirm that our above Society registered under No. BOM/HSG/GS/6545/83 dated 11.07.1983 is the owner of the above building and the society had allotted the above flat to Shri Mainikrao H. Gavit.
2. The deed conveyance deed had not been executed in our favour of the society so far & as & when the same is executed & 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 of 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 up to date.
5. We have no objection to your giving a loan to the said member of the society and mortgaging the said flat to you by way of security subject to prior written permission of the Collector Of Mumbai city as per G.R. No. Land-02/2014/P.K. 45/J-1, Dated 25/05/2017.
6. We undertake not to allow Shri Mainikrao H. Gavit to transfer the said flat to any third party where by way of lease, leave & licence or any other basis without your prior written permission as well as Collector of Mumbai City. We also undertake not to issue any duplicate share certificate to Shri Mainikrao H. Gavit without your prior written permission.

Yours Faithfully,


Secretary,





कार्यालय : पूर्णा,
६८-६९, सरपोचखानवाला रोड
वरळी, मुंबई - ४०००३०.
टेलीफॉक्स : २४९२ ००१८
दूरध्वनी : २४९२ ००१८ / ६६६२ ७८८९
ई-मेल : worlisagarchs@ymail.com

वरळी सागर

को-ऑपरेटिव्ह हाउसिंग सोसायटी लि.
(नोंदणी क्र.बी.ओ.एम./एच.एस.जी./जी.एस./६५४५/८३)

