



पावनी

Original/Duplicate

Tuesday, November 03, 2015

नोंदणी क्रं. :39म

6:52 PM

Regn.:39M

पावनी क्रं.: 10170 दिनांक: 03/11/2015

गावाचे नाव: वांद्रा

दस्तऐवजाचा अनुक्रमांक: वदर15-9184-2015

दस्तऐवजाचा प्रकार : गहाणघन

मादक करणाऱ्याचे नाव: दिवान हाउसिंग फायनान्स् कॉर्पोरेशन ली चे ऑथो मिग्रे - धिरज
नाईक

नोंदणी फी	₹. 30000.00
दम्न हानाळणी फी	₹. 1340.00
डाटा एन्ट्री	₹. 20.00
पृष्ठांची संख्या: 67	

एकूण: ₹. 31360.00

आपणान मूळ दस्त ,श्वनेल प्रिंट,मूची-२ व मीडा अंदाजे
7:10 PM ह्या वेळेस मिळेल.

सह.द.नि अक्षरी 4

वाजार मूल्य: ₹.0/-

भरलेले मुद्रांक शुल्क : ₹. 1001000/-

मोबदला: ₹.7250000000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹.30000/-

ईडी/प्रनादेश/पे ऑर्डर क्रमांक: MH004564899201516S दिनांक: 03/11/2015

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: ₹ 1360/-

REGISTERED ORIGINAL DOCUMENT
RELEVERED ON 3/11/15

Patil

Data of ESBTR for GRN MH004564899201516S

Bank - IDBI BANK

Bank/Branch : IBKL - 6910820/BANDRA KURLA COMPLEX, MUMBAI
Pmt Txn Id : 75059852 Stationary No : 14062757735246
Pmt DtTime : 30/10/2015 16:15:57 Print DtTime : 30/10/2015 16:39:31
ChallanIdNo : 69103332015103051330 GRAS GRN : MH004564899201516S
District : 7101 / MUMBAI Office Name : IGR167 / BDR4__JT SUB REGISTRAR ANDHERI 2

SI/Duty Schm : 0036045501-75/ Stamp Duty(Bank Portal)
SI/Duty Amt : Rs 10,00,000.00/- (Rs Ten Lakh Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Article : 40(b)
Prop Mvblty : Immovable Consideration : 7.25,00,00,000.00/-
Prop Descr : CTS No A 791Village BandraBandraReclamation , Mumbai
Maharashtra
400050

Duty Payer : PAN-AAGCR6723E RIP Developers Private Limited
Other Party : PAN-AAACD1977A Dewan Housing Finance Corporation Limited

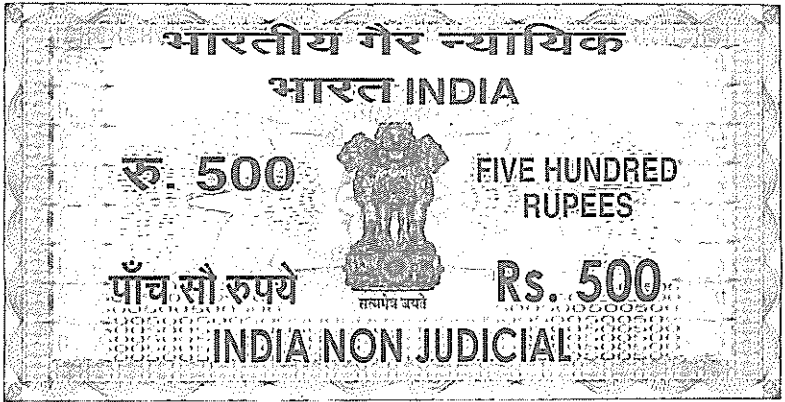
Bank Scrial No : 100
Bank Scrial Date : 31/10/2015
RBT Credit Date : 31/10/2015
Mobile Number : 919422143109

Only for verification-not to be printed and used

बंदर-१५		
२९०६	१	६०

Dev Singh





महाराष्ट्र MAHARASHTRA

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प्रधान न्यायिक कार्यालय, मुंबई
 प. नं. वि. क्र. ८००००१४
 - 8 OCT 2015
 सहायक अधिकारी

