470/1133

इतर
पावती

Original/Duplicate

Thursday,08 September 2016
2:33 PM

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 1670 दिनांक: 08/09/2016

गावाचे नाव: -लांजा
दस्तऐवजाचा अनुक्रमांक: लनज-1133-2016
दस्तऐवजाचा प्रकार : गहाणखत
सादर करणाऱ्याचे नाव: सुभाष रामचंद्र फणसमकर
वर्णन

दस्त हाताळणी फी	रु. 40.00
पृष्ठांची संख्या: 2	
एकूण:	रु. 40.00

Sub Registrar Lanja

प्र.य्यम निबंधक श्रेणी-१
लांजा

1); देयकाचा प्रकार: By Cash रक्कम: रु 40/-

Thursday,September 08 ,2016
1:30 PM

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

पावती क्रं.: 1667 दिनांक: 08/09/2016

गावाचे नाव: लांजा
दस्तऐवजाचा अनुक्रमांक: लनज-1133-2016
दस्तऐवजाचा प्रकार : गहाणखत
सादर करणाऱ्याचे नाव: सुभाष रामचंद्र फणसमकर

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 900.00
पृष्ठांची संख्या: 45	
एकूण:	रु. 30900.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 1:49 PM ह्या वेळेस मिळेल.

प्रमुख निबंधक श्रेणी - ५
Sub Registrar Lanja
लांजा

बाजार मुल्य: रु.8850000 /-
मोबदला रु.8850000/-
भरलेले मुद्रांक शुल्क : रु. 44300/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004085722201617E दिनांक: 08/09/2016
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: By Cash रक्कम: रु 900/-

Index-2(सूची - २)

08/09/2016

सूची क्र.2

दुय्यम निबंधक : दु.नि. लांजा
दस्त क्रमांक : 1133/2016
नोदंणी :
Regn:63m

गावाचे नाव : **1) लांजा**

(1)विलेखाचा प्रकार	गहाणखत
(2)मोबदला	8850000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	8850000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:रत्नागिरी इतर वर्णन :, इतर माहिती: लांजा गट नंबर-1925/क क्षेत्र 0.22.50 हे.आर व त्यामधील लांजा नगरपंचायत हद्दीतील बंगला नं.19 क्षेत्र 986 चौ.फुटचे गहाणखत.((GAT NUMBER : 1925/क ;))
(5) क्षेत्रफळ	1) 0.2250 हेक्टर . आर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुभाष रामचंद्र फणसमकर वय:-52; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: लांजा तालुका लांजा, रोड नं: -, महाराष्ट्र, रत्नागिरी. पिन कोड:-416701 पॅन नं:-AAJPP2238A
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनोहर शिवराम जोशी हे पंजाब नॅशनल बँक करीता डेप्युटी मॅनेजर वय:-55; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: 205अ, डॉ.अनी बेझंट रोड, माळा नं: वरळी सी फेस, मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400018 पॅन नं:-ABRPJ3624R
(9) दस्तऐवज करुन दिल्याचा दिनांक	08/09/2016
(10)दस्त नोंदणी केल्याचा दिनांक	08/09/2016
(11)अनुक्रमांक,खंड व पृष्ठ	1133/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	44300
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

THE SEAL OF THE SUB - REGISTRAR दुय्यम निबंधक, लांजा क्रमांक १ LANJA

दुय्यम निबंधक श्रेणी - १
लांजा

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	b) When possession is not given

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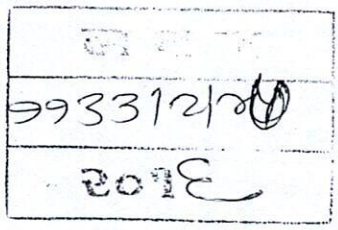
MTR Form Number-6

GRN	MH004085700201617E	BARCODE	Date	07/09/2016-19:57:47	Form ID	40(b)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Sale of Non Judicial Stamps IGR Rest of Maha	TAX ID (If Any)	
		PAN No. (If Appliacable)	
Office Name	LNJ_LANJA SUB REGISTRAR	Full Name	Subhash Ramchandra Phansamkar
Location	RATNAGIRI		
Year	2016-2017 One Time	Flat/Block No.	Gat No.1925/c
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Sale of NonJudicial Stamp	44300.00	Road/Street	Lanja
		Area/Locality	0-22-50 H.R.
		Town/City/District	
		PIN	4 1 6 7 0 1
		Remarks (If Any)	SecondPartyName=Punjab National Ban k Mumbai~
Total	44300.00	Amount In Words	Forty Four Thousand Three Hundred Rupees Only

Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	REF No.	00040572016090739071 IKC3169537
Cheque/DD No		Date		07/09/2016-19:58:04
Name of Bank		Bank-Branch		STATE BANK OF INDIA
Name of Branch		Scroll No. , Date		Not Verified with Scroll

Mobile No. : Not Available



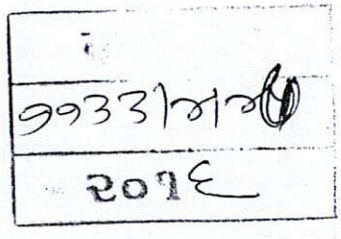

OFFICE OF THE SUB-REGISTRAR
LANJA

CHALLAN

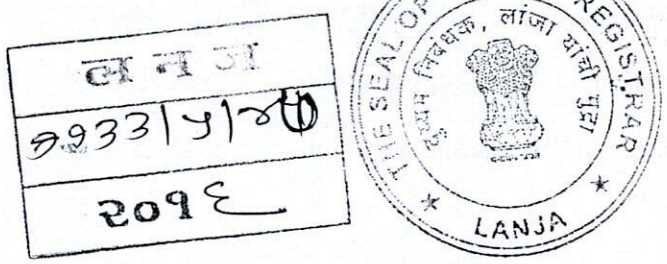
MTR Form Number-6

GRN	MH004085722201617E	BARCODE	Date	07/09/2016-19:59:08	Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Registration Fee Ordinary Collections IGR		TAX ID (If Any)		
			PAN No. (If Appliacable)		
Office Name	LNJ_LANJA SUB REGISTRAR		Full Name	Subhash Ramchandra Phansamkar	
Location	RATNAGIRI				
Year	2016-2017 One Time		Flat/Block No.	Gat No.1925/c	
Account Head Details		Amount In Rs.	Premises/Building		
0030063301 Amount of Tax		30000.00	Road/Street	Lanja	
			Area/Locality	0-22-50 H.R.	
			Town/City/District		
			PIN	4 1 6 7 0 1	
			Remarks (If Any)	SecondPartyName=Punjab National Ban k Mumbai~	
Total		30000.00	Amount In Words	Thirty Thousand Rupees Only	
Payment Details	STATE BANK OF INDIA		FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	REF No. 00040572016090739088	IKC3169578
Cheque/DD No			Date	07/09/2016-19:59:25	
Name of Bank			Bank-Branch	STATE BANK OF INDIA	
Name of Branch			Scroll No. , Date	Not Verified with Scroll	

Mobile No. : Not Available




THE SUB-REGISTRAR
LANJA



DEED OF SIMPLE MORTGAGE
(WITHOUT POSSESSION)

THIS DEED OF MORTGAGE is made at Mumbai this 8 day of **September 2016** between **Mr. Subhash Ramchandra Phansamkar** Indian Inhabitant (holding PAN AAJPP2238A) residing at Room No. 10, Sai Prasad Chawl, Kajupada, Borivali (East), Mumbai – 400066 (which expression shall unless it is repugnant to the context or meaning thereof be deemed to include his heirs, executors

and administrators) (hereinafter for brevity sake referred to as **"Mortgagor/Borrower"**) of the **FIRST PART AND PUNJAB NATIONAL BANK**, a body Corporate constituted by and under the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970 and having its Head Office at 7, Bhikhaji Cama Place, Africa Avenue, New Delhi 110066 and a Branch Office amongst other places at 205-A, Dr. Annie Besant Road, Worli Sea Face, Mumbai 400018 (hereinafter for brevity sake referred to as "**the Mortgagee/Bank**") (which expression shall, unless it be repugnant to the subject or context thereof, include its successors and assigns) of the **SECOND PART.**

WHEREAS

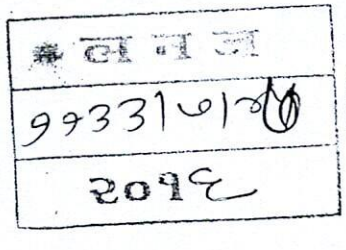
1. The Mortgagor/Borrower own seize and possess immovable property being all that piece and parcel of land bearing Gat No. 1925/C {Previous Gat No. 1925/A/2}, Survey No. 301 (Old Gat No. 1925) adm. H-R-P 0-22-50 out of H-R-P 0-29-06.75, Pot Kharaba adm. H-R-P 0-01-00.00 total adm. H-R-P 0-30-06.75, lying and being at Village Lanja, Taluka Lanja, Dist. Ratnagiri, Maharashtra State together with structure constructed thereon (hereinafter for brevity sake referred to as "**the immovable property**") more



particularly described in the **First Schedule** hereunder written.

