

Certified True Copy

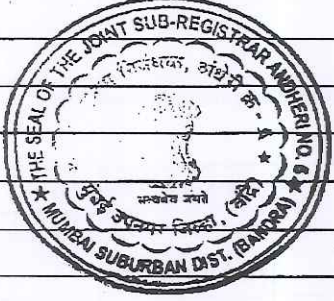


CHALLAN  
MTR Form Number-6

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DEFACED FOR RS: 1030000.00

GRN MH006450721675 ARCODE		II [Barcode]		22/11/2016 13:56:59		40(b)	
Department		Inspection Number Of Registration		Date		USER	
Type of Payment		Deface Number		AMOUNT		Payer Details	
1 Stamp Duty		0003487031201617		30000.00		JORS64(BDR17)	
2 Registration Fee		0003487031201617		1000000.00		JORS64(BDR17)	
(Amt. in words)		Ten Lakh Thirty Thousand Rupees Only		TAX ID (If Any)			
Office Name BDR4_JT SUB REGISTRAR ANDHERI 2		Location MUMBAI		PAN No. (If Applicable) AAALT1599D		Full Name MESSERS TRIUMPH BUILDERS LLP	
Year 2016-2017 One Time		Account Head Details		Amount In Rs.		Premises/Building LI	
0030045501 Stamp Duty				1000000.00		Road/Street TALUKA - ANDHERI, OSHIWARA, JOGESHWA	
0030063301 Registration Fee				30000.00		Area/Locality MUMBAI	
						Town/City/District	
						PIN 4 0 0 1 0 2	
						Remarks (If Any)	
						PAN2=AAACS8577K-SecondPartyName=STA	
						TE BANK OF INDIA-	
Total				1030000.00		Amount In Words Ten Lakh Thirty Thousand Rupees Only	
Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK					
Cheque/DD Details		Bank CIN		REF No.		02300042016112209886 398605025	
Cheque/DD No		Date		22/11/2016-13:16:37			
Name of Bank Validity unknown		Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch Digitally signed by D. VIRTUAL TREASURER MUMBAI 01		Scroll No. , Date		61123 , 23/11/2016			



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Date: 2016-11-24 16:40:08  
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Location: India

Handwritten signatures and notes at the bottom of the form, including the word 'Pekhat' written twice.



CHALLAN  
MTR Form Number-6

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GRN	MH00614597201617E	BARCODE	IN THE YEAR 2016-17 THE TOTAL TAX PAID BY THE TAXPAYER IS AS UNDER		Date	22/11/2016-13:16:52	Form ID	40(b)
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty			TAX ID (If Any)				
	Registration Fee			PAN No. (If Applicable)	AAALT1599D			
Office Name	BDR4_JT SUB REGISTRAR ANDHERI 2			Full Name	MESSERS TRIUMPH BUILDERS LLP			
Location	MUMBAI			Flat/Block No.	CTS NO. 280 / B, VILLAGE - BANDIVA			
Year	2016-2017 One Time			Premises/Building	LI,			
Account Head Details		Amount In Rs.		Road/Street	TALUKA - ANDHERI, OSHIWARA, JOGESHWARA			
0030045501	Stamp Duty	1000000.00		Area/Locality	MUMBAI			
0030063301	Registration Fee	30000.00		Town/City/District				
				PIN	4 0 0 1 0 2			
				Remarks (If Any)	PAN2=AAACS8577K-SecondPartyName=STATE BANK OF INDIA-			
				Amount In Words	Ten Lakh Thirty Thousand Rupees Only			
Total			1030000.00					
Payment Details				FOR USE IN RECEIVING BANK				
BANK OF MAHARASHTRA				Bank CIN	REF No.	02300042016112209886 398805025		
Cheque-DD Details				Date	22/11/2016-13:16:37			
Cheque/DD No				Bank-Branch	BANK OF MAHARASHTRA			
Name of Bank				Scroll No. , Date	Not Verified with Scroll			
Name of Branch								



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**DEED OF MORTGAGE**

Without Possession

**THIS DEED OF MORTGAGE** is made at Mumbai on this 24<sup>th</sup> day of November in the year 2016 by and between **M/S. KEY TECH**, a Partnership Firm having its office at G-B, Shiv Chhaya CHS Ltd., Sir. M. V. Road, Andheri East, Mumbai. 400 069 hereinafter referred to as "**Group-I**" herein after for sake of brevity referred to as the "**MORTGAGOR**" (which expression shall unless be repugnant to the context or meaning thereof mean and include his heirs, successors, administrators, executors & assigns) of the **FIRST PART**



**AND**

**M/S. Triumph Builders LLP**, having its office at 201A, Vertex Vikas CHS Ltd., Court Lane, Andheri East, Mumbai. 400 069 hereinafter referred to as "**Group-II**" herein after for sake of brevity referred to as the "**BORROWER**" (which expression shall unless be repugnant to the context or meaning thereof mean and include its successors and assigns) being the party **SECOND PART**.

**AND**

**STATE BANK OF INDIA**, a statutory corporation, constituted by and under the State Bank of India Act, 1955, having its Corporate Centre at State Bank Bhavan, Madam Cama Road, Mumbai and having one of its branch office at SME Backbay Reclamation Branch, Mittal Court, B Wing, Ground Floor, Nariman Point, Mumbai 400 021, through its Manager and Constituted attorney **Mrs. Anita Ketkar**, hereinafter called as "**THE MORTGAGEE**" (which expression shall wherever the context or meaning for permits mean and include its successors and assigns) being the party of the **THIRD PART**;

Mrs. Anita Ketkar (Mortgagee)      M/S. Key Tech (Mortgagor)      M/S. Triumph Builders LLP (Borrower)      S.S. Jain (State Bank of India)





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sanctions as amended from time to time and the security documents executed thereof.

- The Mortgagors have in consideration of the Mortgagee, having granted/agreed to grant said Limit to the borrower, agreed to furnish the required guarantee and the security of the immovable property by way of Registered Mortgage in the manner hereinafter mentioned.
- The Mortgagors have agreed to execute these presents as a further security by way of Mortgage/Extension of Mortgage and also for payment of the amounts Borrowed or which may be borrowed in future by the borrower/mortgagors from the Mortgagee due repayment of which has been guaranteed by the mortgagor herein as guarantors as aforesaid;
- The Mortgagors i.e. M/s. Key Tech vide its letter dated 28.06.2016 and 20.09.2016 requested Mumbai Metropolitan Region Development Authority (MMRDA) for grant of Consent/No Objection for mortgage of the leasehold property with Mortgagee Bank and whereas the MMRDA acceded the request of the mortgagor and granted its consent for mortgage of leasehold land vide its letter No. LC/ODC-KeyTech/280-B/2069/2016 dated 10.11.2016. Hereto annexed and marked as **Annexure 1** is the copy of Consent Letter of MMRDA dated 10.11.016.



**NOW THIS DEED WITNESSETH AS FOLLOWS:**



Pursuant to the said agreement and in consideration of the said Indenture(s) of guarantee executed by the Mortgagors in favour of the Mortgagee and as a security for due performance of the obligations of the Mortgagors in the said Indenture of guarantee the Mortgagors do hereby covenant with the Mortgagee that in the event of the Borrower and/or guarantor/Mortgagors or any of them committing default in payment of such amount(s) demanded by the Mortgagee as may be due and payable at the foot of the account of the Borrower in the Books of the Mortgagee together with interests with monthly rests, penal interest and bank charges thereon etc. as per terms of sanction and documents as will be executed by the Mortgagors and/or Borrower from time to time, the Mortgagors do hereby create Mortgage over the said properties more particularly described in the schedule here under written, held by the Mortgagors with a condition that on the Mortgagors or the Borrower repaying the amounts more

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particularly described herein due to the Mortgagee (hereinafter referred to as the Mortgage amount) the Mortgagee shall redeem the said property of the Mortgagors more particularly described in the schedules here under from the Mortgage security and shall if so required by the Mortgagors by a deed of release the cost whereof shall be paid and borne by the Mortgagors.

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It is further agreed and declared by the Mortgagors and Borrower that in the event of the Borrower/Guarantor / Mortgagors or any one of them failing or neglecting to pay the Mortgage money when the same become due and payable under this presence or otherwise, the Mortgagee shall become entitled to have the said properties or any of them at the discretion of the Mortgagee sold by following due process of law and to realize and receive the said Mortgage amount out of the net sale proceeds of the said properties.

3. It is further agreed and declared by the Mortgagors that Mortgagors are entitled to hold the said property on leasehold basis and the said leasehold rights have been acquired by Mortgagor vide Lease Deed dated 04/05/2009 (Duly registered with the sub-registrar of assurances at Andheri under Sr. No. BDR-15/5703/2009) read with Rectification Deed dated 25/04/2011 (registered with the Sub-Registrar of assurances at Andheri under Sr. No. BDR-4/3658/2011) entered into between MMRDA (Lessor) and M/s. Key Tech Partnership Firm (Lessee). The mortgagors have obtained requisite permission from MMRDA for mortgage of leasehold rights in favour of the mortgagee bank.

The mortgagors further declare that they shall adhere to the terms and conditions of the consent letter dated 10.11.2016 issued by MMRDA and mortgagors shall abide all the terms and conditions of the Lease Deed dated 04/05/2009 and Rectification Deed dated 25/04/2011.

