

450/1794

पावती

Original/Duplicate

Monday, September 20, 2021

नोंदणी क्र.: 39म

6:25 PM

Regn.: 39M

पावती क्र.: 1588 दिनांक: 20/09/2021

गावाचे नाव: Loxar Parel

फाईलिंगचा अनुक्रमांक: BBE3-1794-2021

दस्तऐवजाचा प्रकार : Notice of Intimation of Mortgage by way of Deposit of title Deed

सादर करणाऱ्याचे नाव: ROBIN BIPINBHAI PATEL

Document Handling

रु. 300.00

Filing Fee

रु. 15000.00

एकूण:

रु. 15300.00

सादरकर्ता STATE BANK OF INDIA यांनी यांचेकडून दि. 16/09/2021 रोजी घेतलेल्या रु.249800000/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH006304717202122E Defaced vide 0003060175202122 Dated.20/09/2021.

GRN is MH006300831202122E Defaced vide 0003060173202122 Dated.20/09/2021.

PRN is 1609202113406 Defaced vide 1609202113406D Dated.20/09/2021.

Joint S.R. Mumbai City-3

सह दुय्यम निबंधक,
मुंबई शहर क्र-३

20/09/2021

सूची क्र.2

दुय्यम निबंधक : Joint S.R. Mumbai
City 3Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

फाईल क्रमांक : 1794/2021

नोदणी :

Regn:63m

गावाचे (Village Name) : Lower Parel

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.249800000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Corporation: मुंबई मनपा Other details: Building Name:THREE SIXTY WEST, TOWER-B, Flat No:3502, Road:DR ANNIE BESANT ROAD AND SADANAND HASU TONDEL MARG, Block Sector:WORLI, MUMBAI , Landmark: (C.T.S. Number: 286 PART ;)
(4) क्षेत्रफळ (Area)	1) Build Area :557.87 / Open Area :0 Square Meter
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: ROBIN BIPINBHAI PATEL Age: 35, Address: Building Name:SAMARTH SAI BUNGLOW, City:SEVASI, State:GUJARAT, District:VADODARA, Pin:391101 ,PAN: APTPP7822H 2) Name: TANIA PATEL Age: 40, Address: Building Name:SAMARTH SAI BUNGLOW, City:SEVASI, State:GUJARAT, District:VADODARA, Pin:391101 ,PAN: AFGPP7375G
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: STATE BANK OF INDIA Address: RACPC SAYAJIGUNJ, VADODARA
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage)	16/09/2021
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	20/09/2021
(9) फायलींग नंबर (Filing No.)	1794/2021
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.764500/-
(11) फायलींग शुल्क (Filing Amount)	Rs.15700/-
(12) Date of submission	16/09/2021
(13) शेर (Remark)	-

20/09/2021

सूची क्र.2

दुय्यम निबंधक : Joint S.R. Mumbai
City 3Note:-Generated Through eSearch
Module,For original report please
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फाईल क्रमांक : 1794/2021

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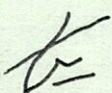
FORM C.9A

**MEMORANDUM RELATING TO DEPOSIT OF TITLE
DEEDS FOR CREATION OF CHARGE FOR TERM
LOAN/OVERALL LIMIT**

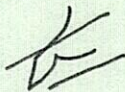
(To be stamped and registered in the States (as applicable) as a mortgage by deposit of title deeds)

This MEMORANDUM is executed on this 16TH day of **SEPTEMBER 2021** by **MR. ROBIN PATEL & MRS. TANIA PATEL** (here in after called the Borrower /Mortgagor) and having attended the office of the State Bank of India at **RACPC, SAYAJIGUNJ, VADODARA** on the 16TH day of **SEPTEMBER 2021** and delivered to and deposited with **MR. DIPANKAR SINHA (CHIEF MANAGER)** an authorized officer of the Bank the documents of title relating to the immovable properties of the Borrower / Mortgagor comprising of land and buildings and erections thereon (both present and future) situated at, **FLAT NO. 3502, 35TH FLOOR (i.e. 19TH HABITABLE FLOOR) ALONG WITH 3 CAR PARKING SPACES, TOWER – B, BUILDING – THREE SIXTY WEST, NEXT TO OLD PASSPORT OFFICE, ANNIE BESANT ROAD, WORLI, MUMBAI** and more particularly described in the schedule attached hereto (hereinafter referred to as "the immovable properties") I/We did so for and on behalf of the Borrower / Mortgagor with intent to create a mortgage by deposit of title deeds of the above referred to immovable properties in favor of the Bank as continuing security to further secure repayment of all monies including interest, costs (as between advocate and client) charges and expenses due or becoming due and payable by the Borrower / Mortgagor to the Bank under or in respect of all or some or any of the facilities either in Indian or foreign currencies granted and/or agreed to be granted to **MR. ROBIN PATEL & MRS. TANIA PATEL** (herein referred as (Borrower(s) / Mortgagor(s)); by way of overdrafts, cash credits, term loans, pre-shipment & post-shipment, credits, opening of letters of credit, issuing of guarantees including deferred payment guarantees and indemnities, negotiation and discounting of demand and/or usance bills and cheques inland as well as foreign and such other facilities as may be agreed upon from time to time between the Bank and the Borrower / Mortgagor and for any other indebtedness and liabilities, past, present and