2. At the request of the Mortgagor/Borrower, the Mortgagee has agreed to **lend and advance financial assistance by way of Overdraft (against mortgage of immovable property) of Rs. 88.50 Lakh (Rupees Eighty Eight Lakh Fifty Thousand)** hereinafter for brevity sake referred to as **"the Overdraft facility"**) to the Mortgagor/Borrower, on the terms and conditions as set out in the sanction letter dated 20th August 2016 issued by the Banks' Retail Asset Processing Center, PNB House, Fort Mumbai to the Mortgagor/Borrower herein which is annexed and marked as **Annexure "A".**

3. To secure the said Overdraft facility, the Mortgagor/ Borrower has offered and agreed **to create Legal Mortgage** in terms of the Article 40 of Bombay Stamp Act, 1958 **(Simple Mortgage without possession)** in favour of the Mortgagee, in respect of his immovable property more particularly described in the **First Schedule** hereunder written, as a security for the due repayment discharge and redemption by the Mortgagor/Borrower, of the said Overdraft facility



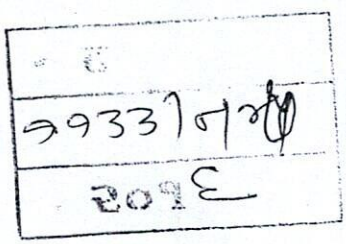


granted/agreed to be granted by the Mortgagee, together with interest, costs, charges and expenses.

4. The Mortgagee has called upon and required the Mortgagor/Borrower to execute these presents which they have agreed to do so to secure the due performance by the Mortgagor/Borrower of their contract to the Mortgagee, to repay the balance outstanding dues of the said Overdraft facility together with the interest costs, charges and expenses to the Mortgagee, in the manner hereinafter appearing.

NOW THIS INDENTURE WINESSETH AS FOLLOWS:-

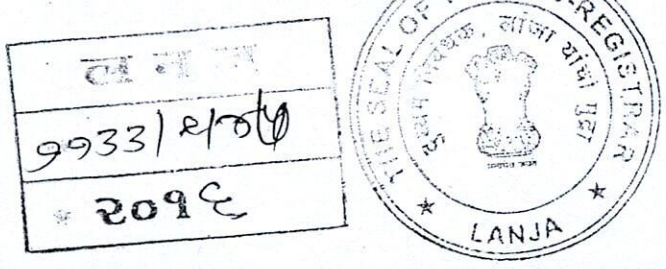
1. In pursuance of the said Agreement, and in consideration of the said Overdraft facility granted or agreed to be granted by the Mortgagee to the Mortgagor/Borrower, the Mortgagor/Borrower doth covenant with the Bank, that in the event of the Mortgagor/Borrower commits default in repaying to the Bank as per the repayment schedule set out in the sanction letter dated 20/08/2016, the balance outstanding dues in respect of the said Overdraft facility together with interest, costs, charges and expenses, then in such event, the Mortgagor shall be liable to the Mortgagee and shall pay to the Mortgagee as and when called upon by the





Mortgagee, the balance outstanding dues under the said Overdraft facility together with interest, costs, charges and expenses and in case of such default by the Mortgagor/Borrower, the Mortgagee shall be entitled to exercise the powers hereby conferred as hereinafter appearing.

