

520/4959

पावती

Monday, February 26, 2024

12:16 PM

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र. 5249 दिनांक: 26/02/2024

गावाचे नाव: नाहूर

दस्तावेजाचा अनुक्रमांक: करल5-4959-2024

दस्तावेजाचा प्रकार : महाणाखत

मादर करणाऱ्याचे नाव: (कर्ज देणार - बँक) - युनियन बँक ऑफ इंडिया नॉर्न मॅनेजर शुभांशु सिंह

₹. 15000.00

₹. 900.00

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 45

₹. 15900.00

एकूण:

DELIVERED

Joint S.R. Kurla-5

आपणाम मूळ दस्त, श्रवनेक प्रिंट, मूची-२ अंदाजे
12:35 PM ह्या वेळेक मिळेल.

सह दुय्यम निबंधक वर्ग-2
कुर्ला क्र. 5

वाजार मूल्य: ₹.0/-

मोबदला ₹.84851000/-

भरलेले मुद्राक शुल्क : ₹. 254600/-

1) देयकाचा प्रकार: DHC रकम: ₹.900/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0224260001869 दिनांक: 26/02/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.15000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH016197066202324E दिनांक: 26/02/2024

बँकेचे नाव व पत्ता:

SB

फळ 810
मिटेड., सर्वोदय
: नं. 1367, एकूण
विवेल, जिल्हा
शाऊरिंग
बी.मीटर, रोड नं.
तर माहिती दस्ताव

प्लॉट नं: ऑफिस,
महाराष्ट्र,

महाराष्ट्रचे नाव: डी-4,
: - महाराष्ट्र,

टोड नं: नागदेवी

कारनुसार आवश्यक



सह दुय्यम निबंधक वर्ग-2
कुर्ला क्र. 5



26/02/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.कुर्ला 5

दस्त क्रमांक : 4959/2024

नोदणी :

Regn:63m

गावाचे नाव : नाहर

(1) विलेखाचा प्रकार	गहाणखत
(2) मोबदला	84851000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : इतर माहिती: 1) प्लॉट नं. 506,5 वा मजला, एकूण क्षेत्रफळ 810 चौ.फूट, बिल्डअप एरिया, डी-4, श्रेयस अपार्टमेंट, सुविधा श्रेयस को-ऑपरेटिव्ह हाउसिंग सोसायटी लिमिटेड., सर्वोदय पार्श्वनाथ नगर, जैन मंदिर रोड, मुलुंड(प.), मुंबई-400 080, मुलुंड(प.), मुंबई-400 080.....2) प्लॉट नं. 1367, एकूण क्षेत्रफळ 250 चौ.मीटर, रोड नं. 15, कळंबोली स्टील वेअरहाऊसिंग कॉम्प्लेक्स, कळंबोली, तालुका पनवेल, जिल्हा रायगड.....3) प्लॉट नं. 1368, एकूण क्षेत्रफळ 250 चौ.मीटर, रोड नं. 15, कळंबोली स्टील वेअरहाऊसिंग कॉम्प्लेक्स, कळंबोली, तालुका पनवेल, जिल्हा रायगड.....4) प्लॉट नं. 1369, एकूण क्षेत्रफळ 250 चौ.मीटर, रोड नं. 15, कळंबोली स्टील वेअरहाऊसिंग कॉम्प्लेक्स, कळंबोली, तालुका पनवेल, जिल्हा रायगड..... इतर माहिती दस्ताव नमुद केल्याप्रमाणे. ((C.T.S. Number : 00 ;))

(5) क्षेत्रफळ

1) 0 चौ.फूट

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

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

1): नाव:- (कर्ज देणार - बँक) - युनियन बँक ऑफ इंडिया तर्फे मॅनेजर शुभांशु सिंह वय:-31; पत्ता:- प्लॉट नं: ऑफिस, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: नरीमन पॉइंट, रोड नं: 239, विधान भवन मार्ग, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400021 फॅन नं:-AAACU0564G

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

1): नाव:- (कर्ज घेणार - पार्टी) - मनहरलाल एच. बोरा वय:-76; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: डी-4, 504 506 श्रेयस अपार्टमेंट, ब्लॉक नं: जैन मंदिराजवळ, सर्वोदय नगर, मुलुंड पश्चिम, मुंबई, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400080 फॅन नं:-AAAPV9404F
2): नाव:- (कर्ज घेणार - पार्टी) - मे. महावीर ट्यूबकॉपरिशन तर्फे प्रोप्रायटर मनहरलाल एच. बोरा वय:-76; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 240, ब्रशवेल हाऊस, ब्लॉक नं:-, रोड नं: नागदेवी स्टीट, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400003 फॅन नं:-AAAPV9404F

(9) दस्तऐवज करून दिल्याचा दिनांक

26/02/2024

(10) दस्त नोंदणी केल्याचा दिनांक

26/02/2024

(11) अनुक्रमांक, खंड व पृष्ठ

4959/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

254600

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

15000

(14) शेरा



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणगाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- Any other case



सह दुय्यम निबंधक वॉ-2
कुर्ला क्र. 5

2/26/2024



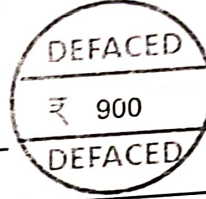
Document **H**andling **C**harges
Inspector General of Registration & Stamps

करल - ५
दस्त क्र. ६५९९/२०२४
१/६५

Receipt of Document Handling Charges

PRN 0224260001869 Receipt Date 26/02/2024

Received from MAHAVIR TUBE CORPORATION, Mobile number 9999999999, an amount of Rs.900/-, towards Document Handling Charges for the Document to be registered on Document No. 4959 dated 26/02/2024 at the Sub Registrar office Joint S.R. Kurla 5 of the District Mumbai Sub-urban District.