5. It is further agreed and declared by the Mortgagors that Mortgagors have exclusive right over the said property free from any right, claim, title or interest of any third party. The Mortgagors have declared that there is no action of acquisition, requisition, sale, lease, mortgage, lispendence or any other claim or encumbrance on their respective properties described in the schedule here under and Mortgagors is entitled to deal with or dispose of their properties without any objection or interference from any third party.



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Bank

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EAS  
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on behalf

*Signature*  
*Signature*

*Signature*

KSJ  
*Signature*











borrowers liability to the Mortgagee from for payment and expenses, charges etc. as debited in the borrower's account from time to time or at such other rates as may be specified by the Mortgagee.

13. It is hereby further agreed and declared by the Mortgagors that all the expenses pertaining to this presence and also other expenses charges, stamp duty registration charges as may be payable in respect of the advances made shall be borne by the Mortgagors alone. Further it is agreed that in case if the same is paid by the Mortgagee under any circumstances including the cases where the documents executed is treated as improperly stamped then such payments and also payment of any of the rates or duties, other monies, the Mortgagee shall be entitled to recover the said amounts, with interest at the rate mentioned supra and the amount so spent by the Mortgagee shall have the first charge on the schedule property.

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14. It is further agreed that the Mortgagors shall not allow a Receiver to be appointed or any distress or execution to be levied or enforced upon or against the mortgaged premises or any part thereof other than those appointed at the instance of Mortgagee.

15. The Mortgagors further covenant/s with the Mortgagee that the Mortgagee shall be entitled to change the rate of interest and penal interest or periodicity of the rests for charging the interest whether on account of R.B.I. Directives or Mortgagee's discretion as given by R.B.I. at any time by giving notice to the borrower and/or notifying on the notice Boards of the Mortgagee or in local newspaper and shall thereafter be entitled to charge interest at the changed rate and/or rests as if the same was provided for in this deed.



16. That the security afforded by these present shall remain in full force and effect until all the sums due to the Mortgagee by the Parties under terms of this deed, are fully paid and discharged to the satisfaction of the Mortgagee.



For the purpose of recovering any sum that may become due to the Mortgagee in the terms of the deed, the Mortgagee may forthwith enforce against the Mortgagors and the mortgage premises all or any of the remedies of the holders of the simple mortgage.

18. Notwithstanding the Borrower's accounts or account with the Mortgages may be brought to credit or the credit given to the

*Q. 18/18*

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*18/18* *18/18* *18/18* *18/18*





22. NOTWITHSTANDING anything contained herein, this Deed of Mortgage shall be enforceable subject to the condition, covenants and stipulations contained in the Lease Deed dated 4<sup>th</sup> May 2009 and Rectification Deed dated 25<sup>th</sup> April 2011 executed between Mumbai Metropolitan Region Development Authority and M/s. Key Tech.

23. The Mortgagors shall be liable to pay and bear the stamp duty, registration charges and all other expenses incidental thereto. The Mortgagors shall also indemnify and keep indemnified the Mortgagee against cost, loss or expenses which may be paid or borne by the Mortgagee on account of failure or neglect of the mortgagor (s) in giving correct and complete information to the Mortgagee in respect of the mortgaged property or in payment, performance or observance of any of the covenants appearing herein

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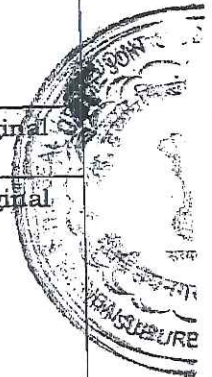
**SCHEDULE - 1**

**DESCRIPTION OF PROPERTY OWNED GROUP - I**

CTS NO. 280/B admeasuring about 2977.17 sq. mtrs. situated at village Bandivali, Tal. Andheri, & Mumbai Suburban District within Village limits of Mumbai Municipal Corporation.

**[ DOCUMENTS OF TITLE OF THE ABOVE PROPERTY ]**

1.	25/04/2011	Rectification Deed dated 25/04/2011 (duly registered with the Sub-Registrar of assurances at Andheri under Sr. No. BDR-4/3658/2011 dated 25/04/2011) entered into between MMRDA (Lessor) and Shri. Minesh Niraajan Shah partner of M/s. Key Tech Partnership Firm (Lessee)	
2.	25/04/2011	Registration Receipt No. 3675 for Rs. 1100/- issued by Sub-Registrar Andheri - 4	Original
3.	04/05/2009	Lease dated 04/05/2009 (Duly registered with the sub-registrar of assurances at Andheri under Sr. No. BDR-15/5703/2009 dated 25/06/2009) entered into between M/s. MMRDA (Authority) and M/s. Key Tech (Lessees) of the one part	Original
4.	25/06/2009	Registration Receipt No. 5722 for Rs. 30520/- issued by Sub-Registrar Andheri - 4	Original
5.	17/06/2009	Receipt for Rs. 284,000/- issued by General Stamp Office towards the Stamp Duty.	Original



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*(Handwritten signatures and initials)*



6.	04/05/2009	Deed of Conveyance dated 04/05/2009 (duly registered with the Sub-registrar of assurances at Andheri under Sr. No.BDR-15/5702/2009 dated 25/06/2009) entered into between M/s. Key Tech (Transferors) and MMRDA (Authority) of the other part	True Copy
7.	25/06/2009	Registration Receipt No. 5721 for Rs. 30740/- issued by Sub-Registrar Andheri - 4	True Copy
8.		Property Registered Card	Copy
		No objection certificate from MMRDA for mortgage of the property. Letter No. LC/ODC-KeyTech/280-B/2069/2016 dated 10.11.2016.	Original

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IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS WRITING THE DATE AND YEAR FIRST HEREIN ABOVE MENTIONED

SIGNED AND DELIVERED by the  
 Within named Mortgagor Group - I  
**M/S. KEY TECH**

Through Authorised Partner

IN the presence of

Witness

1.

2.

SIGNED AND DELIVERED by the  
 Within named Borrower Group- II  
**M/S. TRIUMPH BUILDERS LLP**

Through Authorised Partner

In the presence of..

Witness

1.

2.



① Pastor  
 KEY TECH

③ [Signature]  
 KEY TECH

② [Signature]  
 KEY TECH

④ [Signature]  
 KEY TECH

① [Signature]  
 TRIUMPH BUILDERS LLP.

② [Signature]  
 TRIUMPH BUILDERS LLP.

③ [Signature]  
 TRIUMPH BUILDERS LLP.

④ [Signature]  
 TRIUMPH BUILDERS LLP.

⑤ [Signature]  
 TRIUMPH BUILDERS LLP.

⑥ Pastor  
 TRIUMPH BUILDERS LLP.

⑦ [Signature]  
 TRIUMPH BUILDERS LLP.

⑧ Kolam  
 TRIUMPH BUILDERS LLP.



IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND  
SUBSCRIBED THEIR RESPECTIVE HANDS TO THIS WRITING THE DATE  
AND YEAR FIRST HEREIN ABOVE MENTIONED

SIGNED AND DELIVERED by the  
Within named Mortgagor Group - I  
**M/S. KEY TECH**

Through Authorised Partner  
1. SMT. POOJA CHIRAG SHAH

  
*Pooja*

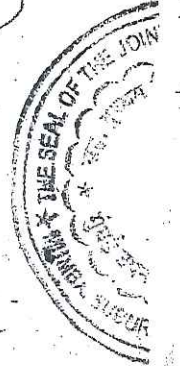
2. SHRI. KUNTAL NIRANJAN SHAH

  
*Kuntal*

3. SHRI. MINESH NIRANJAN SHAH

  
*Minesh*

4. SHRI. BHAVIK NIRANJAN SHAH

  
*Bhavik*

IN the presence of  
Witness

1.

2.

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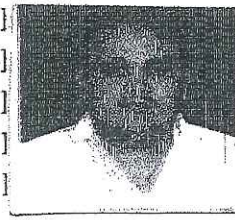


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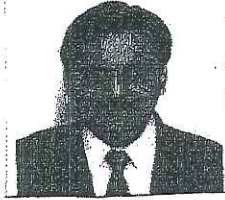


SIGNED AND DELIVERED by the  
Within named Borrower Group- II  
**M/S. TRIUMPH BUILDERS LLP**  
Through Authorised Partner  
1. SHRI. CHIRAG ASHOK SHAH

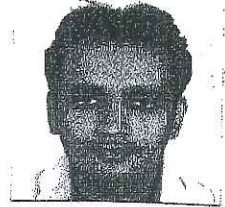


2. SHRI NIRANJAN POPATLAL SHAH

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3. SHRI. KUNTAL NIRANJAN SHAH



4. SHRI. MINESH NIRANJAN SHAH



5. SHRI. BHAVIK NIRANJAN SHAH



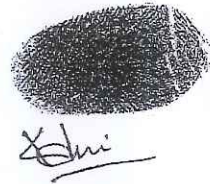
6. SHRI. POOJA CHIRAG SHAH



7. SHRI. SANJAY JAIN



8. SMT. KAVITA JAIN



In the presence of..

Witness

1.

2.



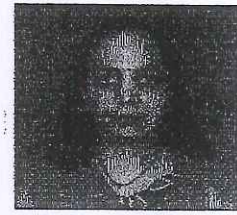
SIGNED AND DELIVERED by the  
Within named Mortgagee Bank  
**STATE BANK OF INDIA**  
through its Manager  
**Mrs. Anita Ketkar**



In the presence of

1.

2.