2. For the consideration aforesaid, the Mortgagor/Borrower for the due repayment of the balance outstanding dues under the said Overdraft facility together with interest, costs, charges, expenses to the Mortgagee, the Mortgagor/Borrower doth hereby grant, convey, assign, transfer and assure unto the Mortgagee **(without possession)** his immovable property being all that piece and parcel of land bearing Gat No. 1925/C {Previous Gat No. 1925/A/2}, Survey No. 301 (Old Gat No. 1925) adm. H-R-P 0-22-50 out of H-R-P 0-29-06.75, Pot Kharaba adm. H-R-P 0-01-00.00 total adm. H-R-P 0-30-06.75, lying and being at Village Lanja, Taluka Lanja, Dist. Ratnagiri, Maharashtra State together with structure constructed thereon (hereinafter for brevity sake referred to as "**the property**") **AND ALL** estate, right, title interest, claim and demand of the Mortgagor/ Borrower into and upon the said property and also all the documents deeds, writings and other evidences of



title particulars of which are more particularly described in the **Second Schedule** hereunder written in any way relating to the said property hereby granted, assigned, conveyed transferred and assured or intended so to be hereinafter for brevity's sake be referred to as **'the said properties) TO HAVE AND TO HOLD** the said properties **UNTO AND TO** the use of the Mortgagee absolutely and subject to the proviso for redemption hereinafter contained.

PROVIDED THAT if the said Mortgagor/Borrower shall duly pay to the Mortgagee, the entire balance outstanding dues in respect of the said Overdraft facility together with interest, costs, charges and expenses including all legal expenses incurred by the Bank in the manner herein provided and all other moneys if and by these presents or by law payable by the Mortgagor/Borrower to the Mortgagee (hereinafter referred to as **'the Mortgaged Debt'**) then and in such case the Mortgagee shall at any time thereafter upon the request and costs of the Mortgagor/Borrower re-convey, re-grant, release, retransfer and assign the immovable properties, unto the Mortgagor or as the Mortgagor/Borrower shall direct.

3. THE MORTGAGOR/BORROWER DOTH HEREBY REPRESENT DECLARE AND CONVEY WITH THE MORTGAGEE AS FOLLOWS:

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THE SEAL OF THE SUB-REGISTRAR
LANJA

A) The Mortgagor/Borrower lawfully or equitably claiming or entitled to claim any estate, right, title or interest into or upon the said property or any part thereof shall and will from time to time and at all times, hereafter at the request and cost of the Mortgagee until sale and thereafter of such person or persons requiring the same execute, make and do or cause and procure to be executed made and done every such assurance act and thing for further or more perfectly assuring all or any part of the said property unto and to the use of Mortgagee or the Purchaser or Purchasers thereof as the case may be as shall be reasonably required.

B) The Mortgagor/Borrower will at all times during the continuance of these presents and the security hereby created pay all the proportionate rates and taxes present as well as future and all dues, duties, and outgoings payable in respect of the said property to such authority immediately the same shall become due.

C) The Mortgagor/Borrower will at all times during the continuance of these presents and the security hereby created keep the said property and every part thereof in good and substantial state of repairs and working order and will also keep the same insured in the name of the Mortgagee against loss or damage by fire and other

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customary risks or such other risks as may from time to time be required by the Mortgagee in their full value with some Insurance Company or Companies of repute to be determined in writing by the Mortgagee and shall pay all premia thereof, and for renewal of such insurance or insurances, one week before the same shall become due and will deliver to and leave with the Mortgagee all original policies of such insurance and receipts for premia thereof and shall not do or suffer or cause to be done or suffer any act or commit or allow to be committed any default whereby any such insurance shall be rendered void or voidable or any increased premium become payable therefore and all moneys to be received under such policies shall be upon trust for better securing to the Mortgagee for the payment of all moneys hereby secured and subject thereto in trust for the Mortgagor/Borrower.

D) The Mortgagor shall and at all times comply with all the terms and conditions and requisitions as is contained in the Sale Deed dated 03/06/2008 pursuant to which the said immovable property have been purchased by the Mortgagor and that he shall not commit any breach of any of the terms and conditions of the said Agreement dated 03/06/2008.

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THE SEAL OF THE SUB-REGISTRAR LANJA

E) The Mortgagor shall not at any time during the continuance of these security sell, transfer, assign, mortgage, charge or encumber or in any manner deal with or dispose of or part with the said property and shall not create in favour of any other party and/or any other financial institutions any further mortgage lien, or encumbrances of any kind whatsoever on the said property and all parts thereof shall remain and continue to remain free from encumbrances of any nature whatsoever other than this Legal Mortgage in favour of the Mortgagee mentioned hereinabove without the prior written consent of the Mortgagee.

