

19/12090

पावती

Original/Duplicate

Monday, August 08, 2022

नोंदणी क्र.: 39म

.08 PM

Regn.: 39M

पावती क्र.: 13213 दिनांक: 08/08/2022

गावाचे नाव: मलबार

दस्तऐवजाचा अनुक्रमांक: बबइ2-12090-2022

दस्तऐवजाचा प्रकार: गहाणखत

सादर करणाऱ्याचे नाव: कर्ज देणार-बँक ऑफ महाराष्ट्र च्या तर्फे ऑथोराइज्ड मॅनेजर उत्कर्ष सिंह

नोंदणी फी रु. 15000.00

दस्त हाताळणी फी रु. 920.00

पृष्ठांची संख्या: 46

एकूण: रु. 15920.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:25 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, मुंबई-२

बाजार मुल्य: रु.0/-

मोबदला रु.22300000/-

भरलेले मुद्रांक शुल्क : रु. 67000/-

DELIVERED सह. दुय्यम निबंधक
मुंबई शहर क्र. २

1) देयकाचा प्रकार: DHC रक्कम: रु.920/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0808202207838 दिनांक: 08/08/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.15000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006092887202223M दिनांक: 08/08/2022

बँकेचे नाव व पत्ता:

DELIVERED

SM-2

**DEED OF SIMPLE MORTGAGE TO SECURE ALL CREDIT FACILITIES
(BY GUARANTOR)**

(To be stamped as Mortgage without possession)

This Mortgage is executed at **Mumbai** on this 8th August, 2022.

By **MRS. NIRMALA PRAVEEN SARAFF** Adult, occupation **BUSINESS** residing at
E-11, SUNITA APARTMENT 62-CC PEDDER ROAD, MUMBAI, 400036

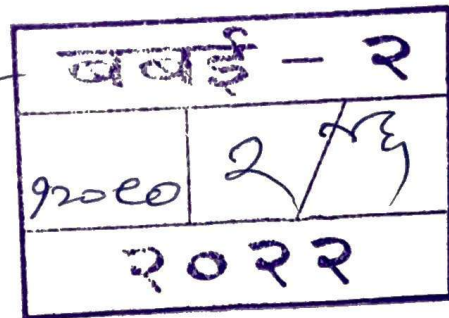
(Hereinafter referred to as Mortgagor which expression shall include one or more than one of Mortgagors and shall also include his/her/ their/its respective legal heirs, representatives, administrators, executors, successors and permitted assigns as the case may be.)

in favour of

BANK OF MAHARASHTRA, a Body corporate constituted under the Banking Companies (Acquisition and Transfer of Undertakings) Act 1970) and having its Head Office at 'LOKMANGAL', 1501, Shivajinagar, Pune - 411005 and a Branch office amongst other places at **Goregaon West** (hereinafter called "**Mortgagee**") which expression shall, unless it be repugnant to the subject or context thereof, include its successors and assigns)

WHEREAS at the request of the Mortgagor, the Mortgagee has granted/ agreed to grant facilities/limits or to continue the existing limit/s, aggregating to **Rs. 7,35,50,000/- (Rupees Seven Crores Thirty Five Lakhs Fifty Thousand only)** to **KLICK2BUY VENTURES PVT LIMITED** (mention name and legal status of the Borrower), (hereinafter referred to as the "**Borrower**") and the Mortgagee has accordingly sanctioned the same as more particularly described in the First Schedule hereunder written on the terms and conditions mentioned in the letter of sanction No. **ZLCCDZM/9/2022-23** dated **5/8/2022** and in the **Facility Agreement** dated **06/08/2022** (Hereinafter referred to as "**Facility Agreement**") executed by the Borrower.

AND WHEREAS the Mortgagor has agreed to stand as guarantor for the repayment of the said Facilities by the Borrower and has executed **Guarantee Agreement** dated **06/08/2022** (Hereinafter referred to as "**Guarantee Agreement**") in favour of the Mortgagee.



AND WHEREAS one of the terms of the said Sanction Letter is that the Mortgagor shall repay the said facilities as specified in the Second Schedule hereunder written and to secure the repayment of said facilities, by mortgaging Mortgagor's immovable properties more particularly described in the Third Schedule and the fixed plant and machinery as described in the Fourth Schedule hereunder written in favour of the Mortgagee, and accordingly the Mortgagor is executing these presents in the manner hereinafter appearing.

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED AS FOLLOWS:

1. **Consideration:**

In pursuance of the aforesaid and in consideration of the Mortgagee having sanctioned/having agreed to sanction/ having continued the existing limit/s as mentioned in the Schedule I hereunder written aggregating to Rs. 7,35,50,000/- (Rupees Seven Crores Thirty Five Lakhs Fifty Thousand only) to KLICK2BUY VENTURES PVT LIMITED (mention name of the Borrower) (hereinafter referred to as the "Borrower"), the Mortgagor doth/do hereby covenant to repay to the Mortgagee, upon demand made by the Mortgagee, all the monies due under or in respect of the said facilities in case of default by the Borrower to repay as specified in the Second Schedule hereunto written or as may be modified from time to time together with agreed interest, additional interest, penal interest, commission, costs, charges and expenses.

2. **Payment of Interest:**

The Mortgagor agree/s with the Mortgagee that so long as the said Facilities or any portion thereof will remain outstanding or unpaid, the Mortgagor will, upon demand made by the Mortgagee, pay to the Mortgagee interest on the outstanding amount/s and commission, costs, charges, expenses, penal interest etc. from time to time, at such rate and rests and periodicity as mentioned in the Mortgagee's sanction letter and in the Facility Agreement.