Payment Details

Bank Name UBIN	Payment Date 26/02/2024
Bank CIN 10004152024022601769	REF No. 611561853
Deface No 0224260001869D	Deface Date 26/02/2024

This is computer generated receipt, hence no signature is required.

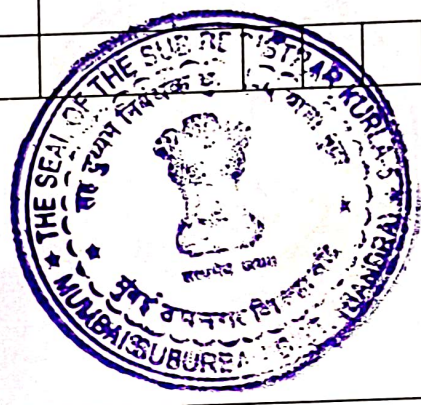
8/12



CHALLAN
MTR Form Number-6



24E	BARCODE	Date: 26/02/2024 11:38:53 Form ID	
General Of Registration		करल - 4 दस्त क स्ट्रोल / 2024 Payer Details	
PAYING CHARGES		TAX ID / TAN (If Any)	2/89
PAN No.(If Applicable)			
3_JT SUB REGISTRAR KURLA NO 3		Full Name	MAHAVIR TUBE CORPORATION
MUMBAI			
2023-2024 One Time		Flat/Block No.	
Account Head Details	Amount In Rs.	Premises/Building	
Registration Fee for copi	300.00	Road/Street	
		Area/Locality	
		Town/City/District	
		PIN	
		Remarks (If Any)	
		Amount In	Three Hundred Rupees Only
	300.00	Words	
UNION BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 02901792024022656364 522998312
No.		Bank Date	RBI Date 26/02/2024-11:40:58 Not Verified with RBI
Bank		Bank-Branch	UNION BANK OF INDIA
Branch		Scroll No. , Date	Not Verified with Scroll



Mobile No. : 8879102301

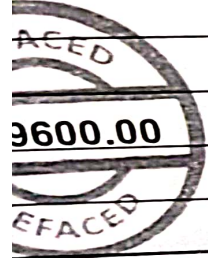
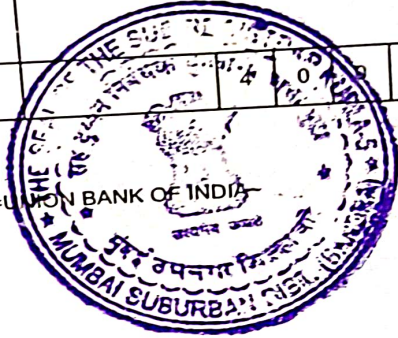
Defaced Details

Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
(iS)-520-OthRct-5254	0008571090202324	26/02/2024-12:25:16	IGR561	300.00
Total Defacement Amount				300.00

CHALLAN
MTR Form Number-6



02324E	BARCODE	Date	25/02/2024	Form ID	40(b)
General Of Registration		Payer Details दस्त क्र. 585/e/12028			
Stamp Duty		TAX ID / TAN (If Any)			
Registration Fee		PAN No.(If Applicable)			
SUB REGISTRAR KURLA NO 3		Full Name			
MBAI		MAHAVIR TUBE CORPORATION			
3-2024 One Time		Flat/Block No.			
Account Head Details		Premises/Building			
Stamp Duty		Road/Street			
Registration Fee		Area/Locality			
		Town/City/District			
		PIN			
		Remarks (If Any)			
		SecondPartyName=UNION BANK OF INDIA			
		Amount In			
		Words			
		Two Lakh Sixty Nine Thousand Six Hundred Rupees On			
		ly			
Payment Details		FOR USE IN RECEIVING BANK			
UNION BANK OF INDIA		Bank CIN	Ref. No.	02901792024022556032	522995105
Cheque-DD Details		Bank Date	RBI Date	25/02/2024-19:50:15	Not Verified with RBI
Cheque/DD No.		Bank-Branch		UNION BANK OF INDIA	
Name of Bank		Scroll No. , Date		Not Verified with Scroll	
Name of Branch		Mobile No. : 8879102301			



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चतान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चतान लागू नाही.

Challan Defaced Details				
Sr. No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(iS)-520-4959	0008570437202324	26/02/2024-12:15:10	15000.00
2	(iS)-520-4959	0008570437202324	26/02/2024-12:15:10	254600.00
Total Defacement Amount				2,69,600.00

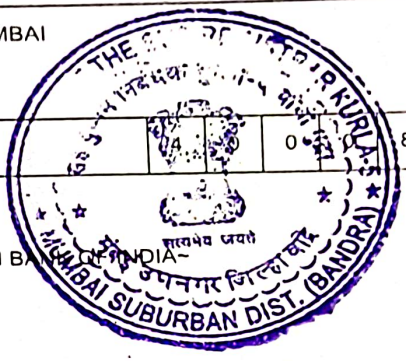
Handwritten signature



CHALLAN
MTR Form Number-6



66202324E	BARCODE	Date 25/02/2024-19:47:00		Form ID 40(b)
Factor General Of Registration		कार्यालय नं. 40(b)		
Stamp Duty		कार्यालय नं. 12028		
Registration Fee		8/87		
TAX ID / TAN (If Any)				
PAN No.(If Applicable)				
Full Name		MAHAVIR TUBE CORPORATION		
Flat/Block No.		FLAT NO 506 5TH FLOOR BLDG D-4 SHRAYAS		
Premises/Building		APARTMENT SUVADHI SHRAYAS CHSL		
Road/Street		SARVODAYA PARSWANATH NAGAR MUUND		
Area/Locallity		MUMBAI		
Town/City/District				
PIN		0 8 0		
Remarks (If Any)		SecondPartyName=UNION B		
Amount In		Two Lakh Sixty Nine Thousand Six Hundred Rupees On		
Words		ly		
Amount In		2,69,600.00		
Words				
Payment Details		FOR USE IN RECEIVING BANK		
UNION BANK OF INDIA				
Cheque-DD Details		Bank CIN	Ref. No.	02901792024022556032 522995105
Cheque/DD No.		Bank Date	RBI Date	25/02/2024-19:50:15 Not Verified with RBI
Name of Bank		Bank-Branch UNION BANK OF INDIA		
Name of Branch		Scroll No. , Date Not Verified with Scroll		