4. **PROVIDED FURTHER IT IS HEREBY AGREED AND DECLARED AS FOLLOWS: -**

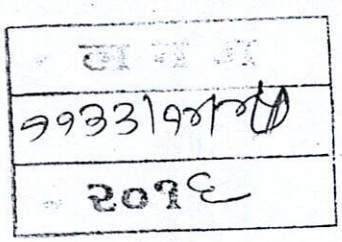
(i) It shall be lawful for the Mortgagee at any time or times hereafter without any further consent of the Mortgagor to sell or concur with any other person or persons in selling the said property or any part thereof either by public auction or by private contract, whether with or without any special conditions or stipulations relative to title or evidence of title or other matters, as the Mortgagee may think fit, with power to buy the said properties or any part thereof at any sale by auction or rescind or vary any contract for the sale thereof and re-

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THE SEAL OF THE SUB-REGISTRAR LANJA

sell the said properties which shall have been so brought in or to which the contract for sale shall been so rescinded without being answerable for any loss or diminution occasioned thereby and with power also to execute assurances and give effectual receipts for the purchase money and to do all acts and things for completing the sale which the person or persons exercising the power of sale shall think proper and the aforesaid power shall be deemed to be power to sell and concur in selling the said property or any part thereof without the intervention of any Court of law within the meaning of Section 69 of the said Transfer of Property Act, 1882 (hereinafter referred to as 'the said Transfer of Property Act') **AND IT IS HEREBY FURTHER AGREED AND DECLARED** that the Mortgagee shall with and out of moneys to arise from any such sales as aforesaid in the first place pay and retain the costs and expenses attending such sale or otherwise incurred in relation to this security and in the next place pay and satisfy the moneys which shall then be owing upon the security of these presents and shall pay the surplus if any to the Mortgagor/Borrower or to the persons entitled to the same.



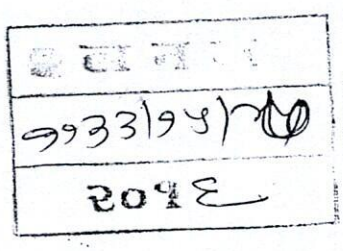


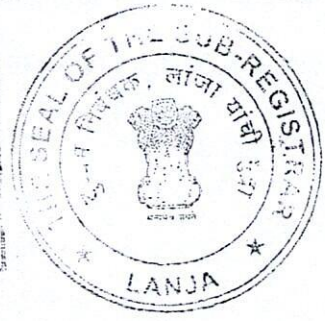
(ii) The power of sale herein before contained shall not be exercised by the Mortgagee unless and until: -

(a) default shall have been made by Mortgagor/ Borrower in payment of the said balance outstanding dues in respect of the said Overdraft facility and the interest, costs, charges and expenses, if any due thereon for a period of three calendar months next after the notice in writing required by Sub-Section (2) of Section 69 of the said Transfer of Property Act, 1882 requiring the said balance outstanding dues together with costs, charges and expenses shall have been given to the said Mortgagor/Borrower at their last available address or affix to some conspicuous part of the said properties or

(b) Interest amounting to at least Rs.500/- (Rupees Five Hundred only) shall be in arrears and remain unpaid for three calendar months after becoming due.

(iii) Any such notice as aforesaid as well as any other notice required to be served upon the Mortgagor/Borrower under these presents shall be deemed to be duly served if sent by registered post at and such service shall be deemed to be made at the time at which the registered letter would in ordinary course be delivered even though

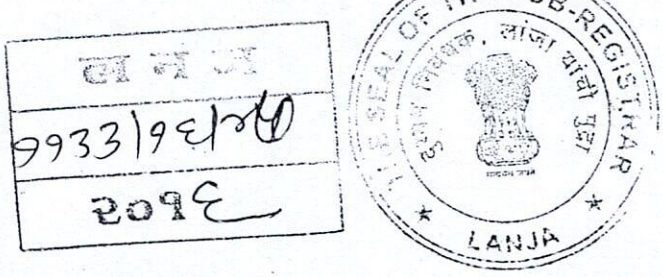




returned unserved on account of refusal or otherwise, however.

