SBBJ/F-969

MEMORANDUM OF DEPOSIT FOR CREATION OF

CHARGE FOR TERM LOAN/OVERALL LIMIT

(To be stamped in the States of Gujarat, Goa and Maharashtra

as a Mortgage by deposit of title deeds)

*Insert full name

**Insert full name of the borrower

MEMORANDUM that Shri/Smt./Kum.* _____

_____

Sole proprietor/proprietress of Messrs.** (hereinafter referred to as "the Borrower")

OR

Shri/Smt./Kum.* _____

Shri/Smt./Kum.* _____

Shri/Smt./Kum.* _____

Shri/Smt./Kum.* _____
and Partners of Messrs.** (hereinafter referred to as "the Borrower")

OR

Shri* _____ _____ for self and as Karta of his Joint family carrying on joint family business under the firm name and style of** _____

_____(he reinafter referred to as "the Borrower") AND Sarvashri (names of the coparceners of the joint family)

OR

#Insert full address

@Delete whichever is inapplicable. The portion in bracket to

be deleted in case of non-corporate borrower

Shri* _____

President/Secretary of** _____

_____

(hereinafter referred to as the "the Borrower")

OR

Shri* Arvind omprakash verma

a Director of** M/s Satyam Agro trade pvt Ltd

(hereinafter referred to as "the Borrower") attended the office of the State Bank of Bikaner & Jaipur at* Andheri (East) mumbai

on the 20th day of May 2016

and delivered to and deposited with Shri* Dilip Kumar Ahuja

an authorised officer of the Bank the documents of title relating to the immovable properties of the Borrower comprising of land and buildings and erections thereon (both present and future) situate at# OFFICE NO 109 L-1 wing-F, The Summit Premises Co-op Hsg Soc. Ltd. The Chambers V/s Parle (East) mumbai and more particularly described in the schedule attached hereto (hereinafter referred to as "the immovable properties") When making the said deposit, the said Shri/Sarvashri* Arvind Om prakash Verma

stated that he/they did so for and on behalf of the Borrower with intent to create a mortgage by deposit of title deeds of the above referred to immovable properties in favour of the Bank (in pursuance of the resolution of the Committee of Management/Board of Directors of the Borrower passed on 16-05-2016 authorising him as a President / Secretary /Director@ of the Borrower to deposit for and on behalf of the Borrower the title deeds of the above referred to immovable properties of the Borrower with the Bank by way of mortgage by deposit of title deeds) 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 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 the Borrower 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 and for any other indebtedness and liabilities, past, present and future of the Borrower to the Bank. And Shri/Sarvashri Arvind Om prakash verma

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, 1 882 and for no other purpose and without prejudice to the Borrower's full liability to the Bank, under the

said mortgage fixed at Rs. 1100.00 Lac (Rupees One Thousand One Hundred Lacony. only) together with interest thereon and all costs and charges.

When making the said delivery the said Shri/Sarvashri* Arvind Om prakush verma

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 in respect of the above referred immovable properties of the Borrower and further stated and assured the Bank that the Borrower is the absolute owner of the above referred to immovable properties and that the Borrower has marketable title thereto and that save the charge created in favour 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 favour 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 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 favour 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 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 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 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 HEREINABOVE

PART I

(List of the documents of title)

1. Agreement for sale dated 28/9/2015 executed between Mr. Navratlan Mungal & Arvind omprakash verma
2. Registration receipt PART II 9602/2015 dated 28/9/2015
3. Index II dated 28/9/2015
4. Agreement for Sale dated 15/4/2011
5. Registration Receipt No 3431/2011 Dated 15/4/2011
6. Index II dated 15/4/2011
7. Copy of the part occupation certificate
8. Share certificate No 008.