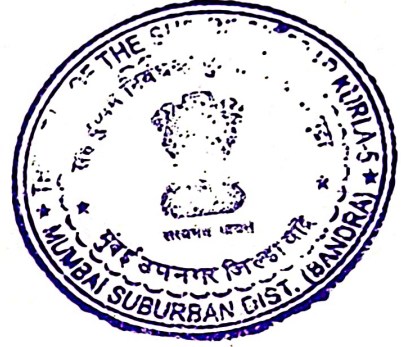


Department ID : Mobile No. : 8879102301
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चतान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावाली लागू आहे. नोंदणी न करावयाच्या दस्तावाली सादर चतान लागू नाही.

(Handwritten signatures)

written hereinunder) residing at :- NEAR JAIN MANDIR D4
 504 506 SHREYAS APT, SARVODAYA NAGAR MULUND
 WEST MUMBAI 40080 , (hereinafter referred to as "The
 Mortgagor/s No. 1 & 2", which expression shall include

करल - ५
दस्त क्र. ६५६ / २०२४
५/६५



SIMPLE MORTGAGE DEED

Borrower - M/s. Mahaveer Tube Corporation
Mortgage Amount :- Rs.848.51 lacs

This Deed of Simple Mortgage is made & entered into at Mumbai.....on this 26th day of February, 2024.

BETWEEN

(1) **Shri Manharlal H. Vora**, PAN No. AAAPV9404F age about 76 years, (Mortgagor No. 1 as owner of property/ies No. 1, 2 & 3 furnished under Schedule of properties written hereinunder), (2) **Shri Manharlal H. Vora - Proprietor of M/s. Mahavir Tube Corporation** (Mortgagor No. 2 as owner of property No. 4 furnished under Schedule of properties written hereinunder) residing at :- NEAR JAIN MANDIR D4 504 506 SHREYAS APT, SARVODAYA NAGAR MULUND WEST MUMBAI 40080 , (hereinafter referred to as "The Mortgagor/s No. 1 & 2", which expression shall include

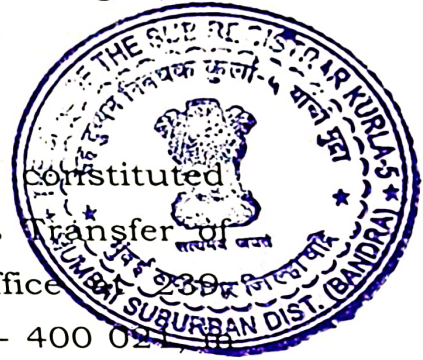
heirs, executors, administrators, successors and assigns) of the **FIRST PART**;

करल - ५
दस्त क. डेये / २०२४
E/SY

AND

M/s. Mahavir Tube Corporation, a proprietorship concern, established in 1968, is having its office at : 240, Brushwell House, Nagdevi Street, Mumbai-400003 (hereinafter referred to as the "**Borrower**", which expression shall include its heirs, executors, administrators, successors and assigns), of the **SECOND PART** ;

AND



UNION BANK OF INDIA, a body corporate constituted under the Banking Companies (Acquisition & Transfer of Undertaking) Act 1970, having its Head Office at Vidhan Bhavan Marg, Nariman Point, Mumbai- 400 021, in the State of Maharashtra and a Branch Office, among other places at : 56, Karim Building, **Mohd. Ali Road Branch, Mumbai**, hereinafter called as "**The Mortgagee/Bank/UBI**" (which expression shall include its successors and assigns) of the **THIRD PART** ;

(1) **Whereas** Mortgagor No. 1 & 2 have absolutely seized and possessed of or otherwise well and sufficiently entitled to the property/ies that are more particularly described in the First Schedule written hereinunder.

(2) **And Whereas** **M/s. Mahavir Tube Corporation** **Borrower**, is enjoying various credit facilities with Union Bank of India Mohd. Ali Road Branch, Mumbai (Mortgagee). Since, _____, the last limit availed from the Bank is as under :- (Rs. in lacs)

Limit	Existing Limit / Equitable Mortgage
Imp./Inl. L/C (DA/DP 90 days)	295.00
W/w Letter of Guarantee	(295.00)
CEL for forward contract (Imp./ Export limit of Rs.295.00 lacs)	--
CC Hyp	200.00
UGECL - TL	28.51
UGECL Extn. 1.0	24.10
Total	547.61

Handwritten signatures and initials in the left margin.

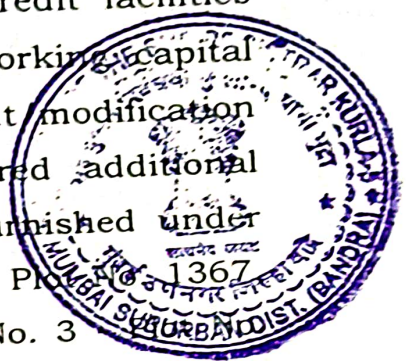
करल - ५

हस्ताक्षर / 2024

0/4

To secure the said credit facilities, Equitable Mortgage created over the immovable property i.e. Flat No. 506, Shreyas Apartment, Jain Mandir Road, Mulund (W), Mumbai - 400080 in the name of Shri Manharlal H. Vora.

