



भारतीय स्टेट बैंक
भारतीय स्टेट बैंक
STATE BANK OF INDIA

STATE BANK OF INDIA
STRESSED ASSETS MANAGEMENT BRANCH

CERTIFICATE OF SALE

(For Immovable Property)

(RULE - 9 (6) of the Security Interest (Enforcement) Rules, 2002)

ब ब ड-१
द.क्र.१५६ / २०२२
पाने ६१६६

Whereas,

The undersigned Shri. Vikash Kumar S/o Shri Sushil Jha aged 47 years being the Authorised Officer of the State Bank of India under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 sold on behalf of the State Bank of India in favour of the **M/s Paras Dyeing And Printing Mills**, Office: 240, Kewal Industrial Estate, S.B. Marg, Lower Parel (west), Mumbai 400 013., immovable property shown in the schedule below secured in favour of **State Bank of India** by **M/s Rambo Fashions Ltd.** as security towards financial facilities in the nature of Cash Credit, Term Loan of **Rs. 9,94,00,000/-** granted by State Bank of India to the Borrower Firm **M/s Rambo Fashions Ltd.** The undersigned acknowledges the receipt of Rs. 6,77,16,000/- (Rupees Six Crore Seventy Seven Lacs Sixteen Thousand Only) being the 99% of sale price in full as the highest bid in the auction and handed over the delivery and possession of the scheduled property.

The details of the payments received by the Bank are as given below-

Date	Amount
16.09.2021	68,40,000.00
18.09.2021	50,00,000.00
18.09.2021	50,00,000.00
18.09.2021	2,60,000.00
29.11.2021	26,16,000.00
30.11.2021	4,80,00,000.00
Total amount received	6,77,16,000.00
TDS 1%	Rs. 6,84,000.00
Total	Rs. 6,84,00,000.00



M/s Rambo Fashions Ltd.- Certificate of Sale

bank.sbi
+91 22 2281 1584
+91 22 2281 1403
+91 22 2281 1401
Branch Code: 15859
sbi.15859@sbi.co.in

सनायग्रस्त मालमत्ता व्यवस्थापन शाखा-II, मुंबई
रहेजा चेंबर्स, लढ मजला,
विंग-बी, फ्री प्रेस जर्नल मार्ग,
नरिमान पॉइंट,
मुंबई - 400 021, भारत

सनायग्रस्त जास्ति प्रबंधन शाखा-II, मुंबई
रहेजा चेंबर्स, लढ मजला,
विंग-बी, फ्री प्रेस जर्नल मार्ग,
नरिमान पॉइंट,
मुंबई - 400 021, भारत

Stressed Assets Management Branch-II, Mumbai
Raheja Chambers, Ground Floor,
Wing - B, Free Press Journal Marg,
Nariman Point,
Mumbai - 400 021, India



प्रभाक वापरता.

POSSESSION LETTER

M/s Paras Dyeing and Printing Mills
240, Kewal Industrial Estate,
S.B. Marg, Lower Parel (west)
Mumbai 400013.

Primary
196


SAMB (II) / MUM / TEAM-11 / 2021-22 / 1423

Date: 31.01.2022

REF.: -Handing over the physical possession of immovable property being Plot & S. No. 196, Hissa 5/2, S.No. 130, Hissa 3, Raj Rajeshwari Compound, Village Sonale, Taluka Bhiwandi having Total Area: Land : 24419 Sq Ft. Construction : 43339.27 Sq. Ft. standing in the name of M/s Rambo Fashions Ltd. standing in the name of M/s Rambo Fashions Ltd (formerly M/s Rambo Fabrics Pvt. Ltd.) (as is where is basis) in the case of Rambo Fashions Ltd.

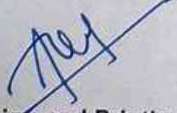
Pursuant to the Sale Certificate dated 2nd February 2022 issued to you, we hereby hand over the physical and peaceful possession of the Plot & S. No. 196, Hissa 5/2, S.No. 130, Hissa 3, Raj Rajeshwari Compound, Village Sonale, Taluka Bhiwandi having Total Area: Land : 24419 Sq Ft. Construction : 43339.27 Sq. Ft. standing in the name of M/s Rambo Fashions Ltd. (formerly M/s Rambo Fabrics Pvt. Ltd.) (as is where is basis) in the case of Rambo Fashions Ltd. to you this 02nd February 2022, on "As is what is and As is where is basis."

