

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

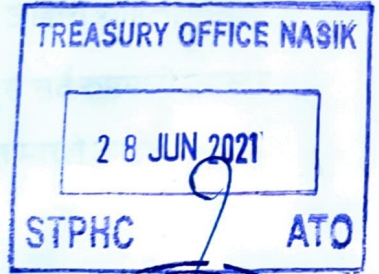
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

2020

XX 429417

अ. नं.: 5357, दि.: 09-07-2021, रु.: 100, पैकी रु.: 100
श्री./श्रीमती/सौ.: SCIENT CHEMICALS PRIVATE LIMITED
पत्ता: MIDC, Gat no. 603 Janori, Dindori, Maharashtra 422207
हस्ता: Usha Patil
कारण: Mortgage Loan
सहा: Paul



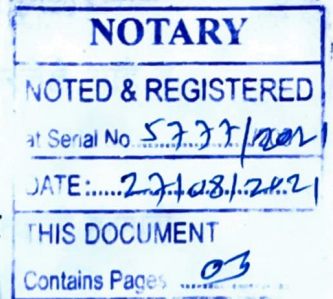
स. र. अमृतकर
स्टम्प वेडर, नाशिक.
(मु. वि. प. क्र. 103/2002)



बांधकाम करारनामा

श्री. संजय शामराव पाटील
सौ. उषा संजय पाटील
राहणार - 29, हरीओम बंगला,
होरायझन शाळेजवळ,
गंगापूर रोड, नाशिक.

लिहून घेणार



आणि
श्री. सचिन प्रभाकर पाटील
रा. रामनगर, जत्रा हॉटेल जवळ,
पंचवटी, नाशिक

लिहून देणार

RAVINDRA D. TAJANE
Advocate & Notary
711, Manji Chamber's, District. Nashik

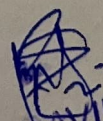
RAVINDRA D. TAJANE
Advocate & Notary
Manji Chamber's, District. Nashik

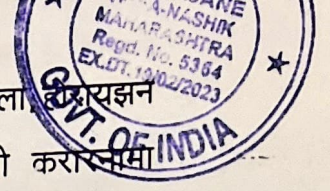
तुमच्या मालकीच्या नाशिक येथील प्लॉट नं. २१, हरीओम बंगला, गंगापूर रोड, नाशिक येथील बंगल्याचे नुतनीकरण करणेकामी करावयाची

करीत आहोत.

अटी व शर्ती -

- १) सदर बंगल्याचे नुतनीकरण करावयाचे असून त्याचा खर्च अंदाजे रु. २७,००,०००/- ठरला आहे.
- २) बांधकाम आर.सी.सी. स्ट्रक्चरमध्ये, आर.सी.सी. डिझाईन नंतरच्या आर्किटेक्टच्या ड्राईंग प्रमाणे राहिल.
- ३) खोदाई जमिनीपासून ५'०" फुट खोल असेल, प्लिंथची उंची रोडपासून सरासरी ४'०" फुट राहिल.
- ४) प्लिंथसाठी मुरुम भरून त्यावर ९ इंच डबर सोलिंग व ३ इंच पी.सी.सी. राहिल.
- ५) सर्व बाहेरील बाजुचे विट बांधकाम ६ इंच व आतील ६ इंच जाडीचे राहिल.
- ६) प्लास्टर : बाहेरील बाजुस डबल कोट प्लास्टर, आतील बाजुस सर्व रुममध्ये प्लास्टर करून प्लास्टर करतांना बिम कॉलमचे जाईटवर चिकनमेस मारले जाईल.
- ७) हॉलमध्ये फ्लोरींग करून देण्यात येईल.
- ८) लॉफ्ट किचनमध्ये एल आकाराचा राहिल.
- ९) पॅरापिट वॉलची उंची ही फिनिश लेव्हलपासून ३ फुट उंचीची राहिल.
- १०) स्लॅबवर ब्रिकबॅट कोबा करून दिला जाईल.
- ११) जीना व बाल्कनीमध्ये लागणारे रेलींग हे एस.एस. मध्ये राहिल.
- १२) बांधकामावर पाणी आणण्याची व पाणी मारण्याची जबाबदारी कॉन्ट्रक्टरची राहिल.
- १३) सदरचे बांधकाम हे मंजूर झालेल्या प्लॅननुसारच करावयाचे ठरलेले आहे व आर्किटेक्टच्या प्लॅननुसार केले जाईल.
- १४) बांधकाम करतांना काही चुक झाल्यास त्याची तोडफोड केल्यास त्याची होणारी नुकसान भरपाई करण्याची जबाबदारी कॉन्ट्रक्टरची राहिल.
- १५) साईटवर पाणी व लाईट पुरविण्याची जबाबदारी मालकाची राहिल. वरीलप्रमाणे बांधकाम करावयाचे ठरलेले असून तर नमूद कामाव्यतिरिक्त जादा काम करावयाचे झाल्यास त्याची वेगळी रक्कम लिहून घेणार घरमालकाने कॉन्ट्रक्टर यांना अदा करावयाची आहे. तसेच कोणतीही भाव वाढ द्यावयाची नाही असे लिहून घेणार व लिहून देणार यांचेमध्ये ठरलेले आहे.