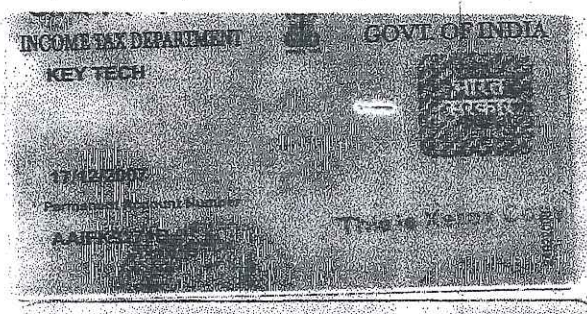


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PERMANENT ACCOUNT NUMBER  
**AACPS0721N**

NAME  
**POOJA CHIRAG SHAH**

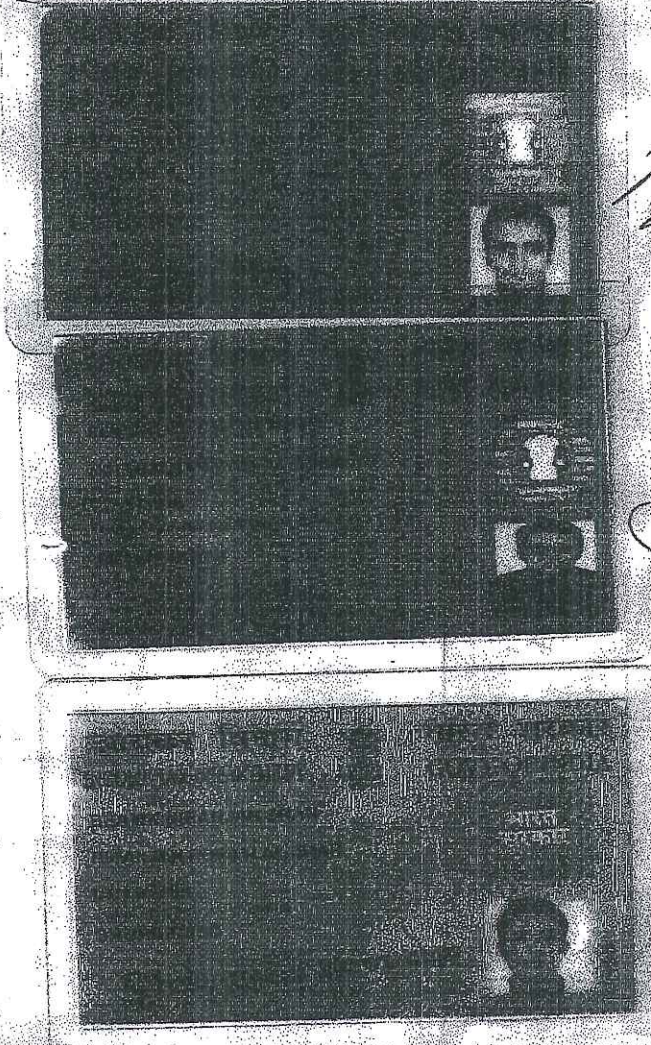
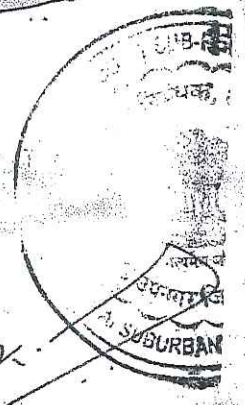
FATHER'S NAME  
**MAHENDRA CHIMANLAL SHAH**

DATE OF BIRTH  
**02-09-1975**

SIGNATURE  
*P. Shah*

DIRECTOR OF INCOME TAX (SYSTEMS)

*Peshal*

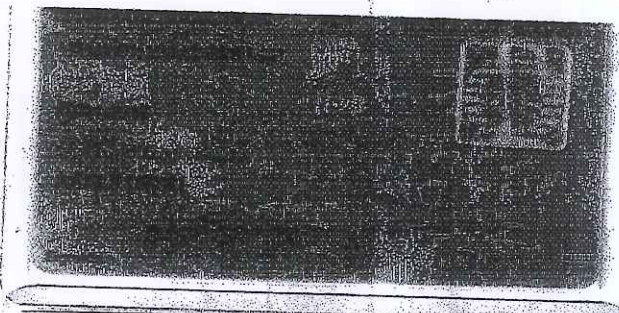


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स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AAIPS9187J**

स्व. नाम / NAME  
**CHIRAG ASHOK SHAH**

पिता स्व. नाम / FATHER'S NAME  
**ASHOK POPATLAL SHAH**

जन्म तिथि / DATE OF BIRTH  
**24-09-1972**

स्व. हस्ताक्षर / SIGNATURE  


सहायक निदेशक (प्रणाली)  
 DIRECTOR OF INCOME TAX (SYSTEMS)

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स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AACPS9716M**

स्व. नाम / NAME  
**NIRANJAN POPATLAL SHAH**

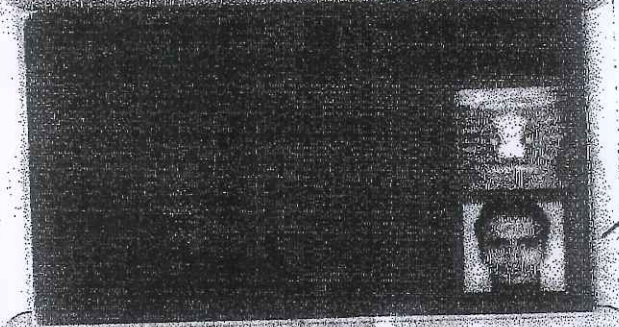
पिता स्व. नाम / FATHER'S NAME  
**POPATLAL NANCHAND SHAH**

जन्म तिथि / DATE OF BIRTH  
**05-10-1951**

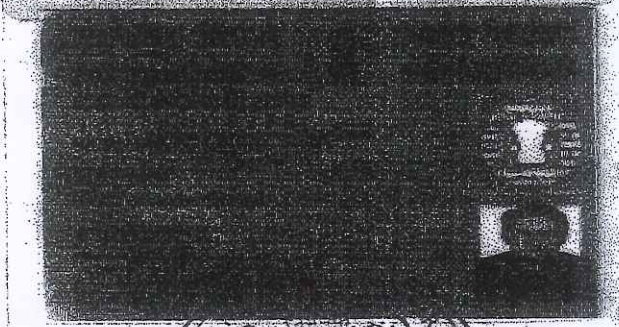
स्व. हस्ताक्षर / SIGNATURE  


सहायक निदेशक (प्रणाली)  
 DIRECTOR OF INCOME TAX (SYSTEMS)

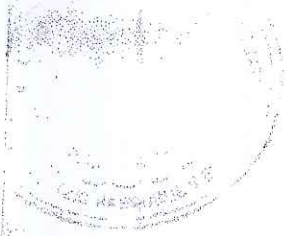
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वर्ग नं. १ / PERMANENT ACCOUNT NUMBER  
AACPS0721N

नाम / NAME  
POOJA CHIRAG SHAH

पिता का नाम / FATHER'S NAME  
MAHENDRA CHIMANLAL SHAH

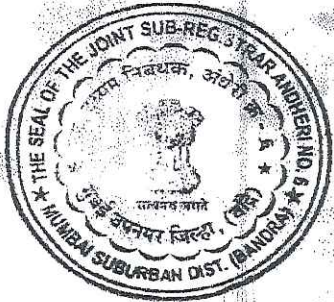
जन्म तिथि / DATE OF BIRTH  
02-09-1975

हस्ताक्षर / SIGNATURE  
*PC Shah*

आयकर निदेशक (सिस्टम)  
DIRECTOR OF INCOME TAX (SYSTEMS)

JOINT SUB-REG. 3  
MUMBAI SUBURBAN DIST. (BANDRA)

*Pestak*



*Sanjay*

आयकर विभाग / INCOME TAX DEPARTMENT

भारत सरकार / GOVT. OF INDIA

JAIN KAVITA SANJAY  
CHANDRAKANT LAXMICHAND JAIN

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भारतीय गैर न्यायिक

एक सौ रुपये

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ONE HUNDRED RUPEES

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INDIA NON JUDICIAL

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2016

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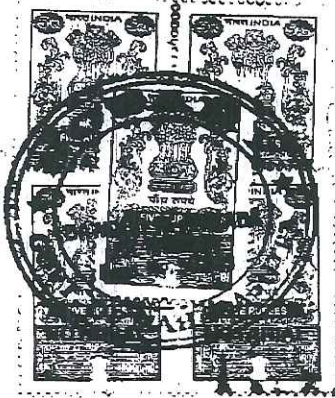
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प्रधान मुद्रांक कार्यालय, मुंबई  
प. मु. वि. क्र. ८००००९५  
11 NOV 2016  
सक्षम अधिकारी

श्री. सु. का. पाटील



INDEMNITY BOND



From,

M/s. Key Tech

G - B, Shiv Chhaya CHS Ltd.,

Sir M. V. Road, Andheri ( East ),

Mumbai - 400069.

Date : - 21 / 11 / 2016.





# INDEMNITY BOND



From,

M/s. Triumph Builders LLP

201 / A, Vertex Vikas,

Sir M. V. Road, Andheri ( East ),

Mumbai – 400069.

Date :- 21 / 11 / 2016.

To,

Joint Sub – Registrar, Andheri – 2.

बदर - १७/	
२०१६	२० १७

Ref : Indenture Of Mortgage Submitted To Your Office For Registration.