Yours faithfully,


Mr. Vikash Kumar
Authorised Officer
State Bank of India,
Stressed Assets Management Branch-II,
Raheja Chambers, Ground Floor,
Wing-B, Free Press Journal Marg,
Nariman Point, Mumbai – 400 021



I hereby confirm that the Physical and Peaceful Possession of the Plot & S. No. 196, Hissa 5/2, S.No. 130, Hissa 3, Raj Rajeshwari Compound, Village Sonale, Taluka Bhiwandi having Total Area: Land : 24419 Sq Ft. Construction : 43339.27 Sq. Ft. standing in the name of M/s Rambo Fashions Ltd., on "As is what is and As is where is basis" has been taken over by me from The Authorised Officer of State Bank of India on this 02nd February 2022.


M/s Paras Dyeing and Printing Mills
PAN No. **AAJPG 9642R**
Date: 02.02.2022

bank.sbi
+91 22 2281 1584
+91 22 2281 1403
+91 22 2281 1401
Branch Code: 15859
sbi.15859@sbi.co.in

तनावग्रस्त मालमत्ता व्यवस्थापन शाखा-II, मुंबई
रहेजा चेंबर्स, तळ मजला,
विंग-बी, फ्री प्रेस जर्नल मार्ग,
नरिमन पॉईंट,
मुंबई - 400 021, भारत

तनावग्रस्त आस्ति प्रबंधन शाखा-II, मुंबई
रहेजा चेंबर्स, तळ मंजिल
विंग-बी, फ्री प्रेस जर्नल मार्ग,
नरिमन पॉईंट,
मुंबई - 400 021, भारत

Stressed Assets Management Branch-II, Mumbai
Raheja Chambers, Ground Floor,
Wing - B, Free Press Journal Marg,
Nariman Point,
Mumbai - 400 021, India



भारतीय स्टेट बैंक
भारतीय स्टेट बैंक
STATE BANK OF INDIA

M/s Paras Dyeing and Printing Mills
240, Kewal Industrial Estate,
S.B. Marg, Lower Parel (west)
Mumbai 400013.

P-110033
131

SAMB (II) / MUM /TEAM-11 / 2021-22 /1422

Date: 31.01.2022

Dear Sir,

HANDING OVER PHYSICAL POSSESSION OF

Plot & S. No. 196, Hissa 5/2, S.No. 130, Hissa 3, Raj Rajeshwari Compound, Village Sonale, Taluka Bhiwandi Total Area: Land : 24419 Sq Ft. Construction : 43339.27 Sq. Ft..
standing in the name of M/s Rambo Fashions Ltd

1. We will hand over under noted documents directly to our SBI Balotra Branch in respect of the Captioned unit:

a) Original Sale certificates No.4855/2001 " Survey No. 196- Hissa No. 5 (Part) "H" Line - Hissa 5/2 (Part) of Village – Sonale (Total Area 12210.00 Sq. Ft.)

b) Original Sale certificates No.3292/1999 " Survey No. 196- Hissa No. 5 (Part) Survey No. 130 (Part) "G" of Village – Sonale (Total Area 4070.00 Sq. Ft.)

Survey No. 130 (Part) & "H" Line Survey No. 196- Hissa 5/2 (Part) of Village – Sonale , Optimum

c) Original Sale certificates No.3290/1999 " Survey No. 196- Hissa No. 5 (Part) Survey No. 130 (Part) "G" of Village – Plinth 2, Sonale (Total Area 4070.00 Sq. Ft.)

d) Original Sale certificates No.3211/1999 " Survey No. 196- Hissa No. 5 (Part) Survey No. 130 (Part) "G" of Village – Plinth 3, Sonale (Total Area 4070.00 Sq. Ft.)


2." Possession letter" vide our letter No. SAMB (II) / MUM /TEAM-11 / 2021-22 /1423 dated 31.01.2022.