(Description of the immovable properties)

(Commercial Shop No 109-L-1 (Upper basement Floor) F wing
The Summit premises Co-op HSG Soc Ltd plot No 108, ~~109A~~
& Final plot No 109 CTS No 108, 109A, 108A-1 to F Sant
Janabai Road western Express Highway Vile parle (East)
Mumbai

Manager (C and I)

For State Bank of Bikaner & Jaipur
Andheri (East), Mumbai-400 093

Branch Manager

Branch Manager

SME- 6

From Arvind Omprakash verma
E/004 abeda splendor JVNL Road.
(Name/s & Addresses of the Mortgagor/s) Mumbai

To
The Branch Manager
State Bank of Bikaner & Jaipur
Andheri (E) Branch
(Address) Mumbai

Dated : 20.05.2016

Dear Sir,

LETTER OF CONFIRMATION FOR CREATION OF MORTGAGE BY DEPOSIT OF TITLE-DEEDS

1	Name/s of the Borrower Address/s *(Father's/Husband's name also to be mentioned)*	M/s Satyam Agro trade pvt ltd 209-L2 The Summit Business Bay Samarth Nagar Hanuman Road Vile Parle (East) Mumbai
2	Facilities & limits and the total Amount secured by the Mortgage	Cash credit & Foreign Letter of credit of Rs 1100.00 Lac
3	Date of deposit of title-deeds	20.05.2016
4.	Place of Deposit of title deeds	Mumbai (Andheri)

1. We are writing this to confirm that we had already deposited with the Bank on the aforesaid date the title-deeds relating of our property described hereunder with intent to create equitable mortgage as security for the mortgaged debt together with interest, costs, charges and expenses thereon due and payable to the Bank.
2. We confirm that the said security shall also be for all other liabilities and indebtedness past, present and future to the Bank and shall subsist and continue notwithstanding the granting of totally new limits and facilities and / or account/s coming into credit and / or inter-changeability of limits and / or cancellation of limits, etc.
3. We confirm that we have good and marketable title and that save the charge/s created in favour of the Bank, the mortgaged properties are free from all encumbrances. The mortgaged properties are in our physical possession *(a portion of the property is under tenancy occupation on monthly rent)
4. We have not entered into any agreement for transfer or alienation in respect of the mortgaged properties of whatsoever nature. We waive the application of Sections 61, 65A and 67A of the Transfer of Property Act, 1882.
5. We confirm that no proceedings for recovery of any statutory dues, taxes, etc. was initiated in the past nor any proceeding or levy or tax is pending against us under the Income Tax Act, 1961 or the Sales Tax Laws, and that no notice has been issued / or served on us 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 for the time being in force.

(List of the Title Deeds)

(1) Agreement for sale dated 28/9/2015 (2) Registration Receipt/9602/2015 dated 28/9/2015 (3) Index II dated 28/9/2015 (4) Agreement for sale dated 15/4/2011 (5) Registration Receipt NO 3031/2011 Dated 15/4/2011 (6) Index-II dated 15/4/2011 (7) Copy of the part occupation certificate (8) Share certificate

(Description of the mortgaged properties)

*(**Note** : In addition to Land & Buildings, if fixed Plant & Machinery is also given, then, full description of the said Plant & Machinery, including identification marks should be recorded)*

Commercial shop NO 109-L-1 F Wing The Summit premises co-op. HSG SOC Ltd plot NO 108 & Final plot NO 109 CTS NO 108, 109A 108A to F Sant Janabai Road western Express Highway Vile parle (East) mumbai

Yours faithfully,

Signature of the Mortgagor/s

* Strike out if not applicable.

SME- 6

From Sh. Arvind omprakash verma
E-1004 Oberoi Splendor JVNL Road
(Name/s & Addresses of the Mortgagor/s) Mumbai

To
The Branch Manager
State Bank of Bikaner & Jaipur
Andheri (E) .....Branch
(Address)

Dated : 20.05.2016.

Dear Sir,

LETTER OF CONFIRMATION FOR CREATION OF MORTGAGE BY DEPOSIT OF TITLE-DEEDS

1	Name/s of the Borrower Address/s *(Father's/Husband's name also to be mentioned)*	M/s Satyam Agrotrade Pvt Ltd 209. L2 The Summit Business Bay Samarth Nagar Hanuman Road, Vile Parle (east) Mumbai
2.	Facilities & limits and the total Amount secured by the Mortgage	Cash credit & Foreign Letter of Credit of Rs 1100 lacs.
3	Date of deposit of title-deeds	20.05.2016
4.	Place of Deposit of title deeds	Andheri (Mumbai)