Sir / Madam,

We Hearby, Confirm That We Have Not Given Possession Of The Property CTS No., 280 / B, Village Bandivali, taluka Andheri, Oshiwara, Jogeshwari ( West ), Mumbai – 400102, Being Mortgaged To The Bank Via The Captioned Document. We Further Confirm That We Will Not Give The Possession Of The Property Being Mortgaged To The Them Unless The Security Becomes Enforceable In Terms Of The Said Indenture Of Mortgage.

For,



1. Chirag Ashok Shah

2. Niranjan Papatlal Shah

3. Kuntal Niranjan Shah

4. Minesh Niranjan Shah

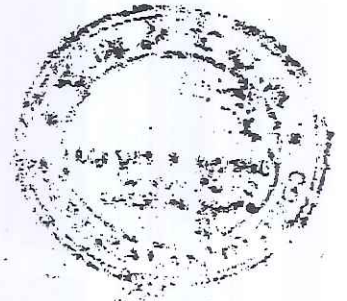
5. Bhavik Niranjan Shah

6. Pooja Chirag Shah

7. Sanjaykumar S. Jain

8. Kavita Sanjay Jain

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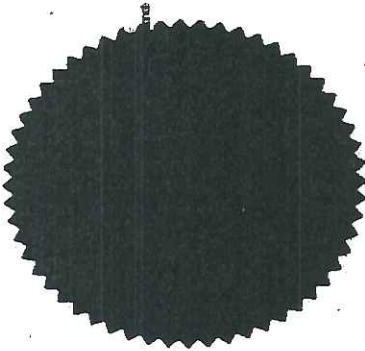




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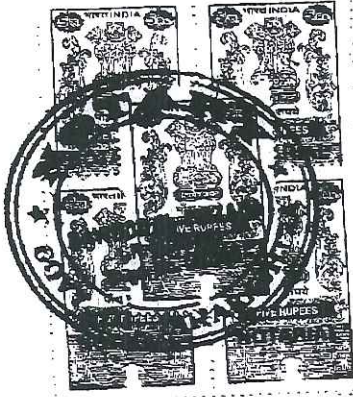


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प्रधान मुद्रांक कार्यालय, मुंबई  
प. नु. वि. क्र. ८००००१५  
11 NOV 2016  
सक्षम अधिकारी

श्री. सु. का. पाटील

INDEMNITY BOND



From,

State Bank Of India

SME Backbay Reclamation Branch,

Mittal Court, B Wing, Gr. Floor,

Nariman Point, Mumbai - 400098.

Date : - 21 / 11 / 2016 .

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19 NOV 2016



जोडपत्र - १ Annexure 1  
 (केवळ अधिकांकनासाठी) Only for Affidavit  
 सुदंक निदेशक सेवा केंद्र  
 सुदंक निदेशक सेवा केंद्र  
 सुदंक निदेशक सेवा केंद्र  
 Sir M. V. Pooja Bandra (East)  
 Mumbai - 400 059.

THE STATE BANK OF INDIA LTD.  
 Sir M. V. Pooja Bandra (East)  
 Mumbai - 400 059.

19 NOV 2016

सुदंक निदेशक सेवा केंद्र  
 पत्तणमाला, सुदंक निदेशक सेवा केंद्र  
 सुदंक निदेशक सेवा केंद्र - डॉ. वि. वी. कावळी कॉलेज इन्फॉर्मेशन एजन्स  
 एम. एम. एम. कॉलेज, एम. एम. एम. कॉलेज इन्फॉर्मेशन एजन्स, मुंबई,  
 डॉ. वि. वी. कावळी कॉलेज इन्फॉर्मेशन एजन्स,  
 शाहूजीराव फुले केंद्र, एम. एम. एम. कॉलेज इन्फॉर्मेशन एजन्स, डॉ. वि. वी. कावळी कॉलेज इन्फॉर्मेशन एजन्स  
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 डॉ. वि. वी. कावळी कॉलेज इन्फॉर्मेशन एजन्स, एम. एम. एम. कॉलेज इन्फॉर्मेशन एजन्स  
 डॉ. वि. वी. कावळी कॉलेज इन्फॉर्मेशन एजन्स, एम. एम. एम. कॉलेज इन्फॉर्मेशन एजन्स



To,  
 Joint Sub - Registrar, Andheri - 2.

Ref : Indenture Of Mortgage Submitted To Your Office For Registration.

Sir / Madam,

We Hearby, Confirm That We Have Not Taken Possession Of The Property CTS No., 280 / B, Village Bandivali, taluka Andheri, Oshiwara, Jogeshwari ( West ), Mumbai - 400102, Being Mortgaged To The Bank Via The Captioned Document. We Further Confirm That We Will Not Take The Possession Of The Property Being Mortgaged To The Us Unless The Security Becomes Enforceable In Terms Of The Said Indenture Of Mortgage.



For,  
 State Bank Of India,  
 [Signature]  
 Authorised Signatory  
 ( Signature Of Mortgagee )



Before Me  
 [Signature]  
 D. N. Pirzada  
 Notary  
 Greater Mumbai

22 NOV 2016





**भारतीय स्टेट बैंक**  
**भारतीय स्टेट बैंक**  
**State Bank of India**

एसएमई बैकबे रेक्लमेशन शाखा, मिटल कोर्ट,  
'बी' विंग, तळ मजला, नरीमन पॉइंट, मुंबई - ४०० ०२१  
एसएमई बैकबे रेक्लमेशन शाखा, मिटल कोर्ट,  
'बी' विंग, तळ मजला, नरीमन पॉइंट, मुंबई - ४०० ०२१  
SME Backbay Reclamation Branch, Mittal Court,  
'B' Wing, Ground Floor, Nariman Point, Mumbai - 400 021.  
Branch Code : 11688

Tel.: 2202 4391 | CSO : 2284 0754 / 2285 6352 | RM (ME) : 2281 8539 / 2285 3410 | Fax : 2202 3508 | E-mail : sbi.11688@sbi.co.in

**LETTER OF ARRANGEMENT**

To,  
The Partners,  
M/s. Triumph Builders LLP  
201A, Vertex Vikas CHS Ltd.,  
Court Lane, Andheri (East),  
Mumbai 400 069

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Names of Guarantors:

1. Smt. Pooja Chirag Shah
2. Sri., Chirag Ashok Shah
3. Mr. Bhavik Niranjan Shah
4. Mr. Kuntal Niranjan Shah
5. Mr. Minesh Niranjan Shah
6. Mr. Niranjan Popatlal Shah
7. Mr. Sanjay Sampatkumar Jain
8. Mrs. Kavita Sanjay Jain

Letter No.SME/ADV/2016-17/ 000 859

- 7 OCT 2016

Dear Sirs,

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

With reference to your application dated 15.09.2016 requesting for sanction of facility in the form of dropline overdraft limit for working capital requirement and/or project finance, we have pleasure in advising the sanction of dropline overdraft facility for Rs. 25.00 Cr (Rupees Twenty Five Crore only), under the SBI Asset Backed Loan for Commercial Real Estate Scheme, subject to your acceptance/fulfillment of the following terms and conditions:

Limit	Primary Security	Collateral Security	Third party guarantee
Drop-Line Overdraft Facility under Asset Backed Loan - Commercial Real Estate	NA	Mortgage of Land Leased by Mumbai Metropolitan Region Development Authority (MMRDA) NA plot admeasuring 2977.17 sq. mtrs along with FSI of 5139.69 SMT sanctioned vide approval No. TCP (P-2)/DOC/CC/3.113/11/1440/2015 dated 16/10/2015 situated at off S V Road, Bandivali Village, Oshiwara, Jogeshwari West, Mumbai owned by M/s. Key Tech	1. Smt. Pooja Chirag Shah 2. Sri. Chirag Ashok Shah 3. Mr. Bhavik Niranjan Shah 4. Mr. Kuntal Niranjan Shah 5. Mr. Minesh Niranjan Shah 6. Mr. Niranjan Popatlal Shah 7. Mr. Sanjay Sampatkumar Jain 8. Mrs. Kavita Sanjay Jain  Corporate Guarantee of: M/s. Key Tech



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Approval received for:		

2096 i) Drop line Overdraft facility for Rs.25.00 cr under the SBI Asset Backed Loan Commercial Real Estate with a tenor of 66 months including moratorium of 15 months.  
The terms and conditions are as under:

**Facility:** Dropline 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. 25,00,00,000/- sanctioned is available for a tenor of 66 months including moratorium period of 15 months with annual review when it may be restituted/cancelled depending upon the conduct and utilization of advances.

**Repayment schedule:**

The proposed Overdraft facility of Rs.25.00 cr will be repaid commencing from January 2018 as under:

Period	Amt. of Installments	Repayment Amt.
Oct. 2016 to March 2017		6 months moratorium
April 2017 to December 2017		9 months moratorium
January 2018 to March 2018	0.20 x 3	0.60
April 2018 to March 19	0.20 x 12	2.40
April 2019 to March 2020	0.20 x 9	1.80
April 2020 to March 2021	0.50 x 3	1.50
April 2021 to March 2022	0.70 x 9	6.30
	0.90 x 11	9.90
	1.00 x 1	1.00
<b>Total</b>	<b>66</b>	<b>25.00</b>

Interest will be served as and when applied during the moratorium period.

**Interest Rate:** Card Rate of 11.75% p.a. (2 Year MCLR 9.25% + 2.50%) without any concession.

**Upfront fee:** Upfront fee charged will be 1 % of the limit + service tax, as applicable, subject to maximum Rs. 10.00 lacs plus service tax, viz Rs.11.50 lacs.