(iv) No Purchaser upon any such sale purporting to be made in pursuance of the aforesaid power in that behalf shall be bound or concerned to see or inquire whether any of the cases mentioned in sub-clause (ii) above has happened or whether any default has been made in payment of any moneys intended to be hereby secured or whether any moneys or part thereof remains owing on this security or whether any such notice has been given or left as aforesaid or otherwise as to the regularity of the sale or be affected by express notice that no default has been made or no notice given as aforesaid or within or any such sale is otherwise unnecessary irregular or improper and notwithstanding any such irregularity such as so far as safety and protection of the purchaser or purchasers is concerned be deemed to be valid and effectual accordingly and the remedy of the Mortgagor in respect of any breach of the provisions hereinbefore contained or any irregularity or impropriety in such sale shall be in damages only.

(v) Upon any such sale as aforesaid the receipt of the Mortgagee for the purchase money shall effectively discharge the Purchaser/s there from and from being



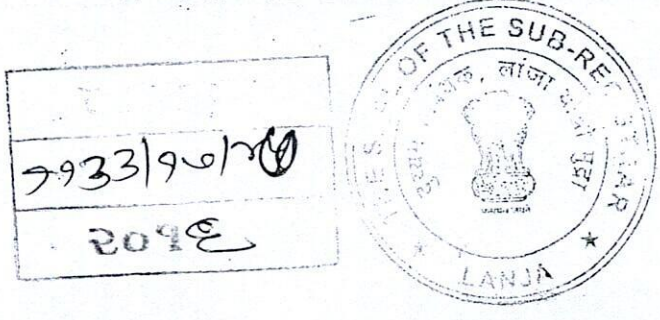
concerned to see the application thereof or being answerable for the loss or misapplication thereof.

(vi) All the other provisions and trusts ancillary to the power of sale which are contained in Section 69 of the Transfer of Property Act, 1882 and are not expressly provided for herein shall apply to this security.

5. **PROVIDED FURTHER IT IS HEREBY AGREED AND DECLARED AS FOLLOWS:-**

i. The Mortgagee shall upon default by the said Mortgagor/Borrower in paying the mortgaged debt has power to appoint by writing a Receiver of the said property to receive the profits, income and benefits thereof under the provisions of Section 69A of the said Transfer of Property Act, 1882 and in that event the Mortgagee shall be at liberty and entitled to appoint any of its officers or any other fit and proper person as such receiver and remove any receiver so appointed and to appoint another in its place and stead by writing signed by the Mortgagee or on its behalf and all powers provisions and trusts in the said Section 69A of the Transfer of Property Act, 1882 shall apply to the Receiver appointed by the Mortgagee.

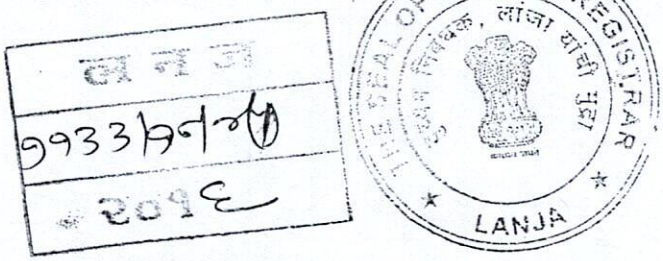
ii. The Mortgagee shall not be answerable or accountable for any involuntary loss/es, which may happen in or



about the exercise or execution of any of the powers, or trusts, which may be vested in the Mortgagee by virtue of these presents or by any legislative enactment.

iii. If the said property or any part thereof shall at any time or times be taken up or requisition or acquired by the Government or any public body or authority entitled to do, the Mortgagee shall be entitled to receive the whole of the compensation which the Mortgagor/Borrower will be entitled or be declared entitled to and to appropriate the same towards repayment of the said balance outstanding dues in respect of the said credit facility together with interest, cost, charges and expenses hereby secured and to pay the surplus if any, to the Mortgagor/Borrower or to the persons entitled to the same.

iv. If default shall be made in payment of all or any part thereof the balance outstanding dues in respect of the said Overdraft facility together with interest, cost, charges and expenses or any other sums of money payable by the said Mortgagor/Borrower to the Mortgagee or any performance or observance of any of the covenants, conditions and provisions herein contained and on the part of the said Mortgagor/ Borrower to be observed and performed then it shall be



lawful for the Mortgagee to enter into and upon and take possession of the said property or any part thereof and to receive the rents income and projects thereof without any denial evictions, interruptions claim or demand by the Mortgagor/Borrower or any person or persons whomsoever and that in such case the Mortgagee shall receive the rents, income and profits and pay all outgoings of the premises as the Agents of the Mortgagor/Borrower and shall appropriate the surplus, if any, in payment of the principal sums and interest under the said Overdraft facility.