व्यवस्थापक समिती

• अध्यक्ष •

डॉ. सतिश चतुर्वेदी

• उपाध्यक्ष •

श्री. जयवंतराव आवळे

• सचिव •

श्री. ईश्वरराव भोसीकर

श्री. राकेश जलान

• खजिनदार •

श्री. अनिल मित्तल

• समिती सदस्य •

श्री. विलासराव मुत्तेमवार

श्रीमती. जयवंतीबेन मेहता

श्रीमती. शैलजा मगर

श्रीमती. जयश्री भल्ला

श्री. अर्जुन माफातिया

श्री. जयेश शाह

श्री. संजय नाईक

श्री. सुनिल रजानी

DATE: 08/06/2018

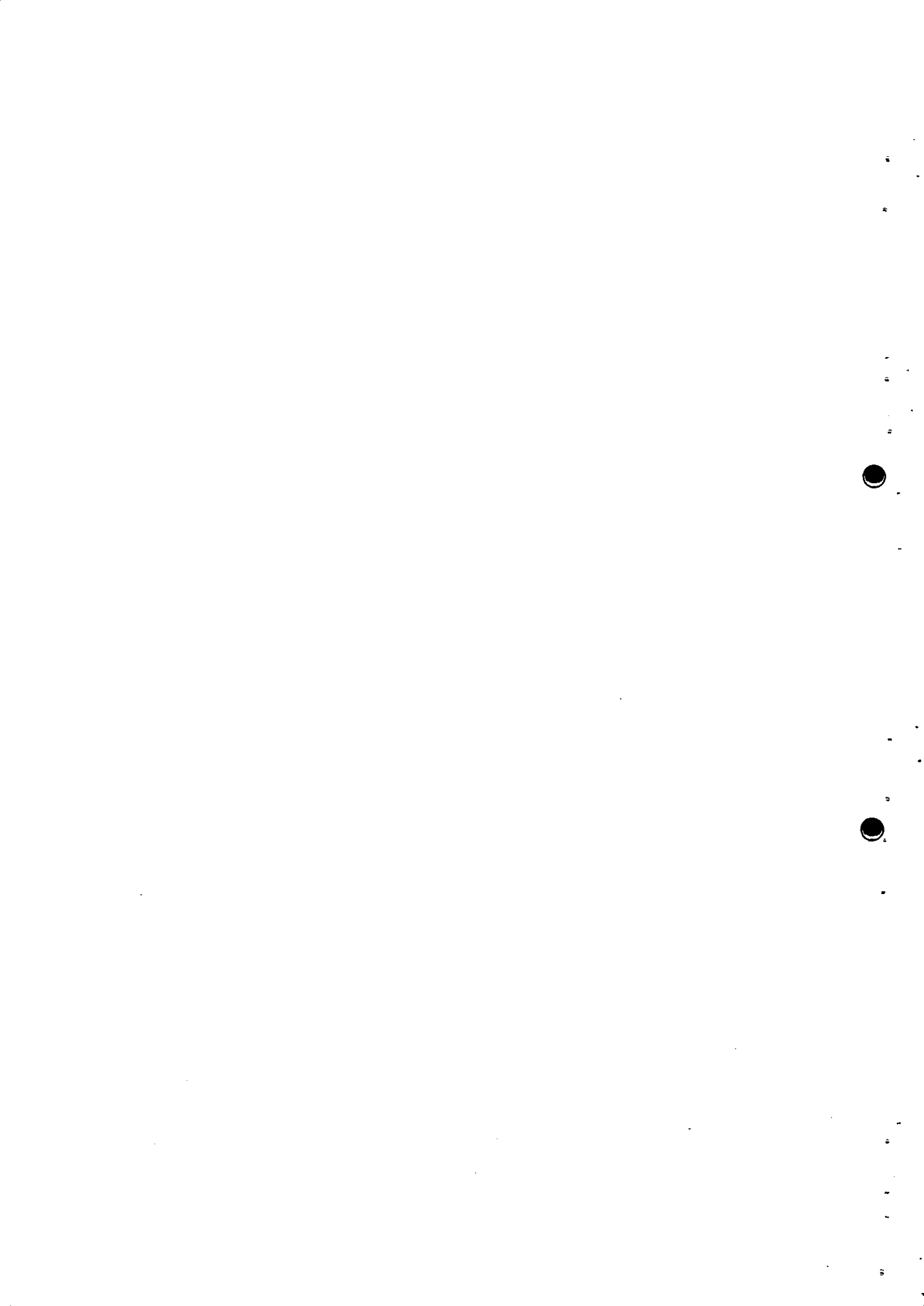
TO WHOM SOEVER IT MAY CONCERN

This is to certify that **SRI. MANIKRAO GAVIT** is a member of this co-op. Housing Society and he was allotted **Flat No. 602** in **Bheema Building** on **14th Nov. 1983**, admeasuring area of **950 Sq. Ft. Carpet/1140 Sq. Ft. Built-up**, the said flat is on **6st floor** the above building Consisting of **Ground Floor + 14 Upper floors**, & **C.T.S. Nos. 751,752,752-A,753 Plot Nos. 26 to 28**, on **Sir Pochkhanwala Road, Worli, Mumbai 400 030**. Mumbai Municipal Corporation issued an Occupation Certificate of the said building on **14th May, 1992**. The Market ready reckoner value of the said flat is **Rs. 3,54,98,700/-** as ready reckoner zone **13/98** of **Worli, Mumbai**.

For Worli Sagar CHS Ltd.


SHRI RAVINDRA SHASANE
MANAGER
Worli Sagar Co-operative Housing Society Ltd.





LETTER OF ARRANGEMENT

(To be issued in duplicate)

Date: 25.07.2018

To
M/s Deomogra Gas Agency
Proprietor-Shri Dhananjay Dilip Valvi
Near Bus Stand , City: Navapur, Dist: Nandurbar,
State: Maharashtra, India, Pin: 425418

Dear Sir,

ADVANCES TO SME SEGMENT SANCTION OF SBI ASSET BACKED LOAN

With reference to your application dated 18.06.2018 requesting for sanction of facility in the form of drop line overdraft limit for working capital requirement, we have pleasure in advising the sanction of drop line overdraft facility for Rs.2,97,00,000/- (Rupees Two Crores Ninety Seven Lacs only) against mortgage of property, under the SBI Asset Backed Loan Scheme.

Subject to your acceptance/fulfillment of the following terms and conditions:

Limit	Primary Security	Collateral Security	
		Immovable property	Third party guarantee
New Drop line OD under ABL Scheme of Rs.2.97 Crs	100% hypothecation of stock pertaining to unit and all current and fixed assets out of bank finance.	E.M on Flat No 602, Bhima Residency, Worli Sagar CHS,situated at CTS No 751,752, 753, Sir Pochkanwala Road, Worli, , Mumbai, 400030, (Metro), Admeasuring Total Area : 950 Sqft, Belongs to Shri Manikrao Hodlya Gavit.	1. Shri Manikrao H Gavit 2. Shri Dhananjay D Valvi