**Collateral:** The loan is granted against maximum 60% 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.

**Pre-payment Penalty Clause:**

As per RBI Circular No.RBI/2014-15/72, Floating rate term loans sanctioned to individual borrowers are exempted from levy of foreclosure charges.

In case of pre-payment / pre-closure from internal accruals, pre-payment / pre-closure penalty will not be levied or else penalty of 2% of the drawing power will be recovered.

**Commitment charges:**

More than 75% utilization - Nil. Between 50% to 75% utilization - 0.50% p.a. to be recovered on entire underutilized portion on quarterly basis. For <50% utilization - 1.00% p.a. on entire underutilized portion on a quarterly basis






We are forwarding this letter in duplicate along with Annexures I & II and shall be glad if you return to us one original 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



Chief Manager & RMME

Encl.: Terms and Conditions - Annexure I & II (Pages 10)

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**TERMS & CONDITIONS****1. Period of Advance & Payment terms**

Sanction of Dropline overdraft facility under the scheme SBI Asset Backed Loan for Commercial Real Estate for a tenure of 66 months including moratorium period of 15 months and annual review when it may be reinstated/cancelled depending upon the conduct and utilization of advances. The drawing power shall be reduced monthly so as to have the overdraft fully liquidated at the end of the period. Regular transactions are permitted up to drawing power available. No over-drawings permitted. On restoration/restitution of reduced limit to original limit or limit as required by the borrower, fresh arrangement letter has to be signed by the borrower once again for noting the restoration.

**2. Rate of Interest**

Rate of Interest: 2.50% + MCLR 9.25%. Present effective rate is 11.75% p.a.

Interest shall be charged on the debit balances in the overdraft account computed on daily balances basis duly compounded and debited to the accounts at monthly rests on the last working day of every month, in accordance with the accounting practices of the Bank from time to time.

The rate of interest is subject to revision from time to time and you shall be deemed to have notice of changes in the rate of interest whenever the changes in Base Rate are displayed/notified at the branch/published in newspapers/made through entry of interest charged in the statement of account sent to you.

Accrued but unapplied interest, if any, shall be governed by RBI's directives on IRAC norms.

**Enhanced Interest:**

- a) Enhanced rate of interest at 1% cumulatively subject to a maximum of 2% will be charged for the period of delay in respect of:
- Delayed/non-submission of financial data required for review / renewal of limits
  - Delayed/non-submission of annual financial statements
  - Delayed/non-submission of stock statements
- b) Enhanced rate will be charged on the excess drawings in case any irregularity / breach is continuously less than 60 days, and if it exceeds beyond 60 days, on the entire outstanding from the date of irregularity / breach. Enhanced interest will be compounded monthly.
- c) The Bank shall also be entitled to charge at its discretion, enhanced interest rates on the accounts either on the entire outstanding or on a portion thereof, for any irregularity including non-observance or non-compliance of the Terms and Conditions of the advances, for such period as the Bank deems it necessary.

**3. INSURANCE:**

All the assets charged to the Bank should always be fully insured by the Borrower against fire, lightning, riots, strikes, floods, cyclones, earthquakes, civil commotion, and other natural calamities, etc., with a company approved by the Bank in the joint names of the Bank and yourselves, at your cost for full market value or Bank's interest, whichever is higher. The policies / cover notes should be lodged with the Bank. The policies should be kept alive (current) during the currency of the advance. In the event of noncompliance, the Bank reserves the right (but not be bound to exercise) to take the insurance cover as required by the Bank by debit to your account. The machinery to be purchased out of the facility, if any, to be insured for the full market value or original cost of the machinery, whichever is higher. Likewise all the renewals of the policies should also be effected /done by the Borrower at all materials.

The borrower to ensure that the project financed by us, viz Mandliknagar CHS Ltd., situated at S V Road Malad (West) is insured at all the times comprehensively against fire, lightning, burglary etc.



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#### 4. Cash Flow Statement:

As per Annexure-I

#### 5. Inspection

The Bank's officials / inspectors are to be permitted in the factor business premises as and when required to inspect activity of the unit, the stocks / books / equipment and on the premises of property mortgaged under the scheme. Where the premises are leased / hired, necessary approvals to the effect from the lessor, if any required, are to be obtained. All assistance to be extended to the Bank's officials in conducting and completing such inspections smoothly. Necessary remedial steps also to be taken to rectify any shortcomings, if any, pointed out by the Bank's officials. The cost of such inspections shall be borne by you.

Inspection charges Rs.3,000/- per inspection

6. Security Document: The following security documents have to be executed by you and guarantor;

- Mortgage Document
- Guarantee Agreement
- Agreement of loan cum hypothecation
- DP Note and DP Note Delivery letter.
- Any other documents as may be required by the Bank

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#### Conditions of Sanction:

- Promoters and other unsecured lenders to submit undertaking that unsecured loans will not be withdrawn from the business till Bank's loan has been fully paid.
- The borrower / promoters to take policies from SBI Life Insurance Co.Ltd. Suitable to them generating annual premium of Rs.10.00 Lacs.
- The Bank shall have the right of first refusal in respect of any Home Loans generated from sale of flats in the project financed by us. Failure on your part to comply with this stipulation will attract 2% penal interest on the entire outstanding.
- The property taken as collateral for the Bank Loan must be exclusively for the Dropline OD limit under ABL-CRE and must not be linked to any other loan.

#### Other Covenants:

- Documentation and Mortgage formalities to be completed before disbursement of the loan.
- 60% of the LTV to be protected at all the times.
- Funds borrowed from the Bank to be utilised exclusively for construction of Phase I, Mandliknagar CHS - redevelopment project, situated at CTS No.23,30,31,32 and 32/1 to 4, located at S.V.Road, Malad (West).
- The company to take comprehensive insurance policy for the construction site, viz. Phase I, Mandliknagar CHS - redevelopment project, situated at CTS No.23,30,31,32 and 32/1 to 4, located at S.V.Road, Malad (West), covering all risks applicable to the construction site.
- The promoters/ company to close all the current/ loan accounts in the name of the company, viz. Triumph Builders LLP within 30 days of sanction of the loan.
- Company to close the 'Collection Account' with Andhra Bank and with any other bank immediately and open the same with our branch.
- No other current account with any other Bank/ FI to be opened/ operated after the loan is disbursed.



- The CRA rating of the company works out to SB-8 based on the projected balance sheet dated 31.3.2022. If the same slips to below SB-9 at a later date, as and when assessed based on the audited balance sheet dated 31.3.2022, the interest rate will be linked to the CRA rating and benefit of interest rate sanctioned under ABL CRE Scheme will be withdrawn with immediate effect.
- In case of prepayment / pre-closure of account by resorting to borrowing / takeover by other banks, pre-payment/pre-closure penalty charges to the extent of 2% of the pre-paid loan amount will be recovered.
- If the installment is outstanding for more than 7 days from its due date, penal interest @ 2% will be charged.
- The Company to submit yearly affidavit that the funds have been utilized for the range of approved activities and are not used for speculative purpose like investment in stock market, acquisition / development of land etc. or for any other activity not permitted by the law.

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- a. i. You (The builder/developer/company) would disclose in the Pamphlets/Brochures etc, the name(s) of the Bank to whom the property is mortgaged.
- ii. You would append the information relating to mortgage while publishing advertisement of a particular scheme in newspaper/magazines etc.
- iii. You would indicate in your Pamphlets/Brochures that they would provide No Objection Certificate (NOC)/permission of mortgagee Bank for sale of flats/property, if required.
- b. Disbursement will be done only after completion of security document and formalities in respect of mortgage creation. In respect of companies, in addition to these two requirements, charge to be filed with the Registrar of Companies within the prescribed period for creating a charge in favour of the Bank.
- c. The Bank will have the right to examine at all times the Unit's books of account and to have the Unit's factories / offices / showrooms inspected from time to time by the officials of the Bank and / or qualified auditors and / or technical experts and / or management consultants or other persons of the Bank's choice.
- d. The Unit should not be dissolved / reconstituted without obtaining Bank's prior approval in writing. Post-facto approval of reconstitution dissolution will not be accorded nor the existing guarantors shall be released if the dissolution/ reconstitution is effected without prior approval in writing.
- e. The Unit should submit provisional financial statements within one month and audited financial statements within three months from the date of closure of the accounting year. The returns submitted to the Sales Tax and Income Tax authorities should also be submitted to the Bank.
- f. The Unit should confine their entire business including foreign exchange business to us.
- g. The Bank will have the option of appointing its nominee on the Board of Directors of the Unit to look after its interests
- h. The Capital invested in the business by the proprietor / partners / directors should not be withdrawn during the currency of our advance.
- i. In case the Unit fails to complete the formalities with regard to creation of a charge in favour of the Bank within a period of two months from the date of this letter, an enhanced interest of 2% on the outstandings or reduction of Drawing Power by 10% / 20% or both will be considered without any reference to the Unit.
- j. The Unit should keep the Bank informed of the happening of any event likely to have a substantial effect on their profits or business and the remedial measures taken in this regard.
- k. The Unit should keep the Bank informed of any circumstances adversely affecting the financial position of their sister / associate / family / subsidiary / group concerns in which it is invested, including any action taken by any creditor against the said Units legally or otherwise.
- l. After accounting for provision for taxation, the Bank will have the first charge on the profits of the Unit towards repayment of instalments or other repayment obligations, interest and any other dues from the Unit to the Bank.
- m. The proprietor / partners / directors should not withdraw the profits earned in the business/ capital invested in the business without meeting the instalment(s) payable under the facility. In the case of Companies, dividend should be declared only after meeting the dues to the Bank
- n. All moneys raised by way of deposits from friends, relatives and / or from any other source should not be withdrawn / repaid during the currency of the Bank's advance. Suitable tamped letters of undertaking from the Unit and 'No Withdrawal' letters from the depositors should be submitted to this effect to the Bank.
- o. The Bank's name board(s) should be displayed prominently or painted on the machines pledged / hypothecated to the Bank and / or in the premises where the machines are installed and a list of such assets should also be displayed in the Unit.