3. **Creation of charge by way of Mortgage:**

3.1 In consideration of the aforesaid premises and in consideration of the Mortgagee having granted/continued the credit facilities to the Borrower as mentioned in the First Schedule hereunto and the repayment thereof is guaranteed by the Mortgagor on the terms and conditions mentioned in the Guarantee Agreement, the Mortgagor do/doth hereby convey, transfer, charge, and mortgage his/her/their/its right, title and interest in, to and upon his/their said property i.e. land/leasehold interest/Rights and interest in the building/Farm House//shed and the buildings, structures that may be hereafter created and the compounds, yard, areas, ways, passages,



sewers, drains, trees, plants, wells, water, lights, liberties, privileges, easements advantages and appurtenances whatsoever to the said land, hereditaments and premises or any part thereof standing thereon hereinafter referred to as the said property as more particularly described in the Third Schedule hereunder written and all the fixed plant and machinery as specified in the Fourth Schedule (all properties hereby mortgaged hereinafter for brevity's sake referred to as '**The Mortgaged Properties**') UNTO and in favour of the Mortgagee to secure repayment of the said credit facilities mentioned in the First Schedule and all the interests, costs, charges and expenses and other sums hereby secured and to be paid by the Mortgagor to the Mortgagee.

3.2 The Mortgagor hereby declare that he/she/they/it has/have delivered the original title deeds of their respective properties to the Mortgagee and that the Mortgagee shall be entitled to hold the said title deeds until all the monies due under the said facilities granted to the Borrower together with interest, costs, charges, expenses, commission and/or any other amount due from the Mortgagor in any capacity whether singly or jointly owed to the Mortgagee are repaid in full.

4. No encumbrance and charge

4.1 The Mortgagor covenants that the Mortgagor has/have full right, power and authority to mortgage the Mortgaged Properties details of which are set out in Third Schedule and Fourth Schedule hereunder written and that the Mortgaged Properties are the absolute and unencumbered property of the Mortgagor as owner/s save and except which are disclosed to the Mortgagee and no Person(s) other than the Mortgagor has/have any right, claim, or demand thereto or any part thereof.

The Mortgagor hereby agrees and undertake/s that the Mortgagor shall not alienate, sell, lease, part with possession and/or encumber or transfer or assign or create any Encumbrance over the Mortgaged Properties in any manner whatsoever nor shall it do or allow to be done any act, deed or thing which has a similar effect, without prior written consent of the Mortgagee.

*** Covenants:**

The Mortgagor hereby declares covenants, engages and agrees with the Mortgagee as follows:

5.1 That the Mortgagor will maintain and keep the Mortgaged properties in a good tenantable state of repairs and condition.



[Handwritten signature]

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२०२२	

5.2 The Mortgagor will duly and punctually pay, perform and observe all rates, taxes, assessments, outgoing, covenants and obligations which are to be paid, observed or performed by the Mortgagor in respect of the Mortgaged properties or otherwise howsoever and shall pay other taxes and dues such as Goods and Services Tax (GST), Income Tax, etc. and keep the said property free from attachment.

5.3 That the Mortgagor will permit the Mortgagee or any person authorised by it at any time and from time to time during the hours of business to inspect and examine any part of the Mortgaged properties and render them such assistance as may be required for any of the purposes aforesaid and will furnish to the Mortgagee or to such person or persons as it shall from time to time appoint for that purpose all such information relating to the affairs of the Mortgagor or the mortgaged property or any other part thereof as the Mortgagor shall require.

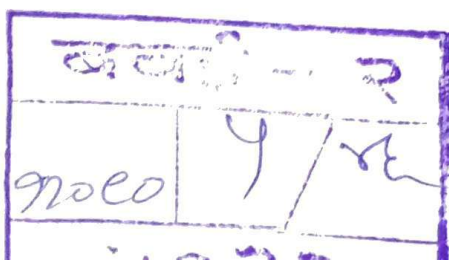
5.4 The Mortgagor undertakes to abide by and fully comply with all other terms, conditions, provisions and stipulations contained in the Guarantee Agreement. The terms and conditions of the Guarantee Agreement shall be applicable mutatis mutandis to this deed also.

6. Continuing Security

The security created by or pursuant to this Deed will be a **continuing security** and shall not merge or otherwise prejudice, affect or exclude and shall be in addition to and without prejudice to any other security, guarantee, liens, indemnities or other right or remedy that the Mortgagee may now or in the future hold for recovery of the amounts due under the Facilities and other amounts secured by this Deed and shall remain in full force and effect notwithstanding any intermediate payment or settlement of account or the Facility is intermittently fully paid or brought in credit or any amendments to or variation in the terms and provisions of the Facility Agreement and/or transfer or assignment of the Facility or any rights or obligations thereunder by the Mortgagee.

7. Insurance:

7.1 The Mortgaged Properties shall, at all times during the continuance of this facilities and so long as any money shall remain due and owing under the said facilities, be maintained in good and working condition and insured and kept insured by and at the expenses of the Mortgagor/s against loss or damage by fire, flood, theft, burglary and such other risks as may be from time to time be required by the Mortgagee or be required by law to the full extent of the value thereof, in an insurance office or offices, of repute approved by the Mortgagee in the name of the Mortgagor/s and/or in the joint names of the Mortgagee and the Mortgagor and assign the policies to the Mortgagee and either case the policies shall be handed



over to the Mortgagee.