(3) And whereas, **M/s. Mahavir Tube Corporation (Borrower)** with the consent of owners of the properties requested Bank for enhancement in the CC Hyp. Limit with continuance of existing limits under other credit facilities availed by it from the Bank to meet its working capital requirement. With the request of enhancement/modification in the limits, the borrower has also offered additional immovable property/ies, more particularly furnished under schedule of property/ies i.e. Property No. 2 - Plot No. 1367 Property No. 3 - Plot No. 1368 & Property No. 3 1369 written hereinunder, as a security to meet its enhanced working capital requirement under execution of fresh Simple Mortgage in the place of existing Equitable Mortgage. The details of the existing credit facilities and proposed credit facilities requested are as under :-



Borrower :- M/s. Mahavir Tube Corporation
(Rs. in lacs)

Limit	Existing Limit / Equitable Mortgage	Limits snctnd./ renwd./ mdfd./ prpsd. Simple Mortg.
(1) Imp./Inl. L/C (DA/DP 90 days)	295.00	295.00
(2) W/w Letter of Guarantee	(295.00)	(295.00)
(3) CEL for forward contract (Imp./ Export limit of Rs.295.00 lacs)	--	5.90
(4) CC Hyp.	200.00	495.00
(5) UGECL - TL	--	28.51 (Present O/s 14.17)
(6) UGECL Extn. 1.0	--	24.10
Total	495.00	848.51

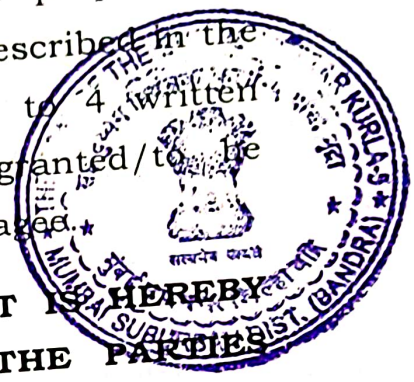
Handwritten signatures and initials in blue ink.

(As per the above table, First charge is available to the Bank for the credit facilities No. 1 to 4 and Second Charge for credit facilities No. 5 & 6 i.e. over the mortgaged property/ies written hereinbelow as per the Covid-2019 scheme.)

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दस्त क्र. ४५५६ / २०२४
८/४५

together with interest, additional interest, expenses, costs, charges, etc. and all other monies payable by the mortgagors/ borrowers to the mortgagee.

(4) And Whereas in consideration of the Mortgagee agreeing to grant/enhance/modify the credit facilities to the Borrower, the Mortgagor has agreed to mortgage his property/ies situated at various places, more particularly described in the schedule of properties i.e. Property Nos. 1 to 4 hereinunder, for securing the advances granted/to be granted to the Borrower in favour of the Mortgagee.



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

1. In consideration of the mortgagee having granted/agreeing to grant loan/credit facilities from time to time to the borrower upto a sum of **Rs. 848.51 lacs** as aforesaid Mortgagor, the beneficial owner, hereby grants and transfers by way of Simple Mortgage to the mortgagee, the properties no. 1 to 4 more particularly described in the schedule of property/ies written hereinunder (hereinafter called as the said properties thereon) belonging to him with the intent that the said properties shall remain and be charged by way of Simple Mortgage as security for the payment to the mortgagee of the aforesaid amount, together with interest, and costs, charges, expenses etc. in accordance with the covenants herein contained.

2. That this mortgage shall be a continuing security for the principal sum of money not exceeding **Rs. 848.51 lacs** at any one time and interest thereon that may become payable by the Borrower to the Mortgagee, upon any account/s opened or to be opened or credit facilities granted to in the name of the borrower from time to time for granting credit or other financial facilities to the Borrower and the accounts/s is /are not to be considered to be closed for the purpose of

(Handwritten signatures and initials)

करल - ५

दस्तावेज क्रमांक १२०२४

२/५

this security and the security shall not be considered to be exhausted or released or discharged merely by reason of the said account/s being brought to credit at any time or from time to time.

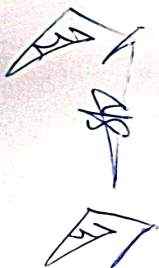
3. All costs, charges and expenses (including the costs such as between the attorney and the client) incurred by the mortgagee for the realisation and recovery of cost and /or interest shall be paid by the borrower and if not paid shall be added to and shall form part of the principal amount.

4. All the payments made by the borrower mortgagee will first be adjusted towards interest that may be then due, costs charges, expenses, if any incurred and balance towards the principal amount. In consideration of the mortgagee having agreed to grant cash credit facility /advances to the borrower and accept the payment from the said borrower as aforesaid, the said mortgagor hereby guarantees the repayment of the same to the mortgagee in accordance with the terms of the covenants herein contained.

5. The Mortgagor hereby covenants with the Mortgagee as follows :

a) The mortgagor hereby declares that the mortgagor is the sole & absolute owner of the said properties thereon as described in the Schedule of Property/ies & that there is no encumbrance or charge of any nature existing over the said properties thereon & they have power to mortgage the said properties thereon & that all taxes, rates & dues payable on the said properties thereon are paid up to date, & there are no attachment or revenue recovery proceedings pending in the respect of the said properties thereon.

b) That the Mortgagor will not so long as the principal amount is outstanding and not paid, encumber nor charge the said properties thereon or any part thereof



करल - ५

without the written consent of the Mortgagees which the Mortgagees shall be entitled to refuse to grant without assigning any reason thereof.

दस्तावेज क्र. ५७९८ / २०२४
१०/९

That the Mortgagor shall pay regularly all taxes, rents and dues payable to the Government or local authorities levied on the said properties thereon.