v. For all or any of the purposes aforesaid including the transfer and assignment of the Mortgagor/Borrower, the Mortgagor/Borrower do hereby irrevocably appoint the Mortgagee as well as the Receiver or Receivers to be appointed under these presents to their Attorney/s for and in the name and on behalf of the Mortgagor/ Borrower do execute and do all such acts, deeds, matters and things which they ought to do and execute under the covenants and provisions herein contained and generally to use the name of the Mortgagor/ Borrower in the exercise of all or any of the powers by these presents conferred to the Mortgagee or any Receiver by it.



vi. The Mortgagor/Borrower shall pay the stamp duty and registration charges also pay the costs, charges and expenses between "the Attorney and the Client" anywise incurred or paid by the Mortgagee of the incidental to or in connection with these presents or the security and incurred as well as for the assertion or defence of the rights of the Mortgagee as for the protection and security of the said properties and for the demand realization and recovery of the said balance outstanding in respect of the said Overdraft facility together with costs, charges, interest, expenses and other moneys payable by the said Mortgagor/Borrower to the Mortgagee until such payments the same shall be a charge upon the said property.

vii. The amount secured under these presents is the aggregate amount of Rs. 88.50 Lakh and hence the Mortgagor/ Borrower shall, pay adequate stamp duty at the rate of point five percent amounting to Rs.44.250/- as per Article 40 of the Bombay Stamp Act, 1958.

FIRST SCHEDULE REFERRED TO ABOVE
(Particulars of the immovable property)

ALL that piece and parcel of land bearing Gat No. 1925/C {Previous Gat No. 1925/A/2}, Survey No. 301 (Old Gat No. 1925) adm. H-R-P 0-22-50 out of H-R-P 0-29-06.75, Pot Kharaba adm. H-R-P 0-01-00.00 total adm. H-R-P 0-30-06.75,

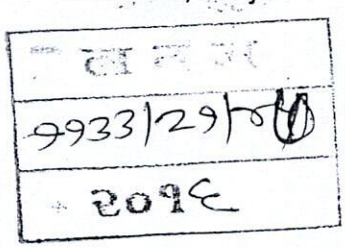


lying and being at Village Lanja, Taluka Lanja, Dist. Ratnagiri, Maharashtra State together with structure constructed/to be constructed thereon;

SECOND SCHEDULE REFERRED TO ABOVE

(Description of the documents deposited by the Mortgagor / Borrower with the Mortgagee)

1. Copy of Declaration/Consent/Confirmation dated 09/01/2006 executed by Mrs. Suvarna Sadanand Bane in favour of Mr. Tejasvini Vijay Yadav, Mr. Tukaram Gangaram Yadav and Mr. Dilip Gangaram Yadav
2. Original Agreement for Sale dated 10/01/2006 made between Mrs. Suvarna Sadanand Bane as the Vendor and Mr. Subhash Ramchandra Phansamkar as the Purchaser along with Original Stamp Duty Challan
3. Original Registration Receipt dated 10/01/2006 registered under Reg. No. LNJ/27/2006
4. Copy of Power of Attorney dated 11/03/2008 executed by Mrs. Suvarna Sadanand Bane in favour of Mr. Subhash Sabaji Rane
5. Copy of Commencement Certificate dated 27/06/2008 issued by office of the Group Grampanchayat, Lanja
6. Original Sale Deed dated 03/06/2008 made between Mrs. Suvarna Sadanand Bane as the Vendor and Mr. Subhash Ramchandra Phansamkar as the Purchaser along with Original Stamp Duty Challan
7. Original Registration Receipt dated 03/06/2008 registered under Reg. No. LNJ/392/2008
8. Copy of Order dated 14/08/2008 issued by office of the Tehsildar, Lanja





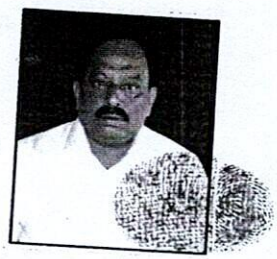
9. Copy of Revised Commencement Certificate dated 03/03/2009 issued by office of the Group Grampanchayat, Lanja.