7.2 If the Mortgagor shall make the default in effecting such insurance as aforesaid or renewing any policy or in respect of payment of such premium or in keeping the Mortgaged Properties so insured or in delivering to the Mortgagee the policies or receipts for the premium it shall be lawful for BUT NOT OBLIGATORY ON the Mortgagee at its option to effect such insurance or to renew or to pay such premium and to keep the Mortgaged Properties insured and to debit the expenses incurred by the Mortgagee for that purpose to the Borrower's account and the same shall be treated as an advance secured by these presents.

7.3 Even though the Mortgagee may have on earlier occasions exercised the option to take out or renew the policy the same shall not cast any obligation on the Mortgagee to do so on any subsequent occasions and this shall be the sole and primary responsibility of the Mortgagor/s. In case the Mortgagor suffer/s any loss due to non-renewal of policy/non-payment of premia or due to any other reason for which the claim may be rejected by the Insurance Company, the Mortgagee shall not be in any way liable for the same.

8. Events of Default:

The occurrence of any one or more of the Events of Default mentioned below shall be treated as the Event of default (each an "Event of Default") under this deed.

- 8.1 The occurrence of any one or more of the Events of Default and/ or Potential Event of Default, if any, as specified in the Facility Agreement or
- 8.2 The Mortgagor defaults in payment of the dues upon demand made by the Mortgagee.
- 8.3 Mortgagor/s allows the Mortgaged properties to be lost/destroyed or allowed or found to be used for any unlawful activities or

If the Mortgagor/s becomes insane or dies or commits an act of Insolvency or bankruptcy or a Insolvency/ bankruptcy/ liquidation petition is presented by or against the Mortgagor/s in any Court of law or Tribunal or any analogous proceeding is taken against the Mortgagor/s in any other jurisdiction; or

Any distress, attachment is levied against the Mortgagor/s and/or his/her/their/its assets or

8.6 If the mortgaged property is charged by the Mortgagor to any third party without prior written consent of the Mortgagee.



[Handwritten signature]



9. Enforcement of Rights & Securities

If an Event of Default occurs / happens, as specified above , then without further notice to the Mortgagor and without prejudice to its rights and remedies under law, the Mortgagee may:

- 9.1 Terminate the Facilities and demand the entire amounts due, under this deed, from the Mortgagor.
- 9.2 The Mortgagee shall be entitled and the Mortgagor/s hereby irrevocably and unconditionally authorize/s the Mortgagee (but not so to make it imperative upon the Mortgagee to do so) to seize, possess, sell and dispose of the Mortgaged Properties or any part of the same, with or without intervention of court, after giving the reasonable notice to the Mortgagor/s, by itself or through any other person authorized by the Mortgagee or by appointing Receiver, by public auction or by private contract with such persons and at such time as the Mortgagee may in absolute discretion deem fit and to apply the net proceeds of such sale in satisfaction so far as the same will extend towards liquidation of the Facility and /or the outstanding and in case of shortfall, to adopt such legal proceedings as the Mortgagee may deem fit. Further it shall be lawful, for the Mortgagee or any of the Agent representative or Receiver appointed by Mortgagee, forthwith or any time thereafter and without any notice, to enter into or upon any place or premises where or wherein any of the Mortgaged assets may be or are situated or kept or stored and for the purpose of such entry to do all acts, deeds or things as are deemed necessary by the Mortgagee.
- 9.3 Apply the net proceeds of such sale/assignment towards repayment of the amounts due and outstanding.
- 9.4 The Mortgagor agrees and undertakes not to raise any dispute as to the value at which the Mortgaged Properties or any part thereof are sold or transferred by the Mortgagee and the decision of the Mortgagee in that behalf, shall be final and binding on the Guarantor Mortgagor, in all respects and to all intents.
- 9.5 Mortgagee shall be entitled to enforce, realize, settle compromise and deal with any rights aforesaid without being bound to exercise any of such powers or being liable for any losses in the exercise thereof.
- 9.6 The Mortgagee shall be entitled to engage the services of any Recovery Agent/Agency and seek help of any personnel for recovery. The Borrower confirm/s that the Mortgagee or any Agent/Representative that the Mortgagee appoints will not be liable for any loss or damages the



Borrower may suffer if the Mortgagee or such Agent/Representative exercises any of its rights and powers under law or this Deed.

- 9.7 The Mortgagor confirms that the Mortgagee or any Agent/Representative or Receiver that the Mortgagee appoints will not be liable for any loss or damage the Mortgagor may suffer if the Mortgagee or such Agent/Representative or Receiver exercises any of its rights and powers under law or this Deed.
- 9.8 The Mortgagor shall pay the shortfall or deficiency, if the net sum realized by such sale/assignment is insufficient to pay the dues secured by this Deed. The Mortgagee shall not be in any way responsible or liable for any loss or damage that may be suffered by the Mortgagor by reason of the Mortgagee exercising or not exercising its rights under this Deed.
- 9.9 If any surplus remains with the Mortgagee after payment of the dues secured by this Deed, then it will apply it in payment or liquidation of any other moneys due from the Mortgagor to the Mortgagee, whether solely or jointly with any other person.
- 9.10 If the net sum realised by such sale be insufficient to satisfy the balance then due to the Mortgagee, the Mortgagee shall be at liberty to sue the Mortgagor for the balance thereof. Nothing herein contained shall be deemed to negate, qualify or otherwise prejudice the right of the Mortgagee to recover from the Mortgagor/s the entire amount due under any of the facilities notwithstanding that all or any of the said Mortgaged properties have not been realised.