THE MORTGAGEES WILL BE ENTITLED TO CAUSE SAID PROPERTIES THEREON TO BE SOLD IF

- the Borrower fails to pay the interest for two periods or as may have been agreed by borrower with mortgagee.
- the Borrower fails to pay any instalment of principal amount or as may have been agreed by borrower with mortgagee.
- the Borrower fails to pay the mortgage debt or any part thereof when it becomes due & payable.
- the Borrower commits breach or default in the observance or performance of any of the terms & conditions on which the credit facility/advance is granted to them.

Provided that the mortgagee shall serve the notice of the above default on the Mortgagor and the Mortgagor fails to rectify the same within eight days from the date of notice, the mortgagor agrees that the amounts due as mentioned in the said notice shall be final and conclusive and shall be binding on the Mortgagor.

7) The mortgagor also agrees that he shall be liable to pay all costs, charges expenses incurred for enforcement of the above mortgage security.

FIRST SCHEDULE ABOVE REFERRED TO
Property No. 1

Owner :- Shri Manharlal H. Vora
(Description of property)

Flat No. 506, 5th floor, area admn. 810 sq.ft. (BUA), in building D-4, known as Shriyas Apartment, Suvadhi Shriyas CHSL, Sarvodaya Parswanath Nagar, Jain Mandir Road, Mulund (W), Mumbai - 400 080

करल - ५

दस्त क्र. ५५५६ / २०२४

११/५५

Property No. 2

Owner :- Shri Manharlal H. Vora
(Description of property)

All that Piece and Parcel of the land known as Plot No. 1367 adm. 250 sq. mtrs. on the Road No. 15 at Kalamboli Steel Warehousing Complex situated at Kalamboli, Taluka Panvel, Dist Raigad.

Property No. 3

Owner :- Shri Manharlal H. Vora
(Description of property)

All that Piece and Parcel of the land known as Plot No. 1368 adm. 250 sq. mtrs. on the Road No. 15 at Kalamboli Steel Warehousing Complex situated at Village Taluka Panvel, Dist Raigad and bounded as follows :-
North by: Plot No. 1369, South by: Plot No. 1367,
East by: Plot No. 1449 & West by: Road.



Property No. 4

Owner :- Shri Manharlal H. Vora
Proprietor of M/s. Mahavir Tube Corporation
(Description of property)

All that Piece and Parcel of the land known as Plot No. 1369 adm. 250 sq. mtrs. on the Road No. 15 at Kalamboli Steel Warehousing Complex situated at Village : Kalamboli, Taluka Panvel, Dist Raigad.

THE SECOND SCHEDULE ABOVE REFERRED TO
Description of credit facilities sanctioned,
covered above four properties under the said mortgage
Borrower :- M/s. Mahavir Tube Corporation

Limit	Existing Limit / Equitable Mortgage	Rs. in lacs Limits snctnd./ renwd./ mdfd./ prpsd. Simple Mortg.
(1) Imp./Inl. L/C (DA/DP 90 days)	295.00	295.00
(2) W/w Letter of Guarantee	(295.00)	(295.00)
(3) CEL for forward contract (Imp./ Export limit of Rs.295.00 lacs)	--	5.90
(4) CC Hyp.	200.00	495.00
(5) UGECL - TL	--	28.51 (Present O/s 14.17)
(6) UGECL Extn. 1.0	--	24.10
Total	495.00	848.51

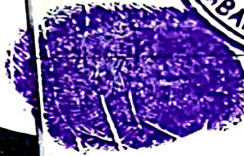
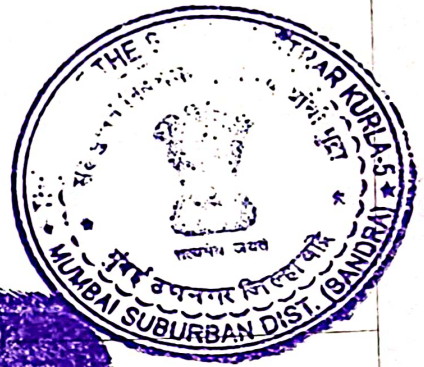
करल - ५

दस्त क्र. ६५९९/२०२४

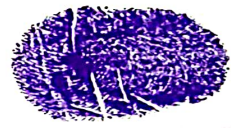
Borrower and
92/87

IN WITNESS WHEREOF the Mortgagors,
Mortgagee have put their signatures to this Deed on the day
and year hereinabove first written.

Signed and Delivered by the
withinnamed **Mortgagor Shri
Manharlal H. Vora Mortgagor
No. 1** as owner of mortgaged
properties no. 1, 2 & 3

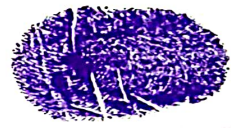


(2) Signed and Delivered by the
withinnamed **Mortgagor Shri
Manharlal H. Vora Mortgagor
No. 2** as owner of mortgaged
property no. 4



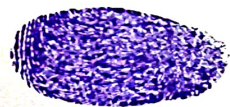
(3) Signed and Delivered by the
withinnamed **Borrower M/s.
Mahavir Tube Corporation.**

Doopstion



(4) Signed and delivered by the
Within named Mortgagee
Union Bank of India, through
its constituted attorney

Shubhanshu Singh Manager
union bank of india



In presence of
1. Dinesh *...*
2. RAHUL .M .VORA

करल - ५
दस्त क्र. ६५९ / २०२४
१३/४५

26
Date: 25/02/204

nt Sub -Registrar

L 3

ef: Indenture Of Mortgage submitted to Your Office for Registration



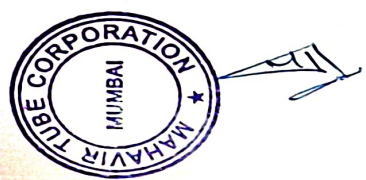
Sir,

We hereby conform that we have not taken possessions of the said property being Mortgaged to us vide the captioned document .We further ,confirm that we will not taken /given possession of property being mortgaged to us unless the securities by bank enforceable in term of the said indenture of mortgage .