10. Original Latest 7/12 Extracts and Ferfar Patrak issued by office of the Talathi Lanja, Taluka Lanja, Dist. Ratnagiri

11. Copy of No Dues Certificate issued by Lanja Nagarik Co-op Patpedhi Ltd., to Mr. Subhash Ramchandra Phansamkar

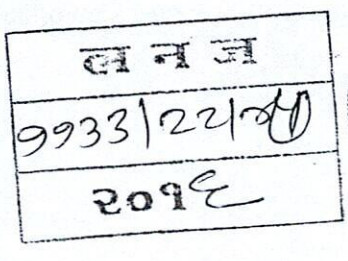
IN WITNESS WHEREOF the parties hereto have hereto set and subscribed their hands the day and the year first hereinabove written.

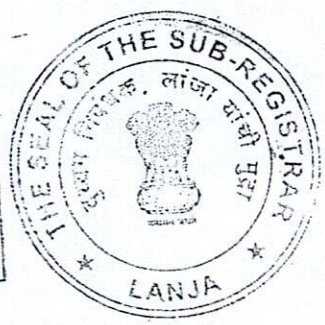
SIGNED AND DELIVERED by the within)
named **"the Mortgagor/Borrower"**)
Mr. Subhash Ramchandra Phansamkar)
on this 8 day of September 2016 in the)
presence of)



1. IQTIDAR HUSSAIN RIZVI
Row House No-02 Gauna Residency
~~Phase II Kanakia Mira Road~~

2. Abubakar Shaikh
Flat no, 503, Awing gaurav
Residency Phase-2, Beverly Park
MIRA ROAD (E) 401104





SIGNED SEALED AND DELIVERED by)

the within named "**THE MORTGAGEE/BANK**")

PUNJAB NATIONAL BANK through its)

Authorized Signatory)

Mr. Manohar Shivram Joshi)

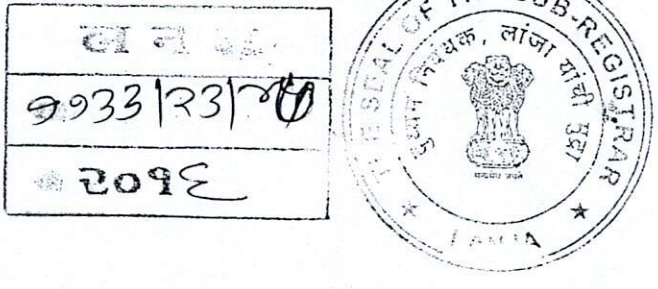
on this 8 day of September 2016)



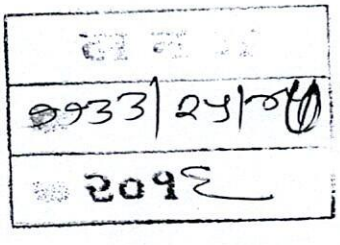
in the presence of

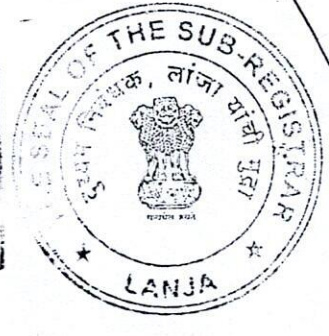
1. Iqtidar Hussain Rizvi
Row House No-02 Gowrav
Residency Phase-II Bevly Park
Kanakia Mira Road(East)

2. Abubakar Shaikh
Flat No 503, Gowrav Residency
Phase-2, Beverly Park
MIRA ROAD (E) 401107




दु. नं. ज.
9933/2018
सन २०१८
THE SEAL OF THE SUB-REGISTRAR
दुय्यम निबंधक, लांजा यांची मुद्रा
LANJA




SEAL OF THE SUB-REGISTRAR
उप निबंधक, लांजा यांची मुद्रा
LANJA

Dated this day of September 2016

Mr. Subhash Ramchandra Phansamkar

... Mortgagor/Borrower

AND

Punjab National Bank

. Mortgagee/Bank



DEED OF SIMPLE MORTGAGE WITHOUT POSSESSION

M/s. Mable & Associates,
Advocates,
407, Birya House,
265, Bazar Gate Street,
Mumbai 400 001
PNB-WORLI SEAFACE