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p. The Unit and other depositors of title deeds should possess a clear, absolute and marketable title to the properties proposed to be legally / equitably mortgaged in favour of the Bank to the satisfaction of the Bank's solicitors/ advocates. Further, the said properties are to be revalued as and when required at your cost.

q. Any legal expenses such as a solicitor's / advocate's fees, stamp duty, registration charges and other incidental expenses incurred in connection with the advance should be borne by the Unit.

r. A charge of Rs .N.A. /- will be levied per branch allocation in respect of limits allocated to other branches of the Bank.

s. In respect of creation / extension of Equitable Mortgage in respect of property offered as collateral security to the Bank, a charge of Minimum of NIL (as Registered Mortgage) (charges are applicable for a maximum of 5 recitals only. Documentation Charges of Rs.25,300/- will be levied.

t. Upfront fee at the rate of 1% of loan amount or maximum of 10.00 Lacs + service tax, as applicable, will be charged in respect of dropline overdraft.

- Penal rate at 2% above the applicable rate will be charged on the overdue amount beyond 7 days. The Bank shall also be entitled to charge at its discretion, enhanced interest rates on the account, either on the entire outstandings or on a portion thereof, for any irregularity / non-observance / non-compliance of the Terms and Conditions of the overdraft.

u. In case of a Company being the borrower, the following terms are applicable:

i) A resolution to be passed in a meeting of the Board of Directors of the Company for availing the credit facilities sanctioned by the Bank and a duly certified extract to be submitted to the Bank. The resolution should contain, inter alia, the following particulars:

ii) Acceptance of the Terms & Conditions of the credit facilities sanctioned to the Company.

iii) Authority in favour of Directors / Authorised Signatory to execute the security documents for availing the credit facilities sanctioned to the Company.

iv) Authority in favour of Directors / Authorised Signatory for filing the documents and Form 8 and 13 with the Registrar of Companies for creating a charge over the assets of the Company in favour of the Bank.

v) Affixation of the Company's Common Seal on the security documents and vesting of authority to authenticate such affixation.

vi) Requesting the guarantors to offer their Personal Guarantee / Corporate Guarantee in favour of the Bank for the credit facilities sanctioned to the Company.

vii) Creation of first charge on the assets of the Company in favour of the Bank for the credit facilities sanctioned to the Company.

u. The charge over the assets of the Company in respect of the limits sanctioned herein should be registered with the Registrar of Companies within 30 days from the date of execution of documents and filed copies of Form 8 and Form 13, together with receipt should be deposited with us. The Certificate of Registration is to be produced to the Bank within reasonable time for our records.

v. During the currency of the Bank's credit facilities, the Unit / Guarantors will not, without the Bank's prior permission in writing:

i) Effect any change in the Unit's capital structure.

ii) Implement any scheme of expansion / modernization / diversification / renovation or acquire any fixed assets during any accounting year, except such schemes which have already been approved by the Bank.

iii) Formulate any scheme of amalgamation or reconstruction.

iv) Invest by way of share capital or lend or advance funds to or place deposits with any other concern, including sister / associate / family / subsidiary/ group concerns. However, normal trade credit or security deposits in the normal course of business or advances to employees can be excluded.

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- v) Enter into borrowing arrangements either secured or unsecured with any other bank, Financial Institution, company or person.
- vi) Undertake guarantee obligations on behalf of any other company, firm or person.
- vii) Declare dividends for any year except out of profits relating to that year after making all due and necessary provisions and provided further that no default had occurred in any repayment obligations.
- viii) Effect any drastic change in their management setup.
- ix) Effect any change in the remuneration payable to the Directors / Partners, etc. either in the form of sitting fees or otherwise.
- x) Pay guarantee commission to the guarantors whose guarantees have been stipulated / furnished for the credit limits sanctioned by the Bank.
- xi) Create any further charge, lien or encumbrance over the assets and properties of the Unit / Guarantors to be charged / charged to the Bank in favour of any other bank, Financial Institution, firm or person.
- xii) Sell, assign, mortgage or otherwise dispose off any of the fixed assets charged to the Bank.
- xiii) Undertake any trading activity other than the sale of produce arising out of its own manufacturing / trading operations.
- xiv) Open any account with any other bank. If already opened, the details thereof is to be given immediately and a confirmation to this effect given to the Bank.

w. Unconditional Cancellability: Notwithstanding anything contained herein above, the Bank reserves the absolute right to cancel the limits unconditionally without prior notice:

- a) In case the limits/part of the limits are not utilized
- b) In case of deterioration in the loan account in any manner whatsoever and/or
- c) In case of non-compliance of terms and conditional of sanction, and/ or
- d) For any other reason which the bank considers appropriate to cancel the facility.

xv. (a). In the event of default in repayment of any monies or in the performance or breach of any terms or obligations, the Bank and / or the Reserve Bank of India or any other authorized agency will have an absolute discretion or unqualified right, power and authority to disclose or publish your name(s) and other details in such manner as they deem fit;

(b) The authorized agencies e.g. CIBIL, etc., may use, process, publish or furnish for consideration or otherwise the information disclosed and /or data or products prepared by them to any person, any to other credit granters and that you shall not raise any dispute whatsoever in that behalf in all respects and to all intents.



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The following particulars / documents are to be furnished / submitted to the Bank:

- Audited balance sheet of the last three year.
- Brief detail of Proprietor / Partners / Promoters / Directors.
- KYC documents for promoters / units
- Copy of IT Returns of promoters / Firm for the last three years.
- Copies of license, permission approval by regulatory authority, where applicable
- Availability of utilities like power etc.
- Pollution control clearance, if necessary.
- Details of collateral security (including third party guarantee proposed to be offered.
- Signed statement of Assets and liability from proprietor / partner guarantors.
- Copies of other Bank's sanction letter and statement of accounts (last 6 months)
- Copy of the title deeds of the Factory / Shop/ Godown/ collateral security.
- Details of the capital expenditure, if applied.
- Cheque for processing and fees to be paid for Valuation & Title search reports on property/ (ies) offered as collateral, ROC search (for companies).



बदर - १७/		
२५६	30	४८
Borrower/s		
२०१६		

We accept

Guarantor/s

PASSPORT SIZE PHOTOGRAPHS OF BORROWER(S)


PASSPORT SIZE PHOTOGRAPHS OF THE GUARANTOR(S)


Note: Self attested passport size photographs of the Borrowers and the Guarantors to be affixed







# MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

## मुंबई महानगर प्रदेश विकास प्राधिकरण

No. LC/ODC-KeyTech/280-B/2069 /2016

Dt. 10<sup>th</sup> November, 2016

To,  
M/s Key Tech,  
G/B, Shiv Chhaya Chs Ltd.,  
Sir M.V. Road, Andheri (East),  
**Mumbai - 400 069.**

बदर - १७/		
Key Tech	3L	OL
२०१६		

**Sub :-** Acquisition of land bearing CTS No. 280B admeasuring 2977.17 sq.mtr. of Village Bandivali in Oshiwara District Centre  
**Consent for mortgage of land**

**Ref.:-** Your letter dated 28/06/2016 & dated 20/09/2016.

Sir,

With reference to your letter under reference on the subject mentioned above and in cancellation of consent granted vide our letter No. LC/ODC/Key Tech/ 1377/2014, dt. 9/10/2014 to mortgage the land bearing CTS No. 280B admeasuring 2977.17 sq.mtr. at Village Bandivali, Tal. Andheri for getting loan of Rs.22.50 crores from Andhra Bank, I am to inform you that, the Hon. Addl. Metropolitan Commissioner is pleased to grant his consent to mortgage the said land for obtaining the loan of Rs.25 crores from State Bank of India.

2. The consent is granted on the following terms and conditions:-

- (i) The consent for mortgage the land bearing CTS No.280B admeasuring 2977.17 sq.mtr. as stated above is subject to Lease Deed executed on 04/05/2009, Rectification Lease Deed executed on 25/04/2011 between Mumbai Metropolitan Region Development Authority and M/s Key Tech and the same will be binding on the proposed mortgagee.
- (ii) All the obligation devolving upon M/s Key Tech in terms of the said Lease Deed and Rectification Lease Deed as stated above shall be performed in strict accordance with the said Lease Deed & Rectification Lease Deed and the same shall binding upon the propose mortgagee. M/s Key Tech shall not by reasons any of such mortgage ceases any of the liabilities attaching to the said Lease Deed, Rectification Lease Deed as referred to above.