AVINDRA D. TAJANE
Advocate & Notary
Chamber's, District, Nashik.



वरीलप्रमाणे काम करतेवेळी लिहून घेणार यांनी रोख स्वरुपात बँकेचे गृहकर्ज मंजूरीनुसार
घावयाचे असुन , पुढील रक्कम लिहून घेणार यांनी लिहून देणार यांना उपलब्ध करुन न दिल्यास
लिहून देणार यांचे होणारे नुकसानीची भरपाई लिहून घेणार यांनी घावयाची आहे.

सदर बांधकाम पूर्ण करुन देण्याची मुदत ही काम सुरु झालेपासून ६ महिन्याची राहिल.

मोजमाप करण्याची पध्दत खालीलप्रमाणे राहिल.

- अ. स्लॅब १०० %
ब. बॉक्स विंडो १०० %
क. कपाट १०० %
ड. सेप्टीक टँक ७५ %
इ. टॉवरवर स्लॅब असल्यास १०० %
ई. वॉटर टँक टॉप स्लॅब १०० %
उ. पार्कींग ७५ %
ऊ. आर.सी.सी. प्रोजेक्शन एलिवेशन ५० %



हा बांधकाम करारनामा मी समजून उमजून वाचून व संतोषाने राजीखुशीने लिहून दिला व

तो मला मान्य व कबूल असल्याबद्दल त्यावर खालील साक्षीदारांसमक्ष माझी सही केली आहे.

हा करारनामा

दिनांक :

लिहून घेणार

श्री. संजय शामराव पाटील

सौ. उषा संजय पाटील

लिहून देणार

श्री. सचिन प्रभाकर पाटील

साक्षीदार :-



IDENTIFIED BY

Nikhil S. Patil

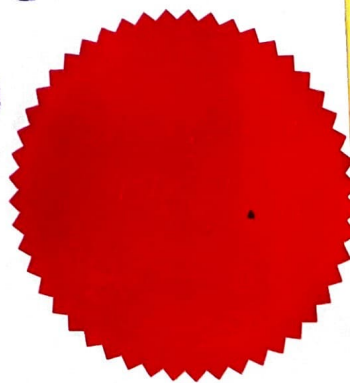


NOTARY	
NOTED & REGISTERED	
at Serial No. 2027/2022	
DATE: 27.12.2021	
THIS DOCUMENT	
Contains Pages 03	

BEFORE ME

[Signature]

RAVINDRA D. TAJANE
Notary, Govt. of India
Office - 7/1, Manuti Chamber
District Court, Nashik - 2.