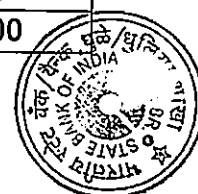
The terms and conditions are as under,

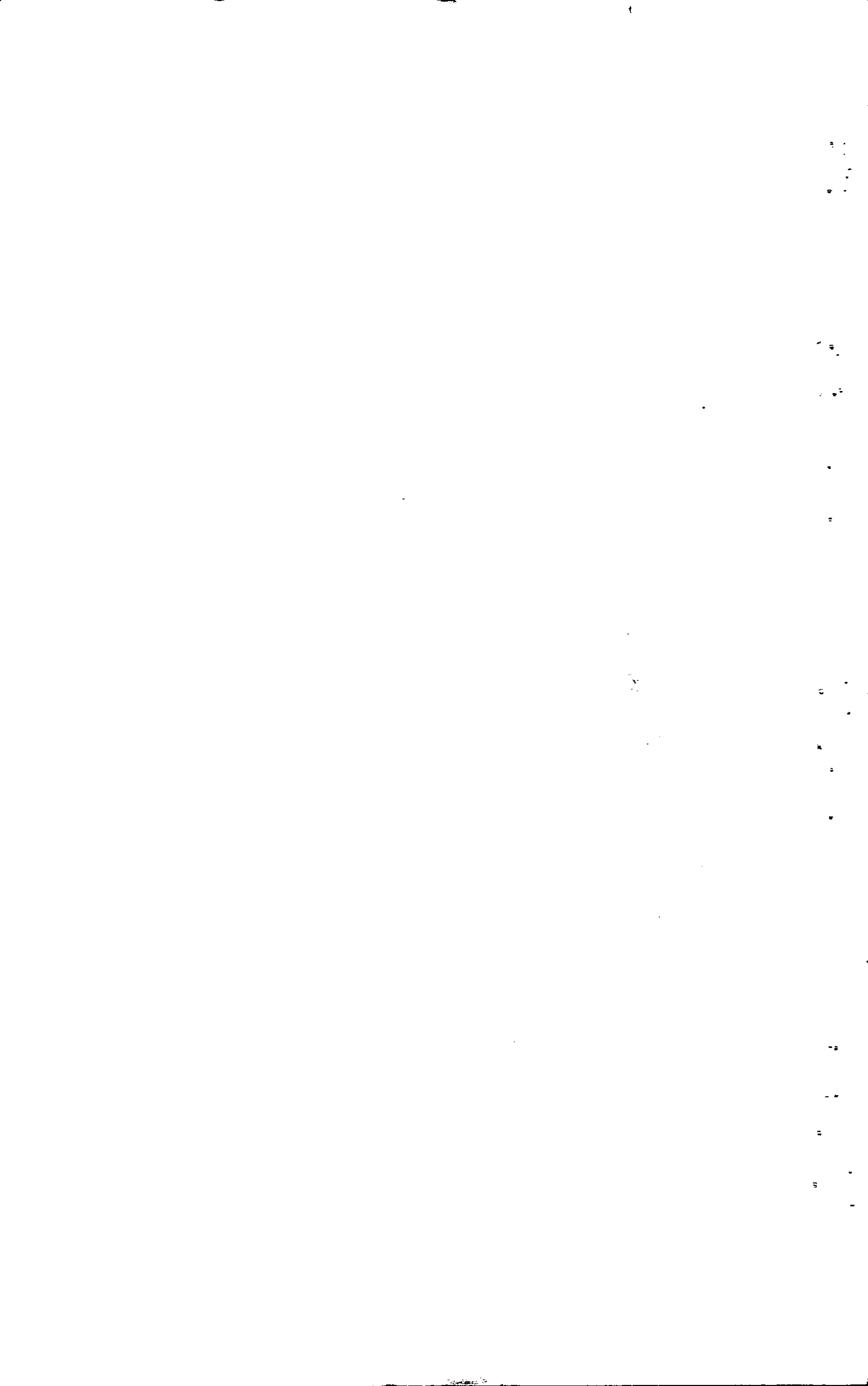
Facility: Drop-line overdraft, where limit is reduced every month so as to have the overdraft fully liquidated at the end of the period and there is flexibility of regular transaction both by way of credits and debits upto the limit marked for the month.

Repayment: The loan amount of Rs.2,97,00,000(Rupees Two Crores Ninety Seven Lacs only) sanctioned is available for a period of 120 months with annual review when it may be restituted/cancelled depending upon the conduct and utilization of advances.

Repayment schedule: Loan is to be repaid in 120 months Principals + Interest commencing from September 2018

Period	No of Monthly installments	Principal Amount (Rs in lacs)	Total Amount (Rs in lacs)
September 2018 to March 2019	7	2.50	17.50
April 2019 to March 2020	12	2.50	30.00
April 2020 to March 2021	12	2.50	30.00
April 2021 to March 2022	12	2.50	30.00
April 2022 to March 2023	12	2.50	30.00
April 2023 to March 2024	12	2.50	30.00
April 2024 to March 2025	12	2.50	30.00
April 2025 to March 2026	12	2.50	30.00
April 2026 to March 2027	12	2.50	30.00
April 2027 to March 2028	12	2.50	30.00
April 2028 to August 2029	5	1.90	9.50
Total	40(Q) /120 (m)		297.00





Interest Rate: Rate of Interest: 2.30% above MCLR (Present MCLR is 8.25% as on 01.07.2018) & Present effective rate is 10.55 % p.a.

Upfront fee: Upfront fee charged will be 1% of the limits (Upper Cap: Rs.10 Lacs)

Collateral: The loan is granted against maximum 50% of the realizable value of immovable property. (Compliant under SARFAESI Act).

Penal rate: 2% above the applicable interest rate will be charged on the overdue amount beyond 7 days.

Other covenants :

1. Current account maintained with other bank to be closed. If not closed penal rate of interest will be charged .
2. CRA to be validated after obtaining Audited Balance sheet by 30.09.2018
3. CIR from existing bank to be obtained before disbursement.

We are forwarding this letter in duplicate along with Annexures A & B and shall be glad if you return to us the originals duly signed by you and the guarantors in token of having accepted the Terms and Conditions, below the words "We Accept" appearing at the end of the Annexure and retain the duplicate thereof for your record.

Thereafter, you may call on us with the guarantors, preferably with prior appointment, to execute the documents in this regard.

Assuring you of our best services at all times.

Yours faithfully,


BRANCH MANAGER

Encl.: Terms and Conditions - Annexures A & B