(iii) The instrument of intended mortgage should include the following clause:-

- (a) **Recital Clause** : - At the specific request by the M/s Key Tech addressed to the Mumbai Metropolitan Region Development Authority (MMRDA), the MMRDA vide its letter No. .... Dated ..... annexed here to as ANNEXURE have granted permission as states herein above on the terms and condition as contain there in.
- (b) **Article Clause** : - "NOTWITHSTANDING" anything contained herein, this ..... (Name of the Document) ..... shall be enforceable subject to the condition covenants and stipulation contained in the Lease Deed, Rectification Lease Deed executed between Mumbai Metropolitan Region Development Authority and ..... (Name of the lessee) on .....
- (iv) As this is first Transfer as per clause 3(P) of the Lease Deed, No Assignment Charges are payable.
- (v) This consent should be exercised within 90 days from the date of this letter and the certified copy of the INDEX II of the Deed of mortgage so executed and registered with the Sub-Registrar of Assurances should be submitted to this office for records.



Yours faithfully,

(S.K. DESAI)  
Lands & Estate Manager  
M.M.R.D.A.

Bandra - Kurla Complex, Bandra (East), Mumbai - 400 051.

EPABX : 2659 0001 - 04 / 2659 4000 • FAX : 2659 1264 • WEB SITE : <https://www.mmrda.maharashtra.gov.in>

बदर - १७/		
२६३	३२	०८
२०१६		

**भारतीय स्टेट बँक**  
**State Bank of India**  
 SME Backbay Reclamation Branch,  
 Mittal Court, 'B' Wing, Ground Floor,  
 Nariman Point, Mumbai - 400 021. Tel.: 2284 0754

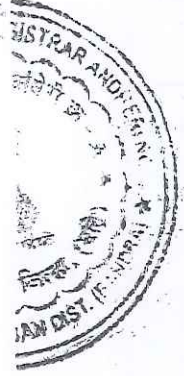


Name : ANITA KETKAR  
 P. F. Index No.: 3670988  
 Designation : CHIEF MANAGER

*Anita Ketkar*  
 Signature of Holder

*[Signature]*  
 Branch Manager  
 Issuing Authority

*Anita Ketkar*



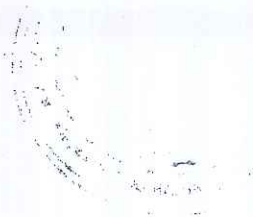
Address (Resi.):  
 Flat No. 103, Mahalaxmi Heights  
 SBI Staff Quarters, Sat Rasta  
 Navi Mumbai - 400 008

Date of Birth : 12.02.1966

Resi. Tel. No.: NIL

Mobile : 96234 42276

Blood Group : A +ve







भारतीय स्टेट बैंक  
भारतीय स्टेट बैंक  
State Bank of India

'बी' विंग, तळ मजला, नरीमन पॉइंट, मुंबई - ४०० ०२१  
एसएमई बैकबे रेक्लमेशन शाखा, मितल कोर्ट,  
'बी' विंग, तळ मजला, नरीमन पॉइंट, मुंबई - ४०० ०२१  
SME Backbay Reclamation Branch, Mittal Court,  
'B' Wing, Ground Floor, Nariman Point, Mumbai - 400 021.  
Branch Code : 11688

Tel.: 2202 4391 | CSO : 2284 0754 / 2285 6352 | RM (ME) : 2281 9539 / 2285 3410 | Fax : 2202 3508 | E-mail : sbi.11688@sbi.co.in

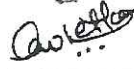
SMEBBR/ADV/16-17/ 001028

Date- 21/11/2016

**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that Mrs. Anita Ketkar, Assistant General Manager at SME Backbay Reclamation Branch, Mittal Court, B-Wing, Nariman Point, Mumbai - 400 021, is authorized to execute Registered mortgage Deed of M/s. Triumph Builders LLP on behalf of State Bank of India.

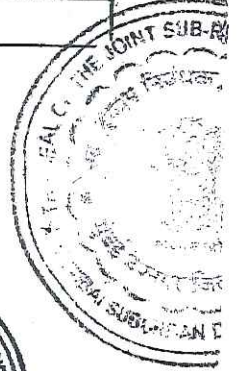
Mrs. Anita Ketkar signs as under



बदर - १७/		
२२	००	२२
२०१६		

For State Bank of India

  
ASSISTANT GENERAL MANAGER



बदर - १७/		
ए. ए. ए.	१७	१७
२०१६		





## गावाचे नाव : बांदिवली

बंदर - १७/		
eye	४२	४२
२०१६		

- (1) विलेखाचा प्रकार अभिहस्तांतरणपत्र
- (2) मोबदला रु. 0
- (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) रु. 1
- (4) भू-आपन, पोटहिस्सा व घरक्रमांक (असल्यास) पालिकेचे नाव: इतर वर्णन : खुल्ली जमिन — सिटीएस नं 280/ बी , क्षेत्र 3873.03 चौ मी , अंटीजे/ ईएमपी -1/ ईव्हीएन/ 55/09
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. नाव:- मे /- कि टेक तर्फे भागीदार गिनेश निरजन शाह - - - ,
- (7) दस्तऐवज करून देणा-या/ लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. नाव:- मुंबई मेट्रोपॉलिटन रिजन डेव्हलपमेंट अंथो. तर्फे डेप्युटी मेट्रोपॉलिटन कमिश्नर श्री . अ. आर वानखेडे - - -
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता
- (9) दस्तऐवज करून दिल्याचा दिनांक 04/05/2009
- (10) दस्त नोंदणी केल्याचा दिनांक 25/06/2009
- (11) अनुक्रमांक, खंड व पृष्ठ 5702/2009
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 100
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000



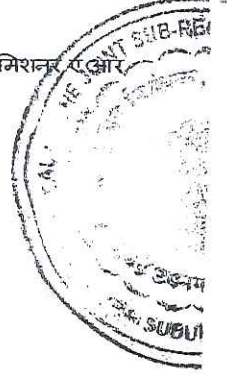




## गावाचे नाव : बांदिवली

(1) विलेखाचा प्रकार	चुक दुरुस्तीपत्र
(2) मोबदला	रु.0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :नोंदणीकृत भाडेपट्टा क्रमांक बंदर 15/5703/2009 , मध्ये क्षेत्रफळ 3873.03 चौ मि ऐवजी क्षेत्रफळ 2977.17 चौ मि असे वाचण्यात यावे
(5) क्षेत्रफळ	
(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.	नाव:-मुंबई मेट्रोपोलिटन रिजन डेव्हलपमेंट ऑथोरिटी तर्फे डेप्युटी मेट्रोपोलिटन कमिश्नर ए.आर. वानखेडे - -
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	नाव:-अे कि टेक तर्फे भागीदार मिनेश निरंजन शाह - -
(9) दस्तऐवज करून दिल्याचा दिनांक	25/04/2011
(10) दस्त नोंदणी केल्याचा दिनांक	25/04/2011
(11) अनुक्रमांक, खंड व पृष्ठ	3658/2011
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100

बंदर - १७/		
एएए	११	११
२०१६		



गुरुवार, 24 नोव्हेंबर 2016 4:35 म.नं.

दस्त गोषवारा भाग-1

बदर 17

दस्त क्रमांक: 9659/2016

दस्त क्रमांक: बदर 17 / 9659/2016

बाजार मूल्य: रु. 00/-

मोबदला: रु. 25,00,00,000/-

भरलेले मुद्रांक शुल्क: रु. 10,00,000/-

बदर - 96/		
२६५२	७५४८	
२०१६		

दु. नि. सह. दु. नि. बदर 17 यांचे कार्यालयात

पावती: 10178

पावती दिनांक: 24/11/2016

अ. क्र. 9659 वर दि. 24-11-2016

सादरकारणाराचे नाव: स्टेट बँक ऑफ इंडिया तर्फे प्रबंधक अनिता केतकर

रोजी 4:33 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 960.00

पृष्ठांची संख्या: 48

दस्त हजर करणाऱ्याची सही:

एकूण: 30960.00



सह. दु. नि. का. अंधेरी 6  
सह. कुटुंब निबंधक, अंधेरी - 6  
मुंबई उपनगर जिल्हा.  
दस्ताचा प्रकार: डीड ऑफ मॉरगिज

सह. दु. नि. का. अंधेरी 6  
सह. कुटुंब निबंधक, अंधेरी - 6  
मुंबई उपनगर जिल्हा.

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

शिक्षा क्र. 1 24 / 11 / 2016 04 : 34 : 26 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 24 / 11 / 2016 04 : 36 : 22 PM ची वेळ: (फी)

**प्रतिज्ञापत्र**

सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील मसकूर, मिश्रकृत व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता वैधता कायदेशीर बाबींसाठी दस्त निष्पादक व कर्तुलीकारक जो सुनिश्चिती जबाबदार राहतील.

सह. दु. नि. का. अंधेरी 6  
सह. कुटुंब निबंधक, अंधेरी - 6  
मुंबई उपनगर जिल्हा.

सह. दु. नि. का. अंधेरी 6  
सह. कुटुंब निबंधक, अंधेरी - 6  
मुंबई उपनगर जिल्हा.