[Signature]

नेहरू जाधव

भारतीय गैर न्यायिक

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सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

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TREASURY OFFICE NASIK
7K 259730

4 MAR 2022

STPAC

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LDOC 90(C)

90(C)

DECLARATION

IN THE MATTER OF MORTGAGE BY DEPOSIT OF TITLE DEEDS IN RESPECT OF IMMOVABLES.

(INDIVIDUAL'S PROPERTY)

NOTARY	
NOTED & REGISTERED	
at Serial No. <u>3200</u>	200
DATE: <u>12/03/2022</u>	
THIS DOCUMENT	
Contains Pages: <u>04</u>	

RAVINDRA D. TAJANE
Advocate & Notary
74, Manji Chamber's District, Nashik.



STAMP AS AN AFFIDAVIT

I/We, **Shri/Smt. Sanjay Shamrao Patil son /daughter/wife of Shri Shamrao Patil and Smt. Usha Sanjay Patil, w/o Sanjay Patil** Indian inhabitant/s residing at **At - 21, "HARI OM" Bunglow, Sahdev Nagar, Gangapur Road, Nashik, Nashik-422 013.**, do hereby declare and say as follows :

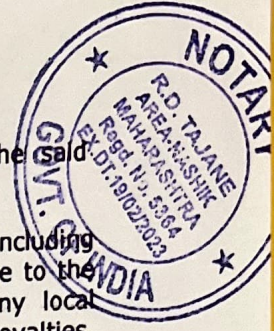
- 1) I say that I am seized and possessed of or otherwise well and sufficiently entitled to the lands and other immovable properties, more particularly described in the schedule hereunder written, together with all buildings and structures thereon, both present and future (hereinafter referred to as the "said immovable properties").
- 2) I say that the said immovable properties are at present not mortgaged or charged to any one.

3) I further say that the said immovable properties, both present and future are now proposed to be mortgaged and charged to Bank of Baroda to secure the outstanding balances in respect of Loan/Cash Credit/ Overdraft/Term Loan Limit of/aggregating to **Rs.19,50,000/- (Rupees Nineteen Lakhs Fifty thousand only)** availed by me/us **Shri/Smt. Sanjay Shamrao Patil and Smt. Usha Sanjay Patil** together with interest, additional interest, further interest by way of liquidated damages, compound interest, commitment charges, premia on prepayment or on redemption, guarantee commission, commission for Letters of Credit, cost, charges, expenses and other moneys payable by me/us **Shri/Smt. Sanjay Shamrao Patil and Smt. Usha Sanjay Patil** to Bank of Baroda under their Heads of agreement/Loan agreements/Letters and sanction/ Memorandum of terms and conditions, amended from time to time .

The said Bank of Baroda is hereinafter referred to as "the Lenders".

- 4) I say that the Provisions of the Urban Land (Ceiling & Regulation) Act, 1976 are not applicable to the said property/I have obtained necessary permission from the Competent Authority for mortgaging the said immovable properties.
- 5) I say that the said immovable properties are free from all encumbrances or charges (statutory or otherwise), claims and demands and that the same or any of them or any part thereof are/is not subject to any Lien, Lis pendens, attachment or any other process issued by any Court or Authority and that I have not created any Trust in respect thereof and that the said immovable properties are in my exclusive, uninterrupted and undisturbed possession and enjoyment since the date of purchase/acquisition thereof and no adverse claims have been made against me in respect of the said immovable properties or any of them or any part thereof and the same are not affected by any notices of acquisition or requisition, and that no proceedings are pending or initiated against me under the Income - Tax Act, 1961, Public Demands Recovery Act, or under any other law in force in India for the time being and that no notice has been received by or served on me under Rules 2, 16, 21 and 51 of the Second Schedule to the Income - Tax Act, 1961 and/or under any other law and there



RAVINDRA D. TAJANE
Advocate & Notary
70, Mandi Chamber's District. Nashik:



is no pending attachment whatsoever issued or initiated against the said immovable properties or any of them or any part thereof.