Signature of Mortgagee

Signature of Mortgagor



करल - ५

दस्त क्र. ५३९६ सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित
(सीआयएन - यु १९९९९ एएच १९७० एसजीसी - ०१४५७४)

मोदणीगुल कार्यालय :
विात' दुारा मजला, नरीयन पोईट,
मुंबई ४०० ०२९.
दुकानी ००९५२२-६६५० ०९००
फोन ००९५२२ २२०२ २५०९

CIDCO/ESTATE-3/AEO(P&K)/2023/680

मुख्य कार्यालय
'सिडको' भवन सी.बी.डी. बेलगापुर,
नवी मुंबई कृष्ण क. म. म. १९००
दुकानी : ००-९०-२२-६६५० ०९००
फोन : ००-९०-२२-२२०२ २५०९



सदस्य क्र. To,
Mr. Manharlal Vora
240, Nagdevi Street,
Brushwell House,
Mumbai 400003

**Sub : Grant Extension in time limit for Construction Period
in respect of Warehousing Plot No.1369 Road No.15,
Area 250 Sq. Mtrs., Sector - KWC at Kalamboli, Navi
Mumbai.**

Ref : Your Request No. 8000225769 dtd.11.10.2023

Sir/Madam,

As you have paid of Rs.33,040/- (Rs. Thirty Three thousand and Forty Oniy) vide Receipt No.3200013358/2023 dtd.13.10.2023 to our corporation including G.S.T. Towards Additional Lease Premium to the Corporation. Your Construction period is therefore extended as per B.R. No.11830 Dtd.27.04.2017.

Further this is to inform you that you have submitted an Undertaking Cum-Affidavit on **Dated 07.07.1997**, stating that you don't need any construction on the said plot and have further stated that you want to use the open plot for your business, and accordingly your request is permitted and No Further Additional Lease Premium will be levied up on you in future under the reason and head of extension in construction or development period for any request made by you against the said plot.

Thanking you,

Yours Faithfully,

Asst. Estate Officer (P&K)
ASST ESTATE OFFICER
CIDCO LTD
Kalamboli

c.c.to : TPO (Panvel Municipal Corporation)

भ्रष्टाचारासंबंधी कुठल्याही तक्रारीसाठी कृपया या संकेतस्थळाला भेट द्यावी.
www.cidco.maharashtra.gov.in दक्षता या लिंकवर विलोक कराते

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ncern SRO office.

- (1) विलेखाचा प्रकार
- (2) मोबदला
- (3) बाजारभाव(भाडे
अबतितपटाकार :
पट्टेदार ते नमुद व
- (4) भू-मापन, पोट
दरक्रमांक(असल
- (5) क्षेत्रफळ
- (6) आकारणी
तेव्हा.
- (7) दस्तऐव
या पक्षकार
न्यायालयात
असल्यास
- (8) दस्ता
किंवा ति
आदेश
- (9) ट
- (10)
- (1)
- (

करल - ५
दस्त क्र. ३५९९ CIDCO २०२४
30/31

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE
"NIRMAL", 2nd Floor
Nariman Point
Mumbai - 400021
Phone: 00-91-22-6650 0900
Fax : 00-91-22-2202 2509

HEAD OFFICE
CIDCO Bhavan
CBD Belapur - 400614
Navi Mumbai - 400614
Phone: 00-91-22-6791 8100
Fax : 00-91-22-6791 8166

Mortgage NOC

Ref. No. CIDCO/ESTATE-3/2023/8000227115

To,
MANHARLAL H. VORA
D-4, 504/506, SHREYAS APT., SARVODAYA NAGAR
MUMBAI
MUMBAI 400080

Subject : Your Request for Mortgage NOC
Reference : Application number 8000227115

In respect of Plot no. 1368, Road no. 00 Sector KWC at Kalamboli, Navi Mumbai



Sir/Madam

Please refer to your application dated 20/10/2023 referred above.

In this connection we have to inform you that our Corporation has No Objection to mortgage Plot No. 1368, Road No. 00, Sector no. KWC, Node Kalamboli, Navi Mumbai as for security for loan to be borrowed from UNION BANK OF INDIA, MOHAMMED ALI ROAD Branch subject to the Navi Mumbai Disposal of Lands Amendment Regulation, 2008 and subject to the terms & conditions of the Agreement to Lease/Lease deed.

Thanking You

Yours Sincerely,
MANOHAR
PUNDALIK
HUDAR
Asst. Estate Officer/Estate Officer
Digitally signed by MANOHAR
PUNDALIK HUDAR
Date: 2023.12.06 18:31:17
+05'30'

CC to. UNION BANK OF INDIA, MOHAMMED ALI ROAD Branch

25-02-2024

Note:-Generated Through eSearch
Module,For original report please contact
concern SRO office.