1. We are writing this to confirm that we had already deposited with the Bank on the aforesaid date the title-deeds relating of our property described hereunder with intent to create equitable mortgage as security for the mortgaged debt together with interest, costs, charges and expenses thereon due and payable to the Bank.
2. We confirm that the said security shall also be for all other liabilities and indebtedness past, present and future to the Bank and shall subsist and continue notwithstanding the granting of totally new limits and facilities and / or account/s coming into credit and / or inter-changeability of limits and / or cancellation of limits, etc.
3. We confirm that we have good and marketable title and that save the charge/s created in favour of the Bank, the mortgaged properties are free from all encumbrances. The mortgaged properties are in our physical possession *(a portion of the property is under tenancy occupation on monthly rent)
4. We have not entered into any agreement for transfer or alienation in respect of the mortgaged properties of whatsoever nature. We waive the application of Sections 61, 65A and 67A of the Transfer of Property Act. 1882.
5. We confirm that no proceedings for recovery of any statutory dues, taxes, etc. was initiated in the past nor any proceeding or levy or tax is pending against us under the Income Tax Act, 1961 or the Sales Tax Laws, and that no notice has been issued / or served on us 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 for the time being in force.

(List of the Title Deeds)

(1) Agreement For sale dated 26/9/2015 (2) Registration Receipt 960 2015 dated 26/9/2015 (3) Index II dated 26/9/2015 (4) Agreement for sale dated 15/4/2011 (5) Registration Receipt No 3031/2011 Dated 15/4/2011 (6) Index-II dated 15/4/2011 (7) copy of the part occupation certificate (8) Share certificate.

(Description of the mortgaged properties)

*(**Note** : In addition to Land & Buildings, if fixed Plant & Machinery is also given, then, full description of the said Plant & Machinery, including identification marks should be recorded)*

Commercial Shop No 109-L-1 F wing The Summit premises Co-op Hsg Soc Ltd. plot no 108 & Final plot No 109 CTS No 108, 109A 108A to F Sant Janabai Road western Express Highway, Vile parle (East) Mumbai.

Yours faithfully,

Signature of the Mortgagor's

* Strike out if not applicable.

378/1581	पावती	Original/Duplicate
Friday,July 08 ,2016		नोंदणी क्रं. :39म
1:36 PM		Regn.:39M

पावती क्र.: 1590 दिनांक: 08/07/2016

गावाचे नाव: Vileparle

फाईलिंगचा अनुक्रमांक: BDR9-1581-2016

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

सादर करणाऱ्याचे नाव: SATYAM AGRO TRADE PVT LTD THROUGH ARVIND OMPRKASH VARMA

Document Handling	रु. 300.00
Filing Fee	रु. 1000.00
एकूण:	रु. 1300.00

सादरकर्ता STATE BANK OF BIKANER & JAIPUR यांनी यांचेकडून दि. 24/06/2016 रोजी घेतलेल्या रु.110000000/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH002383479201617E Defaced vide 00014@1578201617 Dated.08/07/2016.

GRN is MH001141826201617S Defaced vide 0001491572201617 Dated.08/07/2016.

Joint S.R. Andheri 3
सह. दुय्यम निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा.

7/8/2016

Property Detail (with Attribute No, Area Unit)

4) List of DOCUMENTS DEPOSITED WITH Banks: 1) Memorandum of deposit 2) Agreement to

5) Loan Amount: Rs 100 on Lacs 6) Rate of Int

7) Date of Mortgage 20-06-2016 8) Date of Ne 20-06-2016

Name of Mortgagee	Photo of Mortgagee	Thumb Impression	Signature
State Bank of Bikaner And Jaipur			
Name of Mortgagor	Anand om prakash varang		
Party Photo (To be attested by Mortgagee)			
Party Thumb Impression (Left Hand)			
Signature			

(In case of Institution, sign & seal of Institution)

This information is verified and found correct.

Sign & Seal of the authorized person

(Date)

==========

DATED THIS 20th DAY OF August 2009

==========

FROM
MR. TARACHAND M. VARMA

TO
MR. ASHOK KUMAR SARAOGI & ORS.

G.5G

GENERAL POWER OF ATTORNEY

==========

Dated 20th this day of August, 2009

==========

DATED THIS DAY OF 2011

==========

M/s. Omkar Realtors & Developers Pvt. Ltd.,

Promoters

M/s. Parth Developers ..... Developer

And

Mr.Navrattan Munjal

..Purchaser

Agreement for Sale of Business Office

==========

MESSRS. LAW FIRM OF KHONAS

Solicitors & Legal Consultants

45, M.P. Shetty Marg

Fort

Mumbai - 400 001

B/4659

दुय्यम निबंधक: अंधेरी 3 (अंधेरी)

दस्तक्रमांक व वर्ष: 3423/2011

नोंदणी 63 म.