- 6) I say I have duly paid all rents, royalties and all public demands including Income Tax, Corporation Tax and all other taxes and revenue payable to the Government of India or to the Government of any State or to any local authority and that at present there are no arrears of such dues, rents, royalties, taxes and revenue due and outstanding and that no attachments or warrants have been served on me.
- 7) I also agree and undertake to give such declarations, undertakings and other writings as may be required by the Lenders or their solicitors and satisfactorily comply with all other requirements and requisitions submitted by or on behalf of the Lenders.
- 8) I say that I have obtained the requisite consent from the Income-Tax authorities pursuant to the provisions contained in Section 281 of the Income-Tax Act, 1961 for the alienation of my properties in favour of the Lenders.
- 9) I assure, agree and declare that the security to be created in favour of the Lenders shall ensure in respect of my immovable properties, both present and future and that the documents of title, evidences, deeds and writing in relation to the said immovable properties which are to be deposited with the Lenders for creating a mortgage by deposit of title deeds in their favour are the only documents of title relating to the said immovable properties.
- 10) I hereby agree and undertake that I will within a period of three months from the date hereof or such extended date as may be permitted by the Lenders in writing-
 - A) perfectly assure the title to the properties comprised in the mortgage security and to comply with all requisitions, that may be made from time to time by or on behalf of the Lenders in that behalf;
 - B) give such declarations, undertakings and other writings as may be required by the Lenders and satisfactorily comply with all other requirements and requisitions submitted by or on behalf of the Lenders;
 - C) pay all rents, rates, taxes, cess, fees, revenue, assessments, duties and other out goings and pay other amounts due in respect of the said immovable properties and shall observe and perform all the rules and regulations pertaining to the same and will not do or omit to do or suffer to be done any thing whereby the mortgaged security as proposed to be created in favour of the Lenders be affected or prejudiced in any manner whatsoever.
- 11) I further undertake that no mortgage, charge, lien or other encumbrance whatsoever including by way of lease will be created on the properties comprised in the mortgage security save and except with the permission of the Lenders.
- 12) I am not aware of any act, deeds, matter or thing or circumstance which prevents me from charging/further charging in favour of the Lenders the said immovable properties.

AND I make the aforesaid declaration solemnly and sincerely believing the same to be true and knowing full well that on the faith thereof the Lenders have agreed to


RAVINDRA D. TAJANE
Advocate & Notary
7/1, Maruti Chamber's, District. Nashik.

06
Complete the said transaction of mortgage by deposit of title deeds in respect of the said immovable properties as aforesaid.



SCHEDULE

(Description of Immovable Property)

Purchase of "HARI OM BUNGLOW", Survey No. 700/2A/21, Final Plot No.428 out of final approved layout Plan plot No.21 admeasuring 170.50 Sq. Mtr & constructed premises area 138.71 Sq. Mtr ground+Two floor, near Horizon academy, Sahadev Nagar, Gangapur Rd within the limits of Nashik Munciple corporation, Nashik - 422 013.

BOUNDARIES OF THE SAID FLAT / HOUSE

- East : Plot No.12
- West : 6.00 Meter colony road
- South : Plot No.22
- North : Plot No.20.

Made at Nashik this 9th day of March 2022.



(Signature of the Mortgagor)

पारीख
सौ. उषा संजय पारीख

संजय रामशिव पारीख
Note:

The declaration to be got executed before a Presidency Magistrate or a Notary Public.

IDENTIFIED BY

BEFORE ME

RAVINDRA D. TAJANE
Notary, Govt. of India
Office - 7/1, Maruti Chamber
District Court, Nashik - 2.



NOTARY
NOTED & REGISTERED
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DATE: 18/03/2022
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