Miscellaneous Provisions:

10. If the Mortgagee shall take possession of the Mortgaged Properties, the Mortgagee shall not be responsible, notwithstanding anything to the contrary containing in Section 76 of the Transfer of Properties Act or Section 151 of the Indian Contract Act, for any loss or deterioration of, or damage to the Mortgaged properties whether by theft, fire, rain, flood, earthquake, lightning, accident or any other cause whatever.

Section 67A of the Transfer of Property Act, 1882 shall not apply to these presents and the Mortgagee notwithstanding that it may hold two or more mortgages executed by the Mortgagor/s including these presents in respect of which, it may have the right to obtain the same kind of a decree under 67 of the said Transfer of Property Act, shall be entitled to sue and obtain such decree separately in respect of each of such mortgages without being bound to sue on all such mortgages in respect of which the mortgage moneys shall have become due to Mortgagee .



12. The Mortgagor hereby gives consent for the recovery of loans as and when Mortgagee decides to recover the dues as a public demand / money in terms of any legislation relating to recoveries thereof, where such consent is necessary under such legislation, and to bear and pay all such charges, expenses and commission.

13. Stamp Duty

The Mortgagor hereby agree to pay and shall duly pay the stamp duty, registration and other levies, charges, costs and expenses on this document, in accordance with the applicable laws and to pay any deficit stamp duty or further stamp duty or penalty levied on the same and hereby keeps the Mortgagee indemnified for the same.

THE FIRST SCHEDULE ABOVE REFERRED TO
Details of the Facilities granted/to be granted to the Borrower

S No	Facility	Existing	Proposed	ROI	Enhancement
1	Cash Credit	Rs 450.00 Lakhs	Rs 673.00 Lakhs	RLLR + 0.15%	Rs 223 Lakhs
2	Bank Guarantee	Rs 62.50 Lakhs	Rs 62.50 Lakhs	-	-

THE SECOND SCHEDULE ABOVE REFERRED TO:

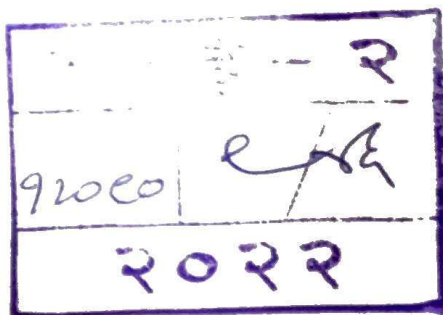
All Credit Facilities except Term Loan to be repaid on demand.

THIRD SCHEDULE ABOVE REFERRED TO

[Description of the property of the Guarantors to be filled in as per Title Deeds]

Located at: **CADASTRAL SURVEY NO 674/PT MALABAR CUMBALA HILL DIVISION, MUMBAI CITY, 62CC PEDDAR ROAD, MUMBAI, 400036**
Mortgaged by: Mortgaged by Guarantor Mortgagers:- **MRS. NIRMALA PRAVEEN SARAFF**

A residential Flat/Apartment consisting of 4 rooms, admeasuring **540sq.ft**[carpet] i.e. **648sq.ft** [built up] On the **GROUND FLOOR**, along with Terrace* adm. **0 sq. mts** And Parking* adm. **0 sq. mts** of the Building **SUNITA APARTMENT SONMRUG CHSL** in the **SUNITA APARTMENT SONMRUG CHSL Co. op. Housing Society Ltd.** Project, /Society constructed/to be constructed/under construction on all the piece and parcel of land admeasuring **540 Square Feet** and bearing S. No./Gat No./CTS No. **SURVEY NO 674/PT** at **MALABAR CUMBALA HILL PEDDAR ROAD, Tal. MUMBAI CITY, Dist. MUMBAI** and within the jurisdiction of the Sub Registrar **SUB REGISTRAR** and bounded as under:



On or towards the North: **D WING**
On or towards the East: **MOUNT UNIQUE BUILDING**
On or towards the West: **FLAT NO E 10**
On or towards the South: **ADJACENT BUILDING**

(*wherever flat is with Terrace and/or Parking)



THE FOURTH SCHEDULE ABOVE REFERRED TO
(Description of fixed Plants and Machineries, equipment's, implements Furniture & fixtures and Installations)

IN WITNESS WHEREOF THE MORTGAGOR/S HERETO HAVE EXECUTED THESE PRESENTS AS MENTIONED HEREINBELOW

SIGNED AND DELIVERED BY WITHIN NAMED GUARANTOR MORTGAGOR

MRS. NIRMALA PRAVEEN SARAFF



IN THE PRESENCE OF

1. Divya Deepak Mestry

D. Mestry

2. Vinod Janu Jadhav

V.J. Jadhav

Nirmala

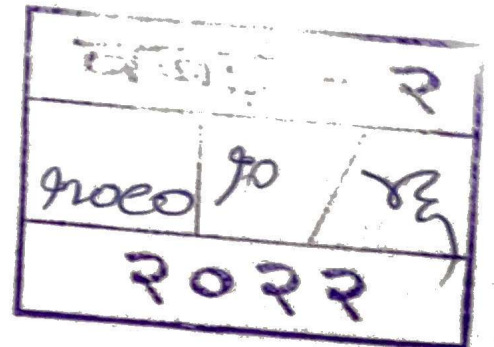


[Names & addresses of the witnesses]