3. 'Certificate of Sale dated 02.02.2022 of the **Plot & S. No. 196, Hissa 5/2, S.No. 130, Hissa 3, Raj Rajeshwari Compound, Village Sonale, Taluka Bhiwandi**

4. Set of keys

Please acknowledge receipt.

Yours faithfully,


Authorized Officer



Received Possession Letter, Certificate of Sale & Keys

M/s Paras Dyeing and Printing Mills

bank.sbi
+91 22 2281 1584
+91 22 2281 1403
+91 22 2281 1401
Branch Code: 15859
sbi.15859@sbi.co.in

तनावग्रस्त मालमत्ता व्यवस्थापन शाखा-II, मुंबई
रहेजा चेंबर्स, तळ मजला,
विंग-बी, फ्री प्रेस जर्नल मार्ग,
नरिमान पॉइंट,
मुंबई - 400 021, भारत

तनावग्रस्त आस्ति प्रबंधन शाखा-II, मुंबई
रहेजा चेंबर्स, तळ मजला
विंग-बी, फ्री प्रेस जर्नल मार्ग,
नरिमान पॉइंट,
मुंबई - 400 021, भारत

Stressed Assets Management Branch-II, Mumbai
Raheja Chambers, Ground Floor,
Wing - B, Free Press Journal Marg,
Nariman Point,
Mumbai - 400 021, India

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

ब व ड-१
द.क्र 3283 / 2022 SME-9
प्रा. 20

1	Date of Execution	22/03/2022																								
2	Place of Execution	BHILWANDI																								
3	Name/s of the Borrower/s (Father's/Husband's name to be mentioned)	Paras Dyeing & Printing Mills 1. Parasmal Golecha (Partner) 2. Mahendra Golecha (Partner) 3. Pravin Golecha (Partner) 4. Anand Golecha (Partner)																								
4	Address/s of the Borrower/s	240,2 nd Floor, Kewal Industrial Area, Senapati Bapat Marg, Lower Parel, Mumbai, Maharashtra, PIN-400013																								
5	Name/s of the Mortgagor/s (Father's/Husband's name to be mentioned)	Paras Dyeing & Printing Mills 1. Parasmal Golecha (Partner) 2. Mahendra Golecha (Partner) 3. Pravin Golecha (Partner) 4. Anand Golecha (Partner)																								
6	Address/s of the Mortgagor/s	240,2 nd Floor, Kewal Industrial Area, Senapati Bapat Marg, Lower Parel, Mumbai, Maharashtra, PIN-400013																								
7	Names, Age, designations of the authorised signatories executing the Mortgage on behalf of the Mortgagor/s	1. Paras Mal Golecha, Partner 2. Mahendra Golecha, Partner 3. Pravin Golecha, Partner 4. Anand Golecha, Partner																								
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 Industrial Estate Balotra, Near RIICO office, Balotra, Barmer, Rajasthan																								
9	Aggregate Limit (of the facilities/limits) sanctioned to the Borrower/s	Rs 12,63,00,000.00 (CC Rs 7.20 Cr, GECL 0.42 Cr, CCECL Rs 0.21 Cr, TL 4.80 Cr) Rupees Twelve Crore Sixty Three Lacs only																								
10	Terms of Repayment governing the above facilities/limits	Term Loan- 4.80 Cr Repayable in 83 instalments of Rs 571000/- each and a final instalment of Rs 607000/- with a . The first instalment to commence on 01.04.2022 and the last instalment falls due on 01.03.2029 Open Term Loan -NA Working Capital Facilities are repayable on demand																								
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 17.03.2016 for Rs 7.50 Cr (b) Supplemental Agreement/s of loan cum-Hypothecation dated 22.06.2020 for Rs 0.96 Cr (c) Supplemental Agreement/s of loan cum-Hypothecation dated 29.11.2021 for Rs 4.80 Cr (e) Guarantee Agreement dated 17.03.2016 for Rs 7.50 Cr (f) Guarantee Agreement dated 22.06.2020 for Rs 8.16 Cr (g) Guarantee Agreement dated 29.11.2021 for Rs 12.63 Cr (hereinafter referred to as "the said agreements")																								
12	Facilities and Limits secured by the Mortgage in the aforesaid aggregate limit	<table border="1"> <thead> <tr> <th>Name of the Facility</th> <th>Limit</th> <th>Rate of Interest</th> <th>Disbursements</th> </tr> </thead> <tbody> <tr> <td>1. Term Loan -</td> <td>4.80 Cr</td> <td>7.95%</td> <td>Monthly</td> </tr> <tr> <td>2. GECL</td> <td>0.21 Cr</td> <td>7.40%</td> <td>Monthly</td> </tr> <tr> <td>3. CCECL</td> <td>0.42 Cr</td> <td>7.40 %</td> <td>Monthly</td> </tr> <tr> <td>Working Capital Facilities</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4. Cash Credit Limit</td> <td>7.20 Cr</td> <td>7.95%</td> <td>Monthly</td> </tr> </tbody> </table> <p>Total amount secured Rs 12.63 Cr Rupees Twelve Crore Sixty Three Lac only) plus interest, enhanced interest, fees, commission, charges, costs and expenses including the legal costs (hereinafter referred to as "the Mortgage Debt")</p>	Name of the Facility	Limit	Rate of Interest	Disbursements	1. Term Loan -	4.80 Cr	7.95%	Monthly	2. GECL	0.21 Cr	7.40%	Monthly	3. CCECL	0.42 Cr	7.40 %	Monthly	Working Capital Facilities				4. Cash Credit Limit	7.20 Cr	7.95%	Monthly
Name of the Facility	Limit	Rate of Interest	Disbursements																							
1. Term Loan -	4.80 Cr	7.95%	Monthly																							
2. GECL	0.21 Cr	7.40%	Monthly																							
3. CCECL	0.42 Cr	7.40 %	Monthly																							
Working Capital Facilities																										
4. Cash Credit Limit	7.20 Cr	7.95%	Monthly																							