सूची क्र.2

दुय्यम निबंधक : Joint S.R. Kurla 3

फाईल क्रमांक 310/2018

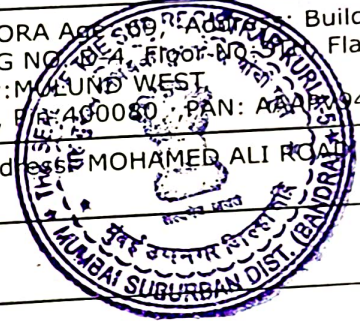
नोदणी करल

दस्तावेज क्र. 12028

गावाचे (Village Name) : Nahur

39/87

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.15000000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Corporation: मुंबई मनपा Other details: Building Name:SHRAIYAS APARTMENT, SUVADHI SHRAIYAS CHSL, 5TH FLR, Flat No:506, Road:JAIN MANDIR ROAD, Block Sector:BUILDING NO. D-4, MULUND WEST, Landmark:SARVODAYA PARSWANATH NAGAR (C.T.S. Number: 644/1, 2, 3, 647/1, 2, 648/1, 649 TO 654 ;)
(4) क्षेत्रफळ (Area)	1) Build Area :810.00 / Open Area :0 Square Feet
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: MANHARLAL HATHICHAND VORA Address: Building Name:SHRAIYAS APARTMENT, BUILDING NO. D-4, Floor No:506, Road:JAIN MANDIR ROAD, City:MULUND WEST, State:MAHARASHTRA, District:MUMBAI, PIN:400080, PAN: AAAB9404F
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: UNION BANK OF INDIA Address: MOHAMED ALI ROAD (MAR)
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage)	01/01/2018
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	19/01/2018
(9) फायलींग नंबर (Filing No.)	310/2018
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.30100/-
(11) फायलींग शुल्क (Filing Amount)	Rs.1300/-
(12) Date of submission	18/01/2018
(13) शेरा (Remark)	-



Note:-Generated Through eSearch
Module.For original report please contact
concern SRO office.

दस्ता क्रमांक: करल/2005

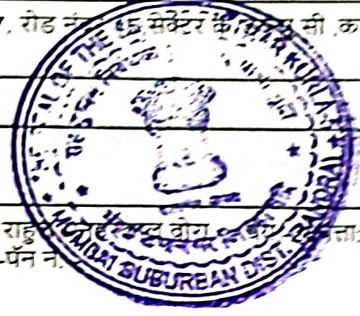
नोंदणी

दस्ता क्रमांक: 8891/2024

32/5

गावाचे नाव : कळवोली

(1) विलेखाचा प्रकार	अभिहस्तार्तरणपत्र
(2) मीवदला	रु.200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 495000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :ओपन प्लॉट नंबर 1367, रोड नं. 15 सेक्टर कळवोली सी. कळवोली सी. मार्केट, कळवोली ता.पनवेल, जि.रायगड.
(5) क्षेत्रफळ	250 चौ.मी. खुलीजागा.
(6) आकारणी किंवा जुडी देण्यात असेल त्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.कृष्णचंद्र हिरालाल तर्फे अख.मणुन राहु लें,७०/७२,नारायण धुरु स्ट्रीट,मुंबई ३पिन कोड:-पॅन न
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-मनहरलाल एच वारा - - वय:-56पत्ता:-२४०,नागदेवी स्ट्रीट,मुं,वई ३पिन कोड:-पॅन न - -
(9) दस्तऐवज करून दिल्याचा दिनांक	27/12/2005
(10) दस्त नोंदणी केल्याचा दिनांक	28/12/2005
(11) अनुक्रमांक, खंड व पृष्ठ	8891/2005
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	29700
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	4950
(14) शेरा	-





Tuesday, January 06, 2004

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करल - ५
दस्त क्र. 8eye / 2024
33/8 Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 108

दिनांक 06/01/2004

गावाचे नाव कळंबोली

दस्तऐवजाचा अनुक्रमांक

उरण - 00108 - 2004

दस्ता ऐवजाचा प्रकार

भाडेपट्टा
भाडेपट्टा

सादर करणाराचे नाव: मनहरलाल एच. वोरा

नोंदणी फी

360.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (18)

:-

360.00

एकूण

रु.

720.00

आपणास हा दस्त अंदाजे 3:19PM ह्या वेळेस मिळेल

दुय्यम निबंधक
उरण (घनवेल/2)

बाजार मुल्य: 0 रु.
भरलेले मुद्रांक शुल्क: 2550 रु.

मोबदला: 36000 रु.



करल - ५ Annexure



Government of India
Form GST REG-06
[See Rule 10(1)]

करल - ५
दस्त क्र. ४९९९ / २०२४
३६/४५

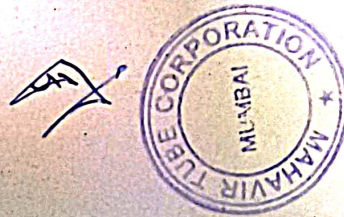
Registration Certificate

Registration Number :27AAAPV9404F1ZM

1.	Legal Name	MANHARLAL HATHICHAND VORA			
2.	Trade Name, if any	MAHAVIR TUBE CORPORATION			
3.	Constitution of Business	Proprietorship			
4.	Address of Principal Place of Business	240, BRUSHWELL HOUSE, NAGDEVI STREET, Mumbai City, Maharashtra, 400003			
5.	Date of Liability	01/07/2017			
6.	Period of Validity	From	01/07/2017	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority				
Signature					
Name					
Designation					
Jurisdictional Office					
9.	Date of issue of Certificate	22/09/2017			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					



This is a system generated digitally signed Registration Certificate issued based on the deemed approval of the application for registration





सत्यमेव जयते

GSTIN

Legal Name

Trade Name, if any

Details of Proprietor



Name

Designation/Status

Resident of State

27AAAPV9404F1ZM

MANHARLAL HATHICHAND VORA

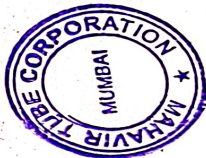
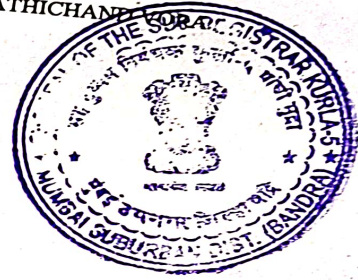
MAHAVIR TUBE CORPORATION

MANHARLAL HATHICHAND

PROPRIETOR

Maharashtra

करल - ५
दस्त क्र. ६९९९ १२०२४
३७/४५



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करल - ५
दस्त क्र. ४६५९ / २०२४
४०/४५