future of the Borrower / Mortgagor to the Bank. And I/We also acknowledged that the maximum amount intended to be secured by the said mortgage created as aforesaid was for the purpose of Section 79 of the Transfer of Property Act, 1882 and for no other purpose and without prejudice to the Borrower / Mortgagor's full liability to the Bank, under the said mortgage fixed at **Rs. 24,98,00,000/- (Rupees TWENTY FOUR CRORE NINETY EIGHT LAKH ONLY) (TAKEOVER RS. 20,98,00,000/- + TOPUP RS. 4,00,00,000/-)** together with interest thereon and all costs and charges. I/We stated and assured the Bank that the documents of title now deposited with the Bank were the only documents of title in possession of the Borrower / Mortgagor / Mortgagor in respect of the above referred immovable properties of the Borrower / Mortgagor and further state and assured the Bank that the Borrower / Mortgagor is the absolute owner of the above referred immovable properties and that the Borrower / Mortgagor has clear and absolute marketable title thereto and that save the charge created in favor of the Bank under these presents there is no mortgage, charge, lien or other encumbrance or attachment on the above referred to immovable properties or any part or parts thereof in favor of any Government or the Income-tax Department or any other Government Department, or any person, firm or company, body corporate or society or entity whatsoever and that the Borrower / Mortgagor has not entered into any agreement for sale, transfer or alienation thereof or any part or parts thereof and that no such mortgage, charge or lien or other encumbrance whatsoever will be created or attachment allowed to be levied on the above referred to immovable properties or any part or parts thereof in favor of or on behalf of any Government or Government Department or any person, firm, company, body corporate or society or entity whatsoever except with the prior permission of the Bank so long as the Borrower / Mortgagor continues to be indebted to or liable to the Bank on any account in any manner whatsoever and that no proceedings for recovery of taxes are pending against the Borrower / Mortgagor under the Income-tax Act or any other law in force for the time being and that no notice has been issued and/or served on the Borrower / Mortgagor 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.



**THE SCHEDULE REFERRED TO HEREIN ABOVE
PART I**

(List of the documents of title)

1. Original Registered Agreement to Sale dt. 28/11/2019.
2. Original Registration Receipt.
3. Original Stamp Duty Payment Receipt.
4. Index- II (Agreement for Sale – 28.11.2019).
5. Original NO- Object Certificate, issued by the Promoter/ Joint Venture, in favour of the Bank, for Creation of Mortgage.
6. List of Document issued by Axis Bank.
7. original final Certificate, as to Closure of loan Account & Release of Mortgage, issued by Axis Bank.
8. Approved Plan Sanction in respect of said Flat.

PART II

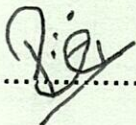
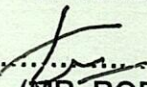
Regi Dist. Sub Dist. MUMBAI CITY Mouje **WORLI** , CADASTRAL SURVEY No: 286 (PART), 268 (PART), 1/268 (PART), 437 (PART), 438, 911, 2-A/911, 912 & 1108 of Lower Parel Division & FP No. 1078, 1072 & 1076 TO 1078, TP No: IV OF MAHIM, AT **FLAT NO. 3502, 35th FLOOR (i.e. 19TH HABITABLE FLOOR) ALONG WITH 3 CAR PARKING SPACES, TOWER – B, BUILDING – THREE SIXTY WEST, NEXT TO OLD PASSPORT OFFICE, ANNIE BESANT ROAD, WORLI, MUMBAI.**

Carpet Area: 304.86 Sq Mtr.

BOUNDARIES:

East	---N/A---
West	---N/A---
North	---N/A---
South	---N/A---

Borrower / Mortgagor.

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(MR. ROBIN PATEL &
MRS. TANIA PATEL.)

WITNESSES

1. _____

2. _____