INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

सत्यमेव जयते

BCH 6341 1 16 2016

Certificate No.	:	IN-GJ26900504263030
Certificate Issued Date	:	17-Sep-2016 01:24 PM
Account Reference	:	SHCIL (FI)/ gjshcil01/ BHARUCH/ GJ-BH
Unique Doc. Reference	:	SUBIN-GJGJSHCIL01101139475116800
Purchased by	:	BHARGAV M MISTRY
Description of Document	:	Article 36(b) Mortgage Deed - Without Possession
Property Description	:	R.S.NO-49/1 P. PLOT NO-5 AND 6 PAIKI DHANSHREE COMPLEX P. OFFICE 212 NANDELAV TA-DIST BHARUCH
Consideration Price (Rs.)	:	10,00,000 (Ten Lakh only)
First Party	:	BHARGAV M MISTRY
Second Party	:	SYNDICATE BANK
Stamp Duty Paid By	:	BHARGAV M MISTRY
Stamp Duty Amount(Rs.)	:	3,500 (Three Thousand Five Hundred only)

SHCIL BHARUCH

THE SEAL OF THE SUB-REGISTRAR OF BHARUCH.

VO 0002218210

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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& 6 Paiki Dhanshree Complex paiki office no.212 adm- 27.00 sq.mtrs of Bharuch together with all buildings and structures and additions and improvements there on situated at Moje Bharuch and more



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Instrument Relating to Deposit of Equitable Mortgage Deed

This Instrument made at Bharuch on this 30 day of July 2016 by Bhargav Maganbhai Mistry age- 35 years, occupation-Business, Indian Nationality, Inhabitant and residing at 17-18 "Sri Sri Bhavan" Ramnagar Society, Near Shravan School, Link road, Bharuch. (hereinafter called "THE MORTAGAGOR" which expressions shall include his/her their respective heirs, executors, administrators and assigns) of the One part and SYNDICATE BANK, a body corporate constituted under the banking companies (Acquisition & Transfer of Undertaking) act 1970, with its Head Office at manipal in Udipi District of Karnataka & its branch office inter alia at Bharuch (hereinafter called "THE MORTGAGE" which expression shall include their Successors & Assigns) of the other part.

Whereas the mortgagee has agreed to grant certain credit facilities to **Bhargav Maganbhai Mistry** (Name of the Borrower) to the extent of Rs.10,00,000/- for the purpose of AND WHEREAS the Mortgage has agreed to give security to the mortgagee for the credit facility up to Rs. 10,00,000/- granted/allowed from time to time to the borrower on the borrower agreeing to utilize the amounts so advanced for purposes applied for and such terms and conditions as the mortgagee may stipulate from time to time and on the mortgagor/Borrower securing the same by executing a Mortgage deed of Mortgagor **Bhargav Maganbhai Mistry** age-35 years, occupation-Business, Indian Nationality, Inhabitant and residing at 17-18 "Sri Sri Bhavan" Ramnagar Society, Near Shravan School, Link road, Bharuch.NOW THIS INDENTURE WITNESSETH AND IT IS HERBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-

1. a) In pursuance of the above representations and agreements and in consideration of the mortgagee having granted or agreed to grant Loan/Credit facilities from time to time up to Rs. 10,00,000/- To the Mortgagor/Borrower on such terms and conditions as may be stipulated by the Mortgagee from time to time, the Mortgagor as beneficial owner hereby transfers to the Mortgagee by way of mortgage, all those pieces of land bearing R.S.no.49/1 paiki plot no. 5 & 6 Paiki Dhanshree Complex paiki office no.212 adm- 27.00 sq.mtrs of Bharuch together with all buildings and structures and additions and improvements there on situated at Moje Bharuch and more particularly described in the schedule hereunder written (hereinafter

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For SYNDICATE BANK

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प्रबन्धक / Manager
भरुच / BHARUCH

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called 'the said premises') as a security for repayment of the amounts so advanced with interest at the rate of .....percentage per annum being.....% over and above prescribed by the bank from time to time depending on the changes in the Prime Leading rate/prime term lending rate of the bank or the directives of the Reserve bank of India from time to time or the policy of the bank on advances, as also for the costs, charges and expenses, such interest to be payable, whether actually debited to the account or not, and till so paid shall form part of advance/s granted by the bank to the Borrower and the Borrower agrees to execute necessary Promisory notes or debit balance confirmation accordingly from time to time. The Mortgagor/borrower further agrees to pay interest tax whenever becomes applicable and chagred by the Mortgagee.

b) In the event of any revision in the rate of interest, the borrower shall be deemed to have receive notice of revision in the rate of interest whenever such revision in the Prime Lending Rate of Prime Lending rate is displayed or notified by the Bank on the notice board in the branch premises where the advance/s are availed by the borrower/s or published in the newspaper/s. or made known through entry of interest charged in the statement of account given to the borrower.

c) Provided further, without prejudice to the Bank's other rights and remedies, the bank shall be entitled to charge, penal/enhanced rate of interest at the rate over and above the agreed rate of interest of 2% per annum or such other reasonable enhanced rate in default or irregularity in observing the terms and conditions of this agreement by the Borrower/s/ which in the opinion of the Bank warrants revision of such interest or charging penal interest for such period as the bank may deem fit.

2. THE MORTGAGOR hereby declares that the Mortgagor is the sole and absolute owner of the said premises and there is no encumbrance or charge of any nature existing over the said premises and he has power to mortgage the said premises and that all taxes, rents and dues payable on the said premises are paid up to date, and there is no attachment or revenue recovery or any other proceedings pending in respect of the said premises. Mortgagor shall protect the property in every respect and keep the Mortgagee's interest fully secured at all time.

3. THE MORTGAGOR HEREBY COVENENTS WITH THE MORTGAGEE AS FOLLOWS :

a) That the Mortgagor will not so long as the Mortgage debt is outstanding and not paid, encumber or charge the said premises or any part thereof without the consent in writing of the Mortgagee,

For SYNDICATE BANK

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Manager

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which the Mortgagee shall be entitled to refuse to grant without assigning any reason thereof.

b) That the Mortgagor shall pay the interest by quarterly/ half yearly payments as may be stipulated by the Mortgagee from time to time in addition to the installments prescribed by the Mortgagee.

c) That the Mortgagor shall pay regularly all taxes, Insurance Premium, rents and dues payable to the government of local authorities levied on the said premises.

d) That the Mortgagor will be personally liable for repayment of the Mortgage debt in spite of the security given by this deed.

e) That the Mortgage shall be continuing security for the ultimate sum of money not exceeding Rs. 10,00,000/- at any one time and interest thereon as also the costs, charges and expenses that may become payable by the Mortgagor/Borrower to the Mortgagee upon any account/accounts opened or to be opened in or credit facilities granted the name of the Mortgagor/Borrower from time to time for granting credit facilities granted the name of the Mortgagor and such account/s is/are not be considered as exhausted or discharged or released merely by reason of the said account/s being brought to credit at any time or from time to time. Applicable in case of Agriculture lands that the Mortgagor during the continuance of this mortgage will cultivate the Mortgaged property in a good and profitable manner and the mortgagee is entitled to have a charge over the crops raised in the mortgaged property.

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That the pendency of the security hereby created and until repayment of the motgage amount, the mortgagor will get insured and keep insured the said premises with approved insurance company with bank clause and pay all premium on the insurance policy as and when it becomes due, and in the event of the mortgagor failing to do so or pay the premium the mortgagee will be entitle to do so but not bound to , by debiting the said premium to Mortgagor's/Borrower's account and however, if it is not done by the mortgagee the mortgagor shall not raise any dispute.

That in the event of the said premises being destroyed or damaged by fire, earthquake or any accident the mortgagee will be entitled to receive the insurance claim under such policy to the exclusion of the Mortgagor and to appropriate the same.

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For SYNDICATE BANK

प्रबन्धक/Manager
भरुच/BHARUCH.

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Firstly: Towards the reimbursement of the cost/expenses incurred by the bank.

Secondly: towards interest in arrears, whether debited and not.

Lastly: towards the principal

4. The mortgagee will be entitle to cause the said premises to be sold as power of attorney holder for realization of Bank's dues if:

A) The mortgagor/Borrower fails to pay interest on the respective due dates

B) The mortgagor/Borrower fails to pay any two installment of the principal amount : or

C) The Mortgagor/Borrower fails to pay the mortgage debt or any part thereof when it becomes due and payable.

5. All costs charges and expenses (including the costs as between attorneys and client) incurred by the mortgagee for realization and recovery of the mortgage debt and/or interest shall be paid by the mortgagor/Borrower and he added to and shall from part of the mortgage debt, including cost of sale of the property.

6. All payments made by the mortgagor/Borrower to the mortgagee will be appropriated towards the costs charges and expenses, if any, incurred, interest that may be then due, and the balance towards the principal sum.

SUB-REGISTRAR OF BHARUCH.

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THE FIRST SCHEDULE ABOVE REFFERRED TO

(List of documents of title, evidence and deed in respect of immovable properties belonging to the Mortgagor/Borrower)

1. Original regi.sale deed dtd. 18/05/2016 vide regi. Regi. Sale deed sr.no. 3602/2016
2. Original Index-2 dtd. 18/5/2016 vide sr.no.3602/2016
3. Original Regi sale deed fee Receipt dtd. 18/5/2016 vide sr.no.3602/2016 in favor of Bhargav Maganbhai Mistry

THE SECOND SCHEDULE ABOVE REFFERRED TO

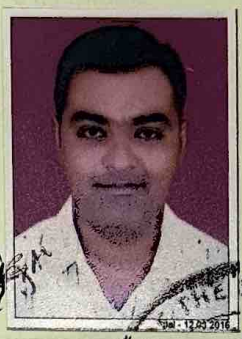
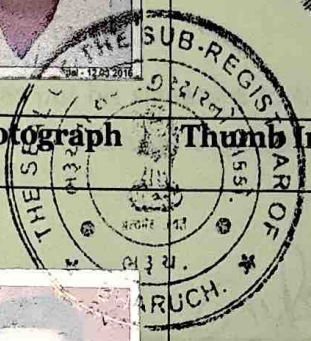
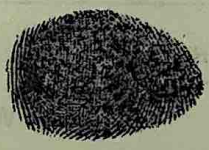
The property bearing office no.S-212 (Third floor) Northen side part (on plot no. 5 & 6 paiki) adm- 27.00 sq.mtrs R.S.no.49/1 paiki situated among "Dhanshri Complex" of Village Nandelav, Ta & Di:Bharuch.

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FOR SYNDICATE BANK

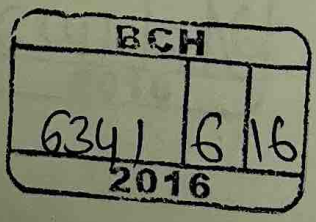
प्रबन्धक/Manager
भरुच/BHARUCH.

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vo **Schedule** ov

Name and sign of Mortgagor	Photograph	Thumb Imression
 **Bhragav Maganbhai Mistry**	 	
Name and sign of Bank	**Photograph**	**Thumb Imression**
कृते सिंडिकेट बैंक For SYNDICATE BANK प्रबन्धक / Manager भरूच / BHARUCH. **Manager, Syndicate Bank, Bharuch.**		





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Boundaries of the office no. 212 are as under:

On its East:-Office no. 217

On its West:- Complex Parking

On its North:- Art of Living Hall

On its South:- Office no. 213

IN WITHNESS WHEREOF the mortgage has put his signature to this deed after it was read over and explained to him in his vernacular language on the day and year hereinabove first written

Bhargav Maganbhai Mistry

Grishbhai Natverlal Shah

(Witness)

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2016

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स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AALPG5991K



नाम /NAME

HRISHIKESH GANGADHARAN

पिता का नाम /FATHER'S NAME

GANGADHARAN

जन्म तिथि /DATE OF BIRTH

25-04-1963

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

कृते सिंडिकेट बैंक
For SYNDICATE BANK
Manager
प्रबन्धक/Manager
भरुच/BHARUCH.

OF THE SUB-REGISTRAR OF BHARUCH.

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2016

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લાભદીપ વિનાયક

ભારત સરકાર
Government of India



મિસ્ત્રી ભાર્ગવ મગનભાઇ
Mistry Bhargav Maganbhai
જન્મ તારીખ / DOB : 19/12/1979
પુરુષ / Male

7447 0821 7943

આધાર – સામાન્ય માણસનો અધિકાર

TRUE COPY
P-B-Pandya
Asst. Govt. Pleader & APP.
Bharuch

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2016

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: S/O: મિસ્ત્રી મગનભાઇ, 17/18, રામ નગર સોસાયટી, શ્રાવણ સ્કુલ પાસે, લિંક રોડ, ભરુચ, ભરુચ, ગુજરાત, 392001

Address: S/O: Mistry Maganbhai, 17/18, Ram Nagar Society, Near Shravan School, Link Road, Bharuch, Bharuch, Gujarat, 392001

7447 0821 7943

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

REGISTRAR OF
BHARUCH.

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अनदीत Dave

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AHNPM8117A



नाम /NAME

BHARGAVBHAI MAGANBHAI MISTRY

पिता का नाम /FATHER'S NAME

MAFANBHAI ANANDJIBHAI MISTRY

जन्म तिथि /DATE OF BIRTH

19-12-1979

हस्ताक्षर /SIGNATURE

मुख्य आयकर आयुक्त, बड़ौदा.
Chief Commissioner of Income-tax, Baroda

TRUE COPY
P.B. Pandya
Asst. Govt. Pleader & APP.
Bharuch

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REGISTRAR OF

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આમી -

ભારત સરકાર
Government of India



શાહ ગિરિશભાઇ
Shah Girishbhai
જન્મ તારીખ / DOB : 15/12/1969
પુરૂષ / Male

4940 4279 5438

આધાર – સામાન્ય માણસનો અધિકાર

TRUE COPY
P.B. Pandya
Asst. Govt. Pleader & APP.
Bharuch

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સબ-રજીસ્ટ્રાર કચેરી

એસ.આર.ઓ - ભરુચ

ગામનુ નામ : નંદેલાવ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ / નોંધણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નં.ર	શેરો
માલિકી ફેરખત/વેચાણ રૂ. ૧૦૦૦૦૦=૦૦	રે.સર્વે નં- ૪૯૭ પૈકી ૬ ધનશ્રી કોમ્પલેક્ષના સીડી તરફથી ઉત્તર તરફના ભાગના ત્રીજા માળે આવેલ ઓડીસ નં- ૩૧૨ ક્ષેત્રફળ- ૨૭.૦૦ ચો.મી.			મગનભાઈ આણંદજીભાઈ મિસ્ત્રી	ભાર્ગવભાઈ મગનભાઈ મિસ્ત્રી	૧૮/૦૫/૨૦૧૬ ૧૮/૦૫/૨૦૧૬	૩૬૦૨	

BCH 6341 1/16 2016

સી.ડી.પટેલ ની તારીખ : ૧૮/૦૫/૨૦૧૬ ના રોજની

મુકાબલ કરનાર

ખરી નકલ

-

અરજી નંબર : ૨૩૯૬

પહોંચ નંબર : ૨૦૧૬૦૯૩૦૦૬૪૫૪

તારીખ : ૧૯/૦૫/૨૦૧૬

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - ભરુચ

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - ભરુચ

નોંધ: કોમ્પ્યુટર પ્રિન્ટમાં કોઈ પણ રીતે [illegible] ચલાવી લેવાશે નહી.

ATTESTED

Dy. Mamlatdar and
Executive Magistrate
BHARUCH.

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6341	15	16
2016		

17/09/16 1:41:50 pm Version:1.1.2016.12

Serial No. **6341**

Presented of the office of the Sub-Registrar of **S.R.O - BHARUCH** Between the hour of 13 to **14** on Date **17/09/2016**





Bhargav Maganbhai Mistry

(P. P. Mevada)
Sub Registrar
S.R.O - BHARUCH

Receipt No :- **2016093011687**

Received Fees as following		Rs.
Registration		5000
Side Copy Fee	(20):	200
Other Fees		0
TOTAL :-		5200

(P. P. Mevada)
Sub Registrar
S.R.O - BHARUCH

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
Executing					
1.000	Bhargav Maganbhai Mistry A-17-18, Ramnagar Soc. Near Sravan School Link Road, Bharuch PANNO:FORM60	36			

SUB-REGISTRAR BHARUCH

Executing Party admits execution

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2016		

7/09/16 1:41:50 pm Version:1.1.2016.12

1 Girishbhai Natvarlal Shah
Shakuntala App. BharuchPANNO:FORM60





Known to the under signed Sub-Registrar state that the personally known the above executant and identifies him/them.

1. _____

Date 17 Month September - 2016

P. P. Mevada
Sub Registrar
S.R.O - BHARUCH

Received Copies of Certified Evidence of Seller , Buyer and Identifiers of Document

Date 17/09/2016

(P. P. Mevada)
Sub Registrar
S.R.O - BHARUCH

1 Book No. 6341 Registered No.

Date : 17/09/2016

(P. P. Mevada)
Sub Registrar
S.R.O - BHARUCH

THE SEAL OF THE SUB-REGISTRAR OF BHARUCH.

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રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબરઃ ૨૦૧૬૦૯૩૦૧૧૬૮૭ દસ્તાવેજ નંબરઃ ૬૩૪૧ દસ્તાવેજ વર્ષઃ ૨૦૧૬

તા: ૧૭ માહેઃ સપ્ટેમ્બર સનેઃ ૨૦૧૬

દસ્તાવેજનો પ્રકાર મોર્ગેજ અવેજ Rs. 1000000.00

રજુ કરનારનું નામ Bhargav Maganbhai Mistry

નીચે પ્રમાણે ફી પહોંચી

	રૂ. પૈસા
રજીસ્ટ્રેશન ફી	૫૦૦૦
નકલ કરવા ની ફી સાઈડ / ફોલીયો	૨૦૦
શેરોની નકલ કરવા માટે ફી	
ટપાલ ખર્ચ	
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)	૦
શોધ અગર તપાસણી	
દંડ કલમ-૨૫	
કલમ-૩૪ (કલમ-૫૭)	
નકલ ફી ફોલીયો	
ઈન્ડેક્ષ-૨ ફી	
આ સિવાયની બાબતોની ફી	
કુલ એકંદરે રૂ.	૫૨૦૦

THE SEAL OF THE SUB-REGISTRAR OF BHARUCH

અંકે રૂપીયા પાંચહજાર બસો પુરા.

દસ્તાવેજ ---------- ના દિવસે તૈયાર થશે અને નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં ---------- આવશે. કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

A-17-18, Ramnagar Soc. Near Sravan School Link Road, Bharuch

(P. P. Mevada)
સબ રજીસ્ટ્રાર
ભરુચ

અગર _____ ને આપશો

રજુ કરનારની સહી

અસલ દસ્તાવેજ મળેલ છે.

IGR-NIC(G) 297605223029433842 ૧૭/૯/૨૦૧૬ ૧:૨૬:૨૨ pm

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સબ-રજીસ્ટ્રાર કચેરી

એસ.આર.ઓ - ભરુચ

ગામનુ નામ : નંદેલાવ

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ / નોંધણીની તારીખ	અનુકમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
મોર્ગેજ રૂ. ૧૦૦૦૦૦૦=૦૦	રે.સર્વે નં- ૪૯૧ પૈકી ૬ ધનશ્રી કોમ્પલેક્ષના સીડી તરફથી ઉત્તર તરફના ભાગના ત્રીજા માળે આવેલ ઓફીસ નં- ૨૧૨ ક્ષેત્રફળ- ૨૭.૦૦ ચો.મી.		Bhargav Maganbhai Mistry	Syndicate Bank Panchbatti Branch	૧૭/૦૯/૨૦૧૬ ૧૭/૦૯/૨૦૧૬	૬૩૪૧	

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મુકાબલ કરનાર

ભાર્ગવ મગનભાઇ મિસ્ત્રી ની તારીખ : ૧૯/૦૯/૨૦૧૬ ના રોજની

ખરી નકલ

અરજી નંબર : ૪૪૭૨

પહોંચ નંબર : ૨૦૧૬૦૯૩૦૧૧૭૧૬

તારીખ : ૧૯/૦૯/૨૦૧૬

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - ભરુચ

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - ભરુચ

નોંધ: કોમ્પ્યુટર પ્રિન્ટમાં કોઈ પણ રીતે કરેલ સુધારો માન્ય ગણાશે નહી.