आयकर विभाग
INCOME TAX DEPARTMENT

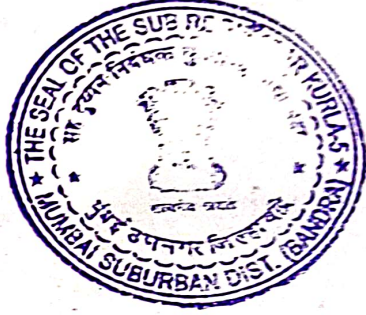
भारत सरकार
GOVT. OF INDIA

MANHARLAL HATHICHAND VORA
HATHICHAND VORA

12/06/1948

Permanent Account Number
AAPV9404F

Signature



५५

करत - ५
 वस्तु क्र. ३३५९/२०२४
 ३३/३५

भारत सरकार
 GOVERNMENT OF INDIA

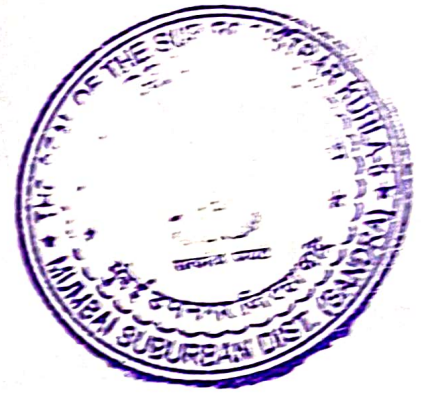
राहुल मनोर वारा
 Rahul Manhar Vora

जन्म वर्ष / Year of Birth: 1977
 लिंग / Male

5578 5840 1714

आधार - सामान्य माणसाचा अधिकार

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भारतीय विनिश्चय अथकृत प्रविचरुण
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 मुकुण (वेल), मुणुल
 मुल, मुलरशुर, ४००५८०

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 Mukund (West), Mumbai,
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Summary-2

26/02/2024 12:19:30 PM

दस्तावेज क्रमांक - 4959/2024

पत्रांक: 4959/2024

दस्तावेजाचे प्रकार - महापत्रक

अनु क्र.	पत्रकाराचे नाव व पत्ता	पत्रकाराचा प्रकार	छायाचित्र	उत्तर प्रमाणित
1	नाव: (कर्म देणार - बँक) - पुनियन बँक ऑफ इंडिया तसे मॅनेजर गुणगुण पत्ता: प्लॉट नं. ७, अफिम, माळा नं. - इमारतीचे नाव: -, ब्लॉक नं. नरीमन पॉइंट, रोड नं. 239, विधान भवन मार्ग, मुंबई, महाराष्ट्र. MUMBAI पिन नंबर: AAACU0564G	कर्म देणार - बँक वय :- 31 स्वाक्षरी:		<input checked="" type="checkbox"/>
2	नाव: (कर्म देणार - पार्टी) - मनहराल एच. बोग पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: सी-4, 504 506 शैवम अचार्टमेंट, ब्लॉक नं. वैन मंदिराजवळ, पब्लिक्स नगर, मुंबई, रोड नं. - , महाराष्ट्र, MUMBAI. पिन नंबर: AAAPV9404F	कर्म देणार - पार्टी वय :- 76 स्वाक्षरी:		<input checked="" type="checkbox"/>
3	नाव: (कर्म देणार - पार्टी) - में. महावीर ट्यूबवॉशिंग तसे प्रोप्रायटर मनहराल एच. बोग पत्ता: प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 240, ब्रगवेल हाऊस, ब्लॉक नं. - , रोड नं. नागदेवी स्ट्रीट, मुंबई, महाराष्ट्र, मुंबई. पिन नंबर: AAAPV9404F	कर्म देणार - पार्टी वय :- 76 स्वाक्षरी:		<input checked="" type="checkbox"/>

करीम दस्तऐवज करून देणार तयारकीत महापत्रक चा दस्त ऐवज करून दिव्याचे कडुन करतात.
शिफ्टा क्र.3 ची वेळ: 26 / 02 / 2024 12 : 17 : 28 PM

ओळख:-
खासिल इतम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांनी व्यक्तीग: ओळखतात, व त्यांची ओळख पटवितान

अनु क्र.	पत्रकाराचे नाव व पत्ता	छायाचित्र	उत्तर प्रमाणित
1	नाव: दिनेश मिश्रा - - वय: 38 पत्ता: नावन, मुंबई पिन कोड: 400022	 स्वाक्षरी	<input checked="" type="checkbox"/>
2	नाव: गहूल बोग . वय: 45 पत्ता: मुंबई, मुंबई पिन कोड: 400080	 स्वाक्षरी	<input checked="" type="checkbox"/>

शिफ्टा क्र.4 ची वेळ: 26 / 02 / 2024 12 : 17 : 51 PM

शिफ्टा क्र.5 ची वेळ: 26 / 02 / 2024 12 : 19 : 03 PM नोंदणी पुस्तक 1 मध्ये

करल - ५
दस्त क्र. ४९९९ / २०२४
४५/४५

सह दुय्यम नोंदणी वीरग-२

करल क्र. 5

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MAHAVIR TUBE CORPORATION	eChallan	02901792024022556032	MH016197066202324E	254600.00	SD	0008570437202324	26/02/2024
2				0224260001869	900	RF	0224260001869D	26/02/2024
3	MAHAVIR TUBE CORPORATION	eChallan		MH016197066202324E	900	RF	0008570437202324	26/02/2024

(SD:Stamp Duty) (RF:Registration Fee) (DHC:Document Handling Charges) एकूण ४५५ पाने आहेत.

पुस्तक क्र. 1 करल-5/ ४९९९ / 2024
या क्रमांकावर नोंदला.
दिनांक: २६/०२/२०२४



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मुंबई उपनगर जिल्हा