Partner
(Signature)

The expression "the Mortgagor/s" unless contrary intention is expressed to mean and include the Borrower/s and/or the Guarantor/s and/or the Mortgagor/s individually and/or collectively and shall 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, agrees to continue to finance the business of the Borrower/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) to the Mortgagee cum-Hypothecation (herein referred to as the said agreements) to the Borrower(s) as the Mortgagee may in his 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 are mentioned in Schedule A thereunder written (therein and hereinafter referred to as " the said facilities") upon having received 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 Schedule I, II and III hereunder written as security for the due repayment by the Mortgagors of all the amounts due payable by them 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, bearing these presents which the Mortgagor/s have agreed to do on the terms and conditions hereinafter appearing.

बवड
द.क्र. 3483
पाने ११/२०

NOW THIS DEED 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.

(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 hereditaments 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 S.No at Village-Sonale, Taluka-Bhiwandi in the District-Thane and Registration Sub-District of in the State of Maharashtra 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 thereto with the same or any part thereof now or heretofore occupied or enjoyed or reputed or known as part and parcel of the member thereof or appurtenant thereto (hereinafter called "the said land and buildings") 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 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 in consideration of the premises, the Mortgagor/s hereby agrees, assign, transfer and assure unto the Mortgagee ALL AND SINGULAR the engines, boilers, motors, machines (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 (the 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 to 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 charge 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) all goodwill, undivided capital and all the book debts and other debts and outstanding monies, now due or hereafter becoming due which may during the continuance of this security become due to the Mortgagor/s in connection with his business and also funds created by the Mortgagor/s and the investments for the time being representing the same (hereinafter collectively referred to as " the general assets") with the payment of all monies for the time being owing to the Mortgagee by the Mortgagor/s 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 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.

STATE BANK OF INDIA
Mortgage
witness

For Paras Dyeing And Printing Mills

Partner

(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 be 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.

(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:

- Any instalment of the Principal remaining unpaid for the period of 15 days after the due date for payment thereof has expired;
- 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;
- 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;
- 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;
- Upon entering into any arrangement or composition with its creditors or committing any act of insolvency;
- Any execution or other similar process is enforced against the Mortgagor/s



Handwritten signature in blue ink, possibly reading 'M. S. ...'.

Handwritten signature in blue ink, possibly reading 'Jay'.