Signed on behalf of
BANK OF MAHARASHTRA

Authorized Signatory
Utkarsh Singh
Senior Manager
Mortgagee herein

Utkarsh Singh



सूची क्र.2

दुय्यम निबंधक सह दु.नि.मुंबई शहर 2

दस्त क्रमांक : 2615/2022

नोंदणी

Regn.63m

गावाचे नाव : मलबार

दस्तावेजाचा प्रकार गहाणखत
नोंदणी क्रमांक 51250000
बाजारभाव(भाडेपट्ट्याच्या) 0
पट्ट्याकार आकारणी देतो की पट्टेदार मुद करावे
भू-मापन,पोटहिस्सा व क्रमांक(असल्यास)
क्षेत्रफळ
आकारणी किंवा जुडी देण्यात असेल
दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश न्यायास,प्रतिवादिचे नाव व पता.
दस्तऐवज करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा असल्यास,प्रतिवादिचे नाव व पता
दस्तऐवज करून दिल्याचा दिनांक
दस्त नोंदणी केल्याचा दिनांक
अनुक्रमांक,खंड व पृष्ठ
बाजारभावाप्रमाणे मुद्रांक शुल्क
बाजारभावाप्रमाणे नोंदणी शुल्क

1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: ३११ तळ मजला, माळा नं: तळ मजला, इमारतीचे नाव: सुनीता अपार्टमेंट सोनमृग सि एच एस एल., ब्लॉक नं: मलबार कंबाला हिल मुंबई 400026, रोड : पेड्डर रोड((C.T.S. Number : 674 ;))
1) 540 चौ.फूट
1): नाव:-कर्ज घेणार ---निर्मला प्रवीण सराफ वय:-47; पता:-प्लॉट नं: इ ११, माळा नं: तळ मजला, इमारतीचे नाव: सुनीता अपार्टमेंट सोनमृग सि एच एस एल., ब्लॉक नं: मलबार कंबाला हिल मुंबई ४०००२६, रोड नं: पेड्डर रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400036 पॅन नं:-AASPA8943L
2): नाव:-कर्ज घेणार -- मसर्स क्लिकरबाय वेंचर्स प्राव्हेट लिमिटेड तर्फे डायरेक्टर निर्मला प्रविण सराफ . . वय:-47; पता:-प्लॉट नं: ऑफिस ए 9 , माळा नं: ., इमारतीचे नाव: क्रेसेंट एण्डस्ट्रिअल इस्टेट , ब्लॉक नं: कांजूर मार्ग पूर्व , रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400042 पॅन नं:- AASPA8943L
1): नाव:-कर्ज घेणार --- बँक ऑफ महाराष्ट्र तर्फे मलकीत सिंह . - वय:-31; पता:-प्लॉट नं: लोकमंगळ १५०१ शिवाजी नगर, माळा नं: ., इमारतीचे नाव: ., ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, PUNE. पिन कोड:-411005 पॅन नं:-AACCB0774B



दस्तावेजाची विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

शुल्क आकारताना निवडलेला Any other case

बवई - २
१७०० २१/१६
२०२२



सह. दुय्यम निबंधक
मुंबई शहर क्र. २

12498319

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2

13-02-2022

दस्त क्रमांक : 12498/2016

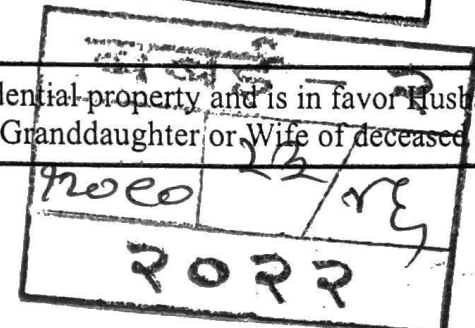
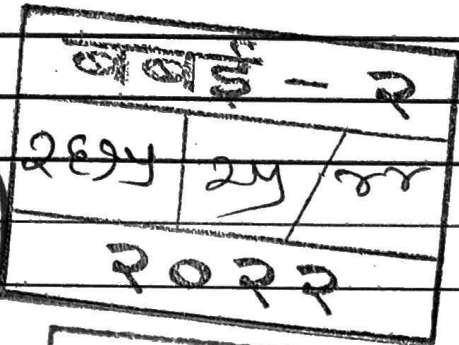
Note:-Generated Through eSearch
Module For original report please
contact concern SRO office.

नोदणी :