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण... ४८ ...पाने आहेत

सह. कुटुंब निबंधक, अंधेरी क्र. 6  
मुंबई उपनगर जिल्हा



② *imshah*

⑥

*Pastak*

③

⑦

*Sampat*

④ *[Signature]*

⑧

*Hari*


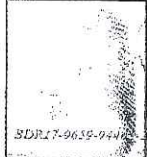




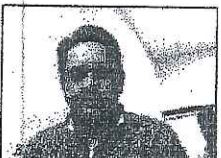

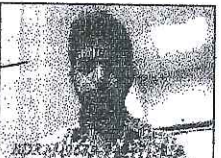


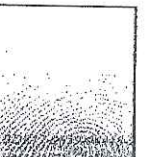






24/11/2016 4 40:18 PM

बदर - १७/  
दस्त गोषवारा भाग-2  
2096

बदर17  
दस्त क्रमांक:9659/2016

दस्त क्रमांक :बदर17/9659/2016  
दस्ताचा प्रकार :-डीड ऑफ मॉरगेज

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:स्टेट बँक ऑफ इंडिया तर्फे प्रबंधक अनिता केतकर पत्ता:-, तळ मजला, बी विंग, एस एम ई बँक वे रिक्लामेशन ब्रांच, नरिमन पॉइंट मुंबई - 400021, मिहल कोर्ट, नरीमन पॉइंट, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AAACS8577K	कर्ज देणार - बँक वय :-50 स्वाक्षरी:- <i>Awale</i>		
2	नाव:मेसर्स कि टेक तर्फे भागीदार पुजा चिराग शाह - जामीनदार पत्ता:प्लॉट नं: जी - बी, माळा नं: -, इमारतीचे नाव: शिव छाया सी. एच. एस. लि., ब्लॉक नं: अंधेरी पूर्व, मुंबई - 400069, रोड नं: सर एम. व्ही. रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:AAIFK9271B	जामीनदार वय :-41 स्वाक्षरी:- <i>Peshal</i>		
3	नाव:मेसर्स कि टेक तर्फे भागीदार कुंतल निरंजन शाह - जामीनदार पत्ता:प्लॉट नं: जी - बी, माळा नं: -, इमारतीचे नाव: शिव छाया सी. एच. एस. लि., ब्लॉक नं: अंधेरी पूर्व, मुंबई - 400069, रोड नं: सर एम. व्ही. रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:AAIFK9271B	जामीनदार वय :-40 स्वाक्षरी:- <i>Shah</i>		
4	नाव:मेसर्स कि टेक तर्फे भागीदार मिनेश निरंजन शाह - जामीनदार पत्ता:प्लॉट नं: जी - बी, माळा नं: -, इमारतीचे नाव: शिव छाया सी. एच. एस. लि., ब्लॉक नं: अंधेरी पूर्व, मुंबई - 400069, रोड नं: सर एम. व्ही. रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:AAIFK9271B	जामीनदार वय :-36 स्वाक्षरी:- <i>Shah</i>		
5	नाव:मेसर्स कि टेक तर्फे भागीदार भाविक निरंजन शाह - जामीनदार पत्ता:प्लॉट नं: जी - बी, माळा नं: -, इमारतीचे नाव: शिव छाया सी. एच. एस. लि., ब्लॉक नं: अंधेरी पूर्व, मुंबई - 400069, रोड नं: सर एम. व्ही. रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:AAIFK9271B	जामीनदार वय :-27 स्वाक्षरी:- <i>B</i>		
6	नाव:मेसर्स ट्रायम्फ बिल्डर्स एल एल पी तर्फे भागीदार चिराग अशोक शाह पत्ता:ए / 201, 2 रा मजला, व्हर्टेक्स विकास, अंधेरी पूर्व, मुंबई - 400069, सर एम. व्ही. रोड, अन्धेरी पूर्व, MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:AAALT1599D	कर्ज घेणार - पार्टी वय :-44 स्वाक्षरी:- <i>Chirag</i>		
7	नाव:मेसर्स ट्रायम्फ बिल्डर्स एल एल पी तर्फे भागीदार निरंजन पोपटलाल शाह पत्ता:प्लॉट नं: ए / 201, माळा नं: 2 रा मजला, इमारतीचे नाव: व्हर्टेक्स विकास, ब्लॉक नं: अंधेरी पूर्व, मुंबई - 400069, रोड नं: सर एम. व्ही. रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:AAALT1599D	कर्ज घेणार - पार्टी वय :-65 स्वाक्षरी:- <i>Niranjana</i>		
8	नाव:मेसर्स ट्रायम्फ बिल्डर्स एल एल पी तर्फे भागीदार निरंजन शाह पत्ता:प्लॉट नं: ए / 201, माळा नं: 2 रा मजला, इमारतीचे नाव: व्हर्टेक्स विकास, ब्लॉक नं: अंधेरी पूर्व, मुंबई - 400069, रोड नं: सर एम. व्ही. रोड, महाराष्ट्र, मुम्बई. पॅन नंबर:AAALT1599D	कर्ज घेणार - पार्टी वय :-40 स्वाक्षरी:- <i>Shah</i>		





- 9 नाव:मेसर्स ट्रायम्फ बिल्डर्स एल एल पी तर्फे भागीदार मिनेश निरंजन शाह कर्ज घेणार - पार्टी वय :-36 स्वाक्षरी:-  
पत्ता:प्लॉट नं: ए / 201 , माळा नं: 2 रा मजला ,  
इमारतीचे नाव: व्हॅटक्स विकास , ब्लॉक नं: अंधेरी पुर्व,  
मुंबई - 400069 , रोड नं: सर एम. व्ही. रोड , महाराष्ट्र,  
मुंबई.  
पिन नंबर:AAALT1599D
- 10 नाव:मेसर्स ट्रायम्फ बिल्डर्स एल एल पी तर्फे भागीदार भाविक निरंजन शाह कर्ज घेणार - पार्टी वय :-27 स्वाक्षरी:-  
पत्ता:प्लॉट नं: ए / 201 , माळा नं: 2 रा मजला ,  
इमारतीचे नाव: व्हॅटक्स विकास , ब्लॉक नं: अंधेरी पुर्व,  
मुंबई - 400069 , रोड नं: सर एम. व्ही. रोड , महाराष्ट्र,  
मुंबई.  
पिन नंबर:AAALT1599D
- 11 नाव:मेसर्स ट्रायम्फ बिल्डर्स एल एल पी तर्फे भागीदार पुजा चिराग शाह कर्ज घेणार - पार्टी वय :-46 स्वाक्षरी:-  
पत्ता:प्लॉट नं: ए / 201 , माळा नं: 2 रा मजला ,  
इमारतीचे नाव: व्हॅटक्स विकास , ब्लॉक नं: अंधेरी पुर्व,  
मुंबई - 400069 , रोड नं: सर एम. व्ही. रोड , महाराष्ट्र,  
मुंबई.  
पिन नंबर:AAALT1599D
- 12 नाव:मेसर्स ट्रायम्फ बिल्डर्स एल एल पी तर्फे भागीदार संजय एस. जैन कर्ज घेणार - पार्टी वय :-49 स्वाक्षरी:-  
पत्ता:प्लॉट नं: ए / 201 , माळा नं: 2 रा मजला ,  
इमारतीचे नाव: व्हॅटक्स विकास , ब्लॉक नं: अंधेरी पुर्व,  
मुंबई - 400069 , रोड नं: सर एम. व्ही. रोड , महाराष्ट्र,  
मुंबई.  
पिन नंबर:AAALT1599D
- 13 नाव:मेसर्स ट्रायम्फ बिल्डर्स एल एल पी तर्फे भागीदार कविता संजय जैन कर्ज घेणार - पार्टी वय :-44 स्वाक्षरी:-  
पत्ता:प्लॉट नं: ए / 201 , माळा नं: 2 रा मजला ,  
इमारतीचे नाव: व्हॅटक्स विकास , ब्लॉक नं: अंधेरी पुर्व,  
मुंबई - 400069 , रोड नं: सर एम. व्ही. रोड , महाराष्ट्र,  
मुंबई.  
पिन नंबर:AAALT1599D



वरील दस्तऐवज करून देणार तथाकथीत डीड ऑफ मॉरगेज चा दस्त ऐवज करून दिल्याचे कबूल करतात. बंदर -- 9/10/  
शिक्का क्र.3 ची वेळ:24 / 11 / 2016 04 : 40 : 37 PM

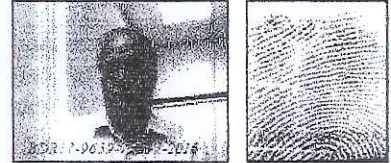
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खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

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अनु क्र. पक्षकाराचे नाव व पत्ता

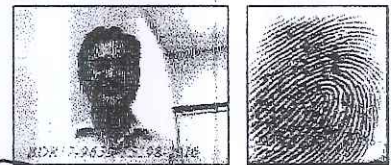
1 नाव:मुकेश के. गंगदेव  
वय:63  
पत्ता:कर्ज घेणार प्रमाणे  
पिन कोड:400069

स्वाक्षरी



2 नाव:चेतन एच. चौहाण  
वय:33  
पत्ता:कर्ज घेणार प्रमाणे  
पिन कोड:400069

स्वाक्षरी



शिक्का क्र.4 ची वेळ:24 / 11 / 2016 04 : 41 : 07 PM

सह. ड्यूटी नि.का.अंधेरी6  
सह. ड्यूटी नि.वधक, अंधेरी - 6  
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नोंदला.  
दिनांक. २४. माहे). २०१६.

~~सह दुय्यम निबंधक, अंधेरी-६  
मुंबई उपनगर जिल्हा~~

सह. दु.



श्री / सौ. येसूज चौहान  
यांना त्यांचे दि. १५/१२/१६ च्या पावती क्र. ५१६८  
अर्जानुसार नक्कल दिली.  
दि. २२.०५.२०१७

मी वाचली  
मी रुजवात घेतली ५०

~~सह दुय्यम निबंधक, अंधेरी क्र. ६~~

खरी प्रत

~~सह. दुय्यम निबंधक, अंधेरी क्र - ६  
मुंबई उपनगर जिल्हा.~~