बदल - १५		
९०६	२	९३

DEED OF SIMPLE MORTGAGE
 (WITHOUT POSSESSION)

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महाराष्ट्र MAHARASHTRA

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महान न्यायिक कार्यालय, मुंबई
च. नं. वि. क्र. ८००००२४
- 8 OCT 2015
सरकार अधिकाारी

बंदर-१५		
२९०६	X	२३

DEED OF SIMPLE MORTGAGE
(WITHOUT POSSESSION)

at 1/10/15



जेडन-२ / Annexure-II

भारतीय मालवा मंत्रालय, नवी मुंबई

सुलभ निधि क्रमांक / Serial No. 241 - 3 NOV 2015

विकास क्र. / (District)

विकास क्षेत्र / (Ward)

दिनांक / (Date)

प्लॉट क्र. / (Plot No.)

प्लॉट क्षेत्र / (Plot Area)

सर्वेक्षण क्र. 013.02/03/का/प/वा/स/का/र/स/का/प/सु/स

सर्वेक्षण क्र. 013.02/03/का/प/वा/स/का/र/स/का/प/सु/स

दि गणराज्य मंत्रालय अर्न्त अला
ईस ऑफिसर को ऑन रीक लि. (मंत्रालय-३२.)

जय जयराज्जी ज्योती कुमरक चोरो केरु (चोरो) तय्य चारणराज्जी
कुमरक चोरो केरु (चोरो) तय्य चारणराज्जी

E-3 NOV 2015

Recd of sample

yes

Authentic

RIP DEVELOPERS PVT. LTD.
1401/02/03 Kamla Hub, Plot No. 48,
Nr. Costa Coffee Rest, JVPD Scheme,
Vile Parle (West), Mumbai 400 649.

50/

BEWAN HOUSING FINANCE CORPORATION LTD
HDL TOWER, 6TH FLOOR,
ANANT KANEXAR MARG,
STATION ROAD, BANDRA (EAST),
MUMBAI - 400 051.
TEL 022 26583333/26474333

सर्वेक्षण क्र. 013.02/03/का/प/वा/स/का/र/स/का/प/सु/स

सर्वेक्षण क्र. 013.02/03/का/प/वा/स/का/र/स/का/प/सु/स

सर्वेक्षण क्र. 013.02/03/का/प/वा/स/का/र/स/का/प/सु/स



वर्कर-२५

२९८८	५	८३
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महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14062757735246

Bank/Branch: IBKL - 6910670/PANDRA KURLA COMPLEX, MUMBAI
 Prt No Id: 75086657 Stationery No: 14062757735246
 Prt Df Date: 30-Oct-2015 16:15:57 Print Df Time: 30-Oct-2015 16:39:31
 Chnl.aidNo: 69103337015103051330 GRAS GRN: M0004564899201516S
 Df St: Pct: /101 MUMBAI Office Name: 1GR187-BDR4_JT SUB REG

St.Duty Schm: 003084590/-75/STAMP DUTY
 StDuty Amt: R 10,00,000/- (Rs One Zero, Zero Zero, Zero Zero Zero only)

RgnFee Schm: 0040063301-70/Registration Fees
 RgnFee Amt: R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Articlc: 401b-mortgage deed (without Possession)
 Prop Nblty: Imovable Consideration: R 7,25,00,00,000/-
 Prop Descr: CTS No A /91, Village Bandra, Bandra, Reclamation, , Mumbai, Maharashtra
 .4000sq

Duty Payer: PAN-AAGCR6723K, RIP Developers Private Limited
 Other Party: PAN-AAACD1977A, Dewan Housing Finance Corporation Limited

Bank Official Name & Signature

[Handwritten Signature]



Bank Official Name & Signature

Space for customer/office use

Please write below this line

बदर-२५		
९९८६	६	८८
१९१५		

For RIP DEVELOPERS, PAN-AAGCR6723K

Director / Authorized Signatory

For DEWAN HOUSING FINANCE CORP. LTD.