Regn:63m

गावाचे नाव : 1) मलबार

1) विलेखाचा प्रकार	बक्षीसपत्र
2) मोबदला	0
3) बाजारभाव(भाडेपट्ट्याच्या द्वारे विलेखितपट्टाकार आकारणी देतो की नस्टेदार ते नमुद करावे)	38626000
4) भू-मापन,पोटहिस्सा व दस्तावेज क्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: इ 11, माळा नं: ग्रींड, इमारतीचे नाव: सुनीता अपार्टमेंट, ब्लॉक नं: माऊंट युनिकच्या मागे, रोड नं: पेडुर रोड मुंबई 400036, इतर माहिती: 540 स्केअर फिट कार्पेट दस्तात नमुद केल्याप्रमाणे((C.T.S. Number : 674 PART ;))
5) क्षेत्रफळ	1) 540 चौ.फूट
6) आकारणी किंवा जुडी देण्यात असेल	
7) दस्तऐवज करुन देणा-या/लिहून दस्तावेजाचा पक्षकाराचे नाव किंवा दिवाणी दस्तावेजाचा हुकुमनामा किंवा आदेश दस्तावेजाचे प्रतिवादिचे नाव व पत्ता.	1): नाव:-शंकर हरकिशन अग्रवाल वय:-61; पत्ता:-प्लॉट नं. 6, माळा रोड, इमारतीचे नाव: भगवती भुवन सीएचएस, ब्लॉक नं: 31 बी, रोड नं: कर्माविकल रोड मुंबई, महाराष्ट्र, मुंबई, पिन कोड:-400026 पॅन नं:-AAHPA0219J
8) दस्तऐवज करुन घेणा-या पक्षकाराचे दस्तावेजाचा दिवाणी न्यायालयाचा हुकुमनामा द्वारे आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-लग्नानंतरचे नाव निर्मला प्रवीण सराफ लक्षापूर्वीचे नाव निर्मला शिवाजी अग्रवाल वय:-41; पत्ता:-इ 11, , सुनीता अपार्टमेंट, माऊंट युनिकच्या मागे, 112 नासी पेडुर रोड मुंबई, कूंबाळ्ळा हिल, MAHARASHTRA, MUMBAI, Maharashtra Government. पिन कोड:-400026 पॅन नं:-AASPA8943L
9) दस्तऐवज करुन दिल्याचा दिनांक	29/11/2016
10) दस्तऐवज नोंदणी केल्याचा दिनांक	29/11/2016
11) दस्तऐवजाचा क्रमांक,खंड व पृष्ठ	12498/2016
12) बाजारभावाप्रमाणे मुद्रांक शुल्क	200
13) बाजारभावाप्रमाणे नोंदणी शुल्क	200
14) नोंदणी शुल्क	
15) नोंदणीसाठी विचारात घेतलेला	
16) नोंदणी शुल्क आकारताना निवडलेला	If Gift is of Agricultural or Residential property and is in favor Husband, Wife, Son, Daughter, Grandson, Granddaughter or Wife of deceased son.



1
DUPLICATE SHARE CERTIFICATE.

Share Certificate No. **64** Member's Register No. _____ No. of Shares _____

SHARE CERTIFICATE

The Somnug Co-operative Housing Society Limited.

Suntra Apartments, 62 CC Pedder Road, BOMBAY-36.

Registered under the Maharashtra Co-operative Societies' Act, 1960 (Maharashtra Act XXIV of 1961)

Regn. BOM/HSG/3256 of 1971

Capital Rs. 1,00,000 divided in to 2000 Shares of Rs. 50/- each.

SRB

This is to Certify that Shri/Smt. SHANKARAL AQARWAL is the Registered Holder of 5 fully paid-up Shares of Rupees **FIFTY** each numbered from 196 to 200 inclusive in **The Somnug Co-operative Housing Society Limited.** subject to the Bye-laws of the said Society

Mat No. E-11.

Given under the Common Seal of the said Society at

Bombay, this 19 day of April 1998

SRB


S. R. BHASIN

Treasurer ADMINISTRATOR Chairman



2022
2022/23
2022

Memorandum of Transfers of the within mentioned Shares

Date of transfer	Transfer No.	Reg. No. of Transferor	To whom Transferred	Reg. No. of Transferee	Signature of Chairman, Secretary, Treasurer
29-3-17	1	40	NIRMALA PRAVEEN SARAF	THE SPINNING CO. OF HSA, MUMBAI	



Handwritten notes in a box at the top right of the page, including the number '2222' and some illegible scribbles.

CIN: U74999MH2008PTC186039

CERTIFIED TRUE COPY OF THE RESOLUTIONS PASSED BY BOARD OF DIRECTORS OF M/s KCLICK2BUY VENTURES PVT LTD ('THE COMPANY') IN THEIR MEETING HELD ON 2nd February 2022 AT 11.00 A.M. AT REGISTERED OFFICE OF THE COMPANY AT A-9, CRESCENT INDUSTRIAL ESTATE, KANJUR MARG EAST, MUMBAI 400042.

The Chairman reported that at the request of the Company, Bank of Maharashtra (hereinafter referred to as "The Bank") had granted/ agreed to grant **various credit facilities** amounting to Rs. 5,74,32,000/- (Rupees Five Crores Seventy Four Lakh Thirty Two Thousand Only) (herein after referred to as the "Credit Facility(ies)") to the Company on the terms and conditions including the securities to be created in favour of The Bank as contained in The Bank/(s) letter of offer/ sanction letter dated 02.02.2022 addressed to the Company.

The Chairman requested the Board to pass the necessary resolutions for availing the said Credit Facility(ies).

The Board, after due consideration, adopted / passed the following Resolutions:

"RESOLVED THAT the Company be and is hereby authorized to avail Loan from Bank of Maharashtra, Credit Facility (ies) up to a principal sum of Rs 5,74,32,000/- (Rupees Five Crores Seventy Four Lakh Thirty Two Thousand Only) on the terms, conditions and securities mentioned in The Bank/(s) letter of offer/ sanction letter dated 02.02.2022

"RESOLVED FURTHER THAT Mrs. Nirmala Saraff, Director be and are hereby authorized, severally, to further negotiate with The Bank and accept the revised terms and conditions (including securities) on behalf of the Company."