Partner

ववड-१
 द.क्र 305/2022
 पाने ७/२९

- g. If an order is made or a resolution passed for the winding up or a petition of winding up is filed or 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 amount 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, 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 power or privilege hereunder or under other security documents or any single or partial exercise of such right 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 cumulative and not exclusive.

7 And that the Mortgagor/s hereby further covenants and agrees that the security created on the mortgaged property shall secure all the earlier, present and future facilities, limits, indebtedness and outstandings of the Borrower/s in all or any of the said agreements and /or the above mentioned mortgage debt and that the same shall be notwithstanding the granting of totally new facilities, granting of new limits or relative accounts coming into effect 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 on 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 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 property comprised herein is a collateral security, but as between the Mortgagor/s and the Mortgagee the property here mortgaged shall constitute principal security and the Mortgagor/s is to be a principal debtor for all the principal 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 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 any of the powers by these presents conferred on the Mortgagee.

11. 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 the provisions of section 61, 65 A and 65 B respectively of the Transfer of Property Act, 1882 shall not apply to these presents or to the Mortgagor/s or the Mortgagee inter se and this shall be deemed to be a contract to the contrary for the purpose of those sections.

12. Nothing herein contained shall prejudice any lien or set off, any other right which the Mortgagor/s has or is entitled to 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 Mortgagor/s for or in respect of the mortgaged debt hereby secured, the Mortgagee is at liberty and is entitled to treat each of the mortgaged properties as joint several mortgage for the repayment and satisfaction and redemption of the mortgage debt.

13. If the mortgaged properties or any part thereof shall at any time be acquired or taken up by Government and/or any public Authority or Body for itself or for any local body or authority or public purpose or under any law or by other person whatsoever the Mortgagee shall be entitled to receive the whole of the compensation and to apply the same or a portion thereof towards repayment of the mortgaged debt and interest and all costs, charges, expenses and other monies due under these presents and all proceedings for ascertainment and apportionment of compensation payable for the mortgaged properties or any part thereof shall be conducted by the Mortgagee 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 charges and expenses that may be incurred by the Mortgagee in this regard with interest thereon from the time the same having been so incurred and until such repayment they shall be a charge on the mortgaged properties. And proceedings in Courts of Law or tribunals or before Public or other Officers wherein the Mortgagee shall be entitled 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 be a charge on the mortgaged properties.



For Paras Dyeing And Printing Mills

[Handwritten Signature]

Partner

14. 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

15. 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 Mortgagor/s in favour of the Mortgagee shall likewise be applicable to the security hereby created by the Mortgagee as if they were set out herein and made applicable to the mortgaged security.

16. 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)

Factory Land & Buildings 196, situated at Raj Rajeshwari Compound ,G-Line-Survey No 196 Hissa No 5(Part),Survey No 130 (Part) & H Line Survey No 196, Hissa No5/2(Part), Sonale Bhiwandi, (Metro),District-Thane, Maharashtra Admeasuring Total Area : Built up area 42800 sq ft

ब व ड-१
द.क्र. 3483 / 2022
पाने C/20

SCHEDULE II HEREINABOVE REFERRED TO

(Description of plant and machinery and equipments)

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

SIGNATURE OF THE MORTGAGOR/S

- 1.
- 2.
- 3.
- 4.

For Paras Dyeing And Printing Mills

[Handwritten Signature]

Partner



WITNESSES

(1) सुशील कुमार् शर्मा (2)

(Sushil Kumar Sharma)



[Handwritten Signature]
(Adesh Singh)





1486/2022

सूची क्र.2

दुय्यम निबंधक : दु.नि. भिवंडी 1

दस्त क्रमांक : 1486/2022

नोंदणी:

Regn.63m

ब व ङ-१

द.क्र. 3283/2022

पाने ९/२०

गावाचे नाव : घोलगाव

सेल सर्टिफिकेट

68400000

85067136

पक्षकाराचा प्रकार

पक्षकार

पक्षकाराच्या भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी करणे व नमुद करणे

पक्षकाराच्या घराकडून व घरकामांक (असत्यास)

पक्षकार

पक्षकाराची किंवा जुडी देण्यात असेल तेव्हा.