[Handwritten Signature]
 Authorized Signatory



बदर = १५		
१९९६	६	८२

DEED OF SIMPLE MORTGAGE (WITHOUT POSSESSION)

Particular
This Deed of Simple Mortgage (without possession) is made and executed at Mumbai, on this 30th day of October 2015 between:

Particular
RIP Developers Private Limited having its registered office at 1401/02/03 Kamla Hub, Plot No 53 CTS No. 48, Near Costa Coffee, JVPD Scheme, Vile Parle (West), Mumbai - 400 049 through its authorized director Mr. Gopul Dubki (hereinafter referred to as "**Borrower**" which expression shall, unless repugnant to the context or meaning thereof, include their respective legal heirs, executors, administrators and assigns, etc.), of the one Part.

AND

Particular
M/s. DEWAN HOUSING FINANCE CORPORATION LTD., A company incorporated under Companies Act 1956, having Registered Office at Warden House, 2nd Floor, Sir P. M. Road, Fort, Mumbai - 400 001 represented by its Branch Manager & GPA Holder, Sri Dhanu Malik

Hereinafter referred to as "**Mortgagee**" which expression shall, unless it be repugnant to the context or meaning thereof shall mean and include its successors and assigns, etc of the other part.

For RIP DEVELOPERS PRIVATE LIMITED

[Signature]
Director / Authorized Signatory

For DEWAN HOUSING FINANCE CORP LTD.

[Signature]
Authorized Signatory

WHEREAS

- A. The Borrower has vide Joint Venture Agreement executed with Wizard Construction (I) Pvt Ltd acquired rights and in possession of or otherwise well and sufficiently entitled to the land and premises which is more particularly described in **Schedule I** hereunder written.
- B. The Borrower being in need of finance has requested the Mortgagee and the Mortgagee has sanctioned a Project loan of **Rs. 7250000000/- (Rupees Rupees Seven Hundred and Twenty Five Crores Only)** (hereinafter referred to as the **said loan**), against the security of the property as mentioned in the **Schedule I** hereunder written (hereinafter referred to as **Mortgage Property**), with a view to ~~repay~~ ^{secure the repayment} of the aforesaid amount, together with interest thereon and all other cost and expenses as hereinafter provided, subject to the terms and conditions mentioned in the sanction letter dated 26/10/2015 & the terms and conditions as hereinafter appearing.
- C. The Mortgagee has called upon and required the Borrower to execute these presents, which the Borrower have agreed to do as hereinafter mentioned.

NOW THIS DEED OF SIMPLE MORTGAGE (WITHOUT POSSESSION) WITNESSETH AS FOLLOWS


In consideration of the said loan lent and advanced by the Mortgagee to the Borrower, the Borrower hereby covenants with the Mortgagee that the Borrower shall repay to the Mortgagee the said loan of **Rs. 7250000000/- (Rupees Seven Hundred and Twenty Five Crores Only)** together with the interest @ **3.30% p.a. below DHFL's RPLR, (which is at present 18.30% p.a.)** and costs, charges and expenses thereon, on the terms and conditions as specified herein and/or in the Sanction Letter dated - 26/10/2015 and /or various security documents executed by the Borrower in favour of the Mortgagee herein.

2. In consideration of the said loan lent and advanced/agreed to be lent and advanced or continued by the Mortgagee to the Borrower, the Borrower do hereby grant, transfer, assign and assure unto the Mortgagee, as and by way of **SIMPLE MORTGAGE** but without possession as first and exclusive mortgage /charge, the property as mentioned in the **Schedule I** hereunder written **TOGETHER WITH ALL AND SINGULAR** the construction present and future, wells, waters, water courses, ways paths, passages, lights, liberties, privileges easements, advantages and appurtenances whatsoever to the said lands, hereditaments and premises appertaining to or with the same or any part thereof, now or heretofore belonging or occupied or enjoyed or reputed or known as part and parcel and member thereof or appurtenant thereto **AND ALL THE** estate, rights, title, interest, property, claimed and demands of the Borrower into and upon the said property hereby granted, transferred

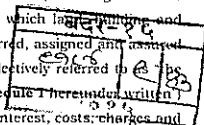
For RIP DEVELOPERS PRIVATE LIMITED


Director / Authorised Signatory

RIP DEVELOPERS PRIVATE LIMITED, PUNE


Director / Authorised Signatory

and assured as aforesaid or intended so to be AND all the documents, deeds, writings and other evidences of title in any way relating thereto in the possession of the Borrower or which they can without suit procure AND all the Receivables of the said project including the receivables by way of sale/lease/leave and license of units etc. in the said project, as per the sanction letter, inter alia, including the receivables from the units /Parking Spaces etc. already sold/agreed to be sold AND ALSO all the rights and benefits of the said Development Agreements and all the Licenses and Approvals /Permissions for the said project and all other claims (including insurance claims) of the Borrower /Mortgagors relating thereto (all which have been granted and development and other rights etc. hereby granted, transferred, assigned and assumed or intended so to be are hereinafter for brevity's sake collectively referred to as the Mortgaged Premises as particularly mentioned in the Schedule I hereunder written) as securities for repayment of the said loan together with interest, costs, charges and expenses and payment of all monies for the time being due and payable to the Lender on the security of these presents.



3. The Borrower do hereby represent, declare and covenant with the Mortgagee as follows :



- a. That the said Mortgaged Premises are the Borrower's property and the same are free from any prior charges, mortgages, encumbrances or claims and the same are not subject matter of any lis-pendens, attachments or other proceedings before any courts, tribunals or authority and all the future assets, receivables and debts shall likewise be unencumbered, absolute and disposable properties of the Borrower and they shall not allow any encumbrances to be created in whatsoever manner or attachment to be levied on the Mortgaged Premises or any part thereof so long as the Borrower continues to be indebted or liable to the Mortgagee.
- b. The Borrower further declare that no notice or process has been issued nor recovery proceedings have been initiated or are being initiated for recovery of any statutory dues, taxes etc. nor any proceedings for levy of any tax are pending or outstanding against them by the authorities under any law for the time being in force and that no notice or process has been issued or started or served on the Borrower or on the Mortgaged Premises or any part thereof under the Income Tax Rules or any other law for the time being in force.
- c. That the Borrower shall at all times during the continuance of these presents and the security hereby created pay all the ground rents, land revenue, rates and taxes, present as well as future and all dues, duties and outgoings payable in respect of the said mortgaged premises immediately the same shall have become due and will at all times indemnify and shall keep the Mortgagee

For RIP DEVELOPERS PRIVATE LIMITED

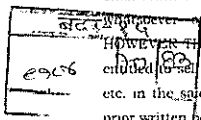
Director

For DEWAN BUSINESS FINANCE CORP. LTD.

Authorised Signatory

indemnified fully and effectually against all actions, suits, proceedings, costs, charges, expenses, claim and demand which may be incurred or sustained by reason of non payment of rents and taxes or otherwise.

- d. That the Borrower will not at any time during the continuance of this security deal with or dispose off, nor enter into any lease or arrangements nor shall create in favour of any other party any mortgage lien, charge or third party rights or interest howsoever nor create any encumbrances of any kind whatsoever on the Mortgaged Premises or any part thereof or any interest in or over the same to the intent and purposes that the Mortgaged Premises shall remain and continue to remain free from encumbrances of any nature



whichever other than those in favour of the Mortgagee PROVIDED HOWEVER THAT the Borrower being Developers of the said project shall be entitled to sell or lease or give on Leave & License the units /Parking Spaces etc. in the said project forming part of the Mortgaged Premises by obtaining prior written permission of the Mortgagee for the same.

- e. That the Borrower and all other persons lawfully or equitably claiming or entitled to claim any estate, right, title and interest into and upon the Mortgaged Premises or any of them or any part thereof respectively shall and shall from time to time and at all times hereafter, at the costs of the Borrower, make and do or cause and procure to be executed made or done every such act and thing for further and more perfectly assuring all or any of the Mortgaged Premises unto and to the use of the Mortgagee or to whom the Mortgagee may sell or transfer the Mortgaged Premises or any part thereof pursuant to its rights hereunder or under the law, as the case may be, as shall be reasonably required by the Mortgagee or such persons/entities at any time hereafter.



- f. The Borrower will at all times during the continuance of these presents and the security hereby created keep the said Mortgaged Premises and every part and item thereof in good and substantial state of repair and working order and will also keep the same insured in the name of the Mortgagee against loss or damage by fire, strike, riots, earthquake, landslide and malicious damage, flood, cyclone, typhoon, hurricane, lightning, explosion and other Acts of God as also by other civil commotion or revolution as also by act of enemies during war and such other risks as may from time to time be required in their full value (to be determined by the Mortgagee at its sole discretion) with some insurance Company or Companies of repute to be determined in writing by the Mortgagee as aforesaid and shall pay all premia therefore and for renewal of such insurance or insurances one week before the same shall become due and will deliver with the Mortgagee all

For RIP DEVELOPERS PRIVATE LIMITED

Director

For THE BANK OF INDIA MORTGAGE CORP. LTD.

Authorized Signatory

original policies of such insurance or insurances and all receipts for premia therefore and shall not do or suffer or cause to be done or suffered 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 becomes 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 Borrower. In the event of the Borrower failing to insure the Mortgaged Premises for any period, it shall pay such amount as penalty as may be decided by the Mortgagee PROVIDED THAT such amount of penalty shall not exceed the amount of premium which would have been payable as premium in respect of such period.


Stamp: THE MORTGAGEE PROVIDED
204
199/83

5. The Borrower will not allow any Receiver to be appointed of the Mortgaged Premises or any part thereof or allow any distress or execution to be levied upon or against the Mortgaged Premises or any part thereof or create or purport or attempt to create without the previous written consent / permission of the Mortgagee in writing.




4. Notwithstanding anything contained herein or contained in Sanction Letter for said loan or any other relative security documents, the whole of the mortgage shall at the sole discretion of the Mortgagee become due and payable by the Borrower to the Mortgagee upon the happening of any of the following events and in such an event, the Mortgagee shall be entitled to enforce the security hereunder:

- a) The Borrower committing any breach or default in the performance or observance of any of the terms contained herein and /or the Sanction Letter and/or the various security documents executed by the Borrower in favour of the Mortgagee.
- b) If any of the representations or the documents furnished by the Borrower in its application are found to be false or any material information is found to have been concealed by the Borrower.
- c) Upon the Borrower entering into any arrangement or composition with its creditors or committing any act of insolvency.
- d) Any execution or other similar process being levied or enforced against the Borrower.
- e) If the Borrower or its partners are declared insolvent or any Notice of Insolvency is issued against them or any of them;
- f) A receiver being appointed for all or any part of the Mortgaged Premises or any other property of the Borrower or its partners;
- g) If the Borrower ceases to carry on business or threatens not to carry on business;

For and on behalf of the Borrower

Director

For DEWAN HOUSING FINANCE CORPO. LTD.

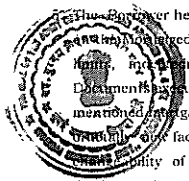

Authorized Signatory

h) If any circumstances shall occur which in the opinion of the Mortgagee is /are prejudicial to or imperil or is /are likely to prejudice or imperil the Security or which affects adversely the Borrower's capacity to repay any amounts under the said Loan;

i) If the Borrower does not submit the required statements and accounts or mis-utilizes /diverts the monies or any assets comprised in the Mortgaged Premises without the prior permission /knowledge of the Mortgagee ;

PROVIDED HOWEVER THAT whether any of the above events has happened or not, the decision of the Mortgagee shall be conclusive, final and binding on the Borrower.

PROVIDED ALWAYS THAT the Mortgagee may in its discretion refrain from forthwith enforcing its rights hereunder in spite of happening of any of the above events PROVIDED HOWEVER THAT any failure or delay in exercising any right, power or privilege hereunder or under the security documents or any single or partial exercise of such right, power or privilege shall not impair/extinguish or preclude the Mortgagee from any further exercise of the same or operate as a waiver or exercise of any other power or right or privilege. The rights and remedies of the Mortgagee shall be only cumulative and not exclusive.



The Borrower hereby further covenants and agrees that the security hereby created by the Mortgaged Premises shall secure all the earlier, present and future facilities, limits, and advances and outstandings of the Borrower under the Security Documents executed by the Borrower in favour of the Mortgagee including the above mentioned mortgage debt and that