"RESOLVED FURTHER THAT the draft of the document(s) received from The Bank in respect of the Credit Facility(ies) be and is/are hereby approved and Mrs. Nirmala Saraff, Director, be and are hereby authorized, severally *, to open Current and Cash Credit account and to execute, sign and issue all/any such Demand Promissory Notes, Hypothecation Agreements, mortgages (in such form as The Bank/(s) may require), guarantees, indemnities and all/any other documents, writings and instruments and all renewals and/or amendments there to including Letter of Acknowledgement of Debt/balance confirmations as The Bank/(s) may require from time to time in this regard.

"RESOLVED FURTHER THAT a copy of the above resolutions be furnished to The Bank as a Certified True Copy by the Chairman of the meeting Mrs. Nirmala Saraff, Director and that The Bank is authorized to act and rely upon these resolutions until The Bank actually receives written notice from the Company of their revocation.

For KCLICK2BUY VENTURES PRIVATE LIMITED

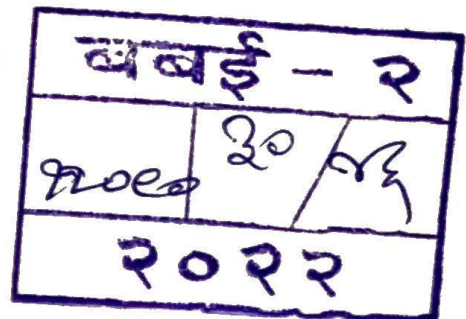
Nirmala

NIRMALA PRAVEEN SARAFF
DIRECTOR
DIN: 00258642



बिमला देवी सराफ

BIMLA DEVI SARAF
DIRECTOR
DIN: 0008432490



 <p>बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम एक परिवार एक बैंक</p>	<p>Bank of Maharashtra Goregaon (West) Branch, Mumbai टेलीफोन/TELE : फोन 022-28720273,28721773 Email:- bom82@mahabank.co.in, brmgr82@mahabank.co.in</p>	
	<p>प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 Head Office: LOKMANGAL,1501,SHIVAJINAGAR, PUNE - 5</p>	

AG4/GOREGAON (W)/2022-23

DATE: 05/08/2022

The Registrar Office
Mumbai,
Mumbai

Dear Sir,

Re- Authority letter to Mr. Utkarsh Singh, Senior Manager

As per the captioned subject we have enhanced commercial loan from Rs 512.50 Lakhs to Rs 735.50 Lakhs i.e. Rs 223.00 Lakhs to M/S KCLICK2BUY VENTURES PVT LIMITED (Director Mrs. Nirmala Praveen Saraff) for their business against the security of Flat no E-11 Ground Floor, Sunita Apartment, Sonmrug Co-operative Housing Society Limited, 62CC, Peddar Road, Mumbai, 400036

Since we want to do additional mortgage on the said flat by way of registered mortgage. So we authorize our branch officer, **Mr. Utkarsh Singh (Senior Manager)** to execute the required paper in your office.

So we request you to process the same.

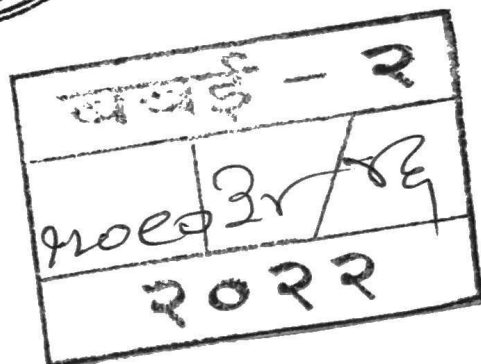
Thanks & Regards



Yours Faithfully,



Vijay Bagadi
Chief Manager
Bank of Maharashtra
Goregaon West Branch



08/08/2022 2:24:54 PM

Summary







दस्तावेजाचा क्रमांक

बवड:

दस्तावेजाचा क्रमांक 12/190/2022

by

दस्तावेजाचा क्रमांक बवड/12090/2022
दस्तावेजाचा प्रकार - गहाणखत





अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: कर्ज देणार-बँक ऑफ महाराष्ट्र च्या तर्फे आंधोराइज मॅनेजर उत्कर्षे सिंह पता: प्लॉट नं. - माळा नं. - इमारतीचे नाव लोकमंगल, ब्लॉक नं. - रोड नं: १५०९, शिवाजी नगर पुणे महाराष्ट्र, PUNE. पॅन नंबर: AACCB0774B	कर्ज देणार - बँक वय - 30 स्वाक्षरी -		
2	नाव: निर्मला प्रवीण सराफ - - पता प्लॉट नं: प्लॉट नं: इ ११, माळा नं तळ नजला, इमारतीचे नाव सुनीता अपार्टमेंट सोनभृग सि एच एस एल., ब्लॉक नं. - रोड नं: मलबार कंबाला हिल्स मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर AASPA8943L	कर्ज घेणार - पार्टी वय - 47 स्वाक्षरी -		
3	नाव: मसर्स क्लिकरबाय वेचर्स प्राव्हेट लिमिटेड तर्फे डायरेक्टर निर्मला प्रवीण सराफ पता प्लॉट नं: प्लॉट नं: इ ११, माळा नं तळ नजला, इमारतीचे नाव: सुनीता अपार्टमेंट सोनभृग सि एच एस एल., ब्लॉक नं. - रोड नं: मलबार कंबाला हिल्स मुंबई, महाराष्ट्र, MUMBAI. पॅन नंबर AASPA8943L	कर्ज घेणार - पार्टी वय - 47 स्वाक्षरी -		