पक्षकाराचा करण देणा. या तिहून ठेवणा. या पक्षकाराचे नाव किंवा देणा. या तिहून ठेवणा. या पक्षकाराचे नाव किंवा आदेशाच्या प्रतिसादाचे नाव व पत्ता.

पक्षकाराचा करण घेणा. या पक्षकाराचे व किंवा दिवाणी प्रकरणाच्या हुकुमनामा किंवा आदेशा असल्यास, प्रतिवादिचे नाव व पत्ता.

पक्षकाराचा करण देणा. या तिहून ठेवणा. या पक्षकाराचे नाव किंवा दिवाणी प्रकरणाच्या हुकुमनामा किंवा आदेशा असल्यास, प्रतिवादिचे नाव व पत्ता.

पक्षकाराचा करण देणा. या तिहून ठेवणा. या पक्षकाराचे नाव किंवा दिवाणी प्रकरणाच्या हुकुमनामा किंवा आदेशा असल्यास, प्रतिवादिचे नाव व पत्ता.

पक्षकाराचा करण देणा. या तिहून ठेवणा. या पक्षकाराचे नाव किंवा दिवाणी प्रकरणाच्या हुकुमनामा किंवा आदेशा असल्यास, प्रतिवादिचे नाव व पत्ता.

पक्षकाराचा करण देणा. या तिहून ठेवणा. या पक्षकाराचे नाव किंवा दिवाणी प्रकरणाच्या हुकुमनामा किंवा आदेशा असल्यास, प्रतिवादिचे नाव व पत्ता.

पक्षकाराचा करण देणा. या तिहून ठेवणा. या पक्षकाराचे नाव किंवा दिवाणी प्रकरणाच्या हुकुमनामा किंवा आदेशा असल्यास, प्रतिवादिचे नाव व पत्ता.

पक्षकाराचा करण देणा. या तिहून ठेवणा. या पक्षकाराचे नाव किंवा दिवाणी प्रकरणाच्या हुकुमनामा किंवा आदेशा असल्यास, प्रतिवादिचे नाव व पत्ता.

पक्षकाराचा करण देणा. या तिहून ठेवणा. या पक्षकाराचे नाव किंवा दिवाणी प्रकरणाच्या हुकुमनामा किंवा आदेशा असल्यास, प्रतिवादिचे नाव व पत्ता.

1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मौजे घोलगाव तालुका भिवंडी येथील सर्वे नं. 43/5/2 (जुना गाव - मौजे सोनाळे च्या सर्वे नं. 196/5/2, 130/3) क्षेत्र 24419 चौ.फुट जमीन व त्यावरील राज राजेश्वरी कंपाऊड मधील घर नं. 684ए व 684बी एकूण क्षेत्र 43339.27 चौ.फुट ((Survey Number : 43/5/2 ;))

1) 24419 चौ.फुट

1): नाव:-स्टेट बँक ऑफ इंडिया तर्फे अधिकृत स्वाक्षरीकर्ता विकाराकमार सुशील झा वय:-47; पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव:- ब्लॉक नं. : रोड नं. : स्टेट बँक ऑफ इंडिया, रहेजा चॅम्बर्स, तळ मजला, विंग-बी, फ्री प्रेस जर्नल मार्ग, नरिमन पॉईंट, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400021 पॅन नं:-AAACS8577K

1): नाव:-पारस डायंग अँड प्रिंटिंग मिल्स तर्फे भागीदार आनंद पारसमल गोलेचा वय:-45; पत्ता:-प्लॉट नं. : माळा नं. : इमारतीचे नाव:- ब्लॉक नं. : रोड नं. : 240, केवल इंडस्ट्रियल इस्टेट, सेनापती बापट मार्ग, लोवर परेल पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400013 पॅन नं:-AAFFP9516P

02/02/2022

02/02/2022

1486/2022

5104100

30000

पक्षकाराची विचारात घेतलेला तपशील:-

पक्षकाराचा करण देणा. या तिहून ठेवणा. या पक्षकाराचे नाव किंवा दिवाणी प्रकरणाच्या हुकुमनामा किंवा आदेशा असल्यास, प्रतिवादिचे नाव व पत्ता:-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

For Paras Dyeing And Printing Mills

(Signature)
Partner