Friday, April 15, 2011

12:18:17 PM

सूची क्र. दोन INDEX NO. II

Regn. 63 m.e.

गावाचे नाव : विलेपार्ले

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	करारनामा मोबदला रू. 7,786,000.00 बा.भा. रू. 25,339,500.00
(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	(1)फ़ायनल प्लॉट क्र.:108 वर्णनः ऑफीस नं 109, विंग एफ लेवल 1 (अप्पर बेसमेंट फ्लोअर) क्षेत्र 1127 चौ फुट कारपेट, द चेबंर्स विलेपार्ले बिल्डींग , विलेपार्ले वे. एक्स हायवे , विलेपार्ले पू मुं 57.
(3)क्षेत्रफळ	(1)125.69 चौमी बांधीव
(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा	(1)
(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता	(1) ओमकार रिअ. व डेव्ह तर्फे संचालक ताराचंद वर्मा व पार्थ डेव्ह तर्फे भागीदार दिलिप कांबळी व इतर तर्फे ताराचंद वर्मा या दोघातर्फे मुखत्यार अशोककुमार सरावगी - -; घर/फ़्लॅट नं: 1 ला माळा ओमकार सायन चुनाभट्टी सिग्नल समोर, सायन ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -AAACO7919F.
(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता	(1) नवरतन मुजल - -; घर/फ़्लॅट नं: 382 से न 6 पंचकूल हरीयाणा आज मुं; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: -.
(7) दिनांक करून दिल्याचा	15/04/2011
(8) नोंदणीचा	15/04/2011
(9) अनुक्रमांक, खंड व पृष्ठ	3423 /2011
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क	रू 1266975.00
(11) बाजारभावाप्रमाणे नोंदणी	रू 30000.00
(12) शेरा	

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO.3 MUMBAI SUBURBAN DIST., BANDRA

खरी प्रत

सह. दुय्यम निबंधक अंधेरी-३
मुंबई उपनगर जिल्हा.

दस्त गोषवारा भाग - 2

वदर9

दस्त क्रमांक (3423/2011)

दस्त क्र. [वदर9-3423-2011] चा गोषवारा
बाजार मुल्य :25339500 मोबदला 7786000 भरलेले मुद्रांक शुल्क : 1337000

दस्त हजर केल्याचा दिनांक :15/04/2011 12:10 PM
निष्पादनाचा दिनांक : 15/04/2011
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 15/04/2011 12:10 PM
शिक्का क्र. 2 ची वेळ : (फ़ी) 15/04/2011 12:16 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 15/04/2011 12:17 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 15/04/2011 12:17 PM

दस्त नोंद केल्याचा दिनांक : 15/04/2011 12:18 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळ्खतात, व त्यांची ओळख पटवितात.
1) अमित दळवी - - ,घर/फ़्लॅट नं: 4 जयक्षील प्रभादेवी
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
2) सागर आचरेकर - - ,घर/फ़्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

पावती क्र.:3431 दिनांक:15/04/2011
पावतीचे वर्णन
नांव: नवरतन मुंजल - -

30000 :नोंदणी फी
2320 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी

32320: एकूण

दु. निबंधकाची सही, अंधेरी 3 (अंधेरी)

बदर-९/ ३४२३ ९२ २०११





THE SUB-REGISTRAR ANDHERI NO.3 सह दुय्यम निबंधक अंधेरी क्र. ३ मुंबई उपनगर जिल्हा MUMBAI SUBURBAN DIST., BANDRA.

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण...पाने आहेत.

सह दुय्यम निबंधक, अंधेरी क्र. ३, मुंबई उपनगर जिल्हा.

दु. निबंधकाची सही
अंधेरी 3 (अंधेरी)

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO.3 सह दुय्यम निबंधक अंधेरी क्र. ३ मुंबई उपनगर जिल्हा MUMBAI SUBURBAN DIST., BANDRA.