श्रील दस्तऐवज करून देणार तथाकथीत गहाणखत चा दस्तऐवज करून दिल्याचे कबूल करत त.
शेकका क्र.3 ची वेळ: 08 / 08 / 2022 02 : 21 : 13 PM

ओळख -

श्रील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यवतीश ओळखतात, व त्यांची ओळख पटवितान

अनु क्र. पक्षकाराचे नाव व पत्ता

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: दिव्या दीपक मेस्त्री - - वय: 42 पता: ०३/१६, हिरनाईक चाळ कोकण नगर आंडुप मुंबई पिन कोड: 400078	स्वाक्षरी		
2	नाव: विनोद जाधव - - वय: 34 पता: एच न. १ दिंडोशी वाडी, गोरगाव मुंबई पिन कोड: 400063	स्वाक्षरी		

शेकका क्र.4 ची वेळ: 08 / 08 / 2022 02 : 22 : 05 PM

शेकका क्र.5 ची वेळ: 08 / 08 / 2022 02 : 22 : 09 PM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक
मुंबई शहर क्र. २



प्रमाणित करणेत येते की
दस्तामध्ये एकूण.....पाने आहेत.
पुस्तक क्र.-१, मध्ये अ.क्र. बवड-२/१२०९०/२०२२
नोंदला. - 8 AUG 2022
दिनांक

सह. दुय्यम निबंधक, मुंबई शहर क्र.-२

Payment Details				Amount	Used	Deface Number	Deface Date
sr.	Purchaser	Type	Verification no/Ver.do	GRN	A		
1	KLICK2BUY VENTURES PVT LIMITED TRU NIRMALA P SARAF	eChallan	C2300042022080623368	M-H0060928 8/202223M	67000.00	SD	0003084994202223 08/08/2022
2		DHC		0808202207838	970	RF	0808202207838D 08/08/2022
3	KLICK2BUY VENTURES PVT LIMITED TRU NIRMALA P SARAF	eChallan		M-H0060928 8/202223M	15000	RF	0003084994202223 08/08/2022

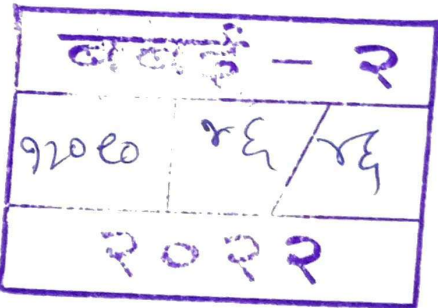
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

12090 /2022

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सूच क्र. 2

दुय्यम निबंधक सह दु नि मुंबई शहर 2

दस्त क्रमांक 12090/2022

नोंदणी

Reg 63m

गावाचे नाव भलबार

(1) विलेखाचा प्रकार	गहाणखत
(2) गोंबदला	22300000
(3) बाजारभाव(भाडेपट्ट्याच्या गार्बातपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन पोटहिस्सा व धरकमाक(असल्यास)	1) पालिकेचे नाव: मुंबई महानगर इतर वर्णन :- इतर माहिती: सदनिका न. इ 11, तळ मजला, सुनीता अपार्टमेंट सोनमृग सि एच एस एल, पेडडर रोड, मलबार कंबाला हिल मुंबई 400026..... इतर माहिती दस्तात नमूद क्येला प्रमाण (C.T.S. Number :- 674 pt ;)
(5) क्षेत्रफळ	1) 5x0 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 ऑफ महाराष्ट्र च्या तर्फे ऑथोराइज्ड मॅनेजर उत्कर्ष सिंह वय-30, पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: लोकमंगल, ब्लॉक नं. -, रोड नं: १५०१, शिवाजी नगर पुणे, महाराष्ट्र, PUNE. पिन कोड:-411005 पॅन नं:-AACCB0774B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव:- निर्मला प्रवीण सराफ - - वय:-47; पत्ता - प्लॉट नं: प्लॉट नं: इ ११, माळा न तळ मजला, इमारतीचे नाव: सुनीता अपार्टमेंट सोनमृग सि एच एस एल, ब्लॉक नं: -, रोड नं: मलबार कंबाला हिल मुंबई महाराष्ट्र, MUMBAI पिन कोड:-400036 पॅन नं:-AASPA8943L 2) नाव:- मसर्स क्लिंकरबाय वेंचर्स प्राव्हेट लिमिटेड तर्फे डायरेक्टर निर्मला प्रवीण सराफ वय:-47; पत्ता:- प्लॉट नं: प्लॉट नं: इ ११ माळा नं: तळ मजला, इमारतीचे नाव: सुनीता अपार्टमेंट सोनमृग सि एच एस एल, ब्लॉक नं: -, रोड नं: मलबार कंबाला हिल मुंबई, महाराष्ट्र, MUMBAI पिन कोड:-400036 पॅन नं:-AASPA8943L
(9) दस्तऐवज करून दिल्याचा दिनांक	08/08/2022
(10) दस्त नोंदणी केल्याचा दिनांक	08/08/2022
(11) अनुक्रमांक, खंड व पृष्ठ	12090/2022
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	67000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	15000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- Any other case



सह. दुय्यम निबंधक
मुंबई शहर क्र. २