बदर-९/ ३४२३/२०११
पुस्तक क्रमांक १, क्रमांक.....वर नोंदला.
दिनांक : 15 APR 2011

सह दुय्यम निबंधक, अंधेरी क्र. ३, मुंबई उपनगर जिल्हा

15/04/2011 दुय्यम निबंधकः
12:18:07 pm अंधेरी 3 (अंधेरी)

दस्त गोषवारा भाग-1

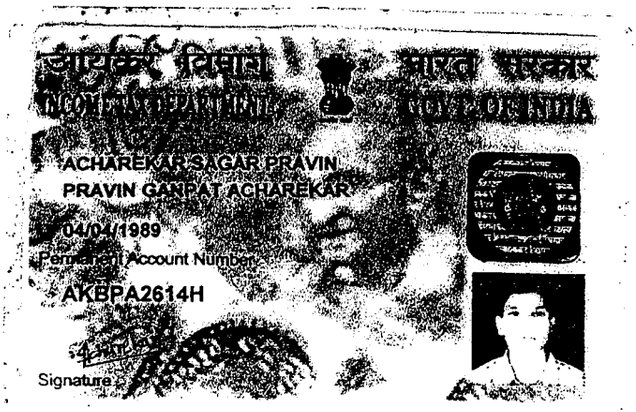
वदर9
दस्त क्र 3423/2011

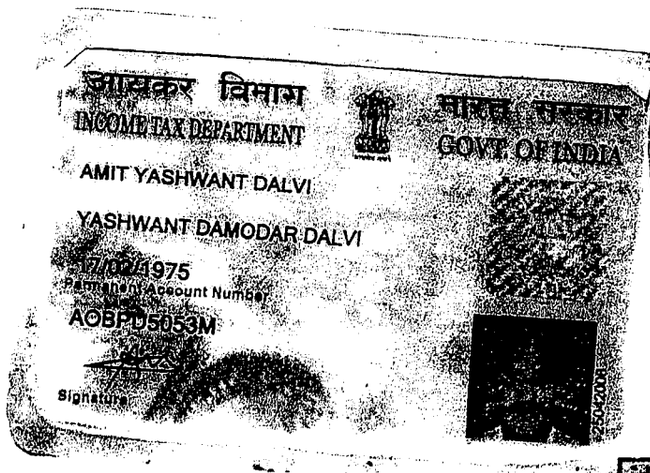
दस्त क्रमांक : 3423/2011
दस्ताचा प्रकार : करारनामा

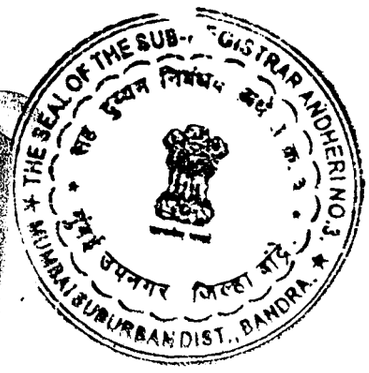
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नावः नवरतन मुंजल - - पत्ता: घर/फ़्लॅट नं: 382 से न 6 पंचकूल हरीयाणा आज मुं गल्ली/रस्ता: - ईमारतीचे नावः - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय - सही		
2	नावः ओमकार रिअ. व डेव्ह तर्फे संचालक ताराचंद वर्मा व पार्थ डेव्ह तर्फे भागीदार दिलिप कांबळी व इतर तर्फे ताराचंद वर्मा या दोघातर्फे मुखत्यार अशोककुमार सरावगी - - पत्ता: घर/फ़्लॅट नं: 1	लिहून देणार वय - सही		

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 3 MUMBAI SUBURBAN DIST., BANDRA.

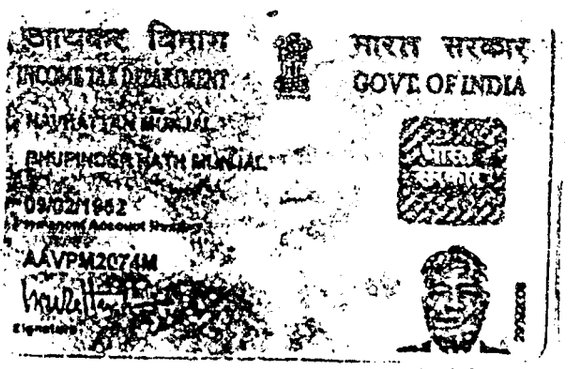
बदर-९/
३४२३
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बदर-९/
२०२२ | ७०
२०११





बदर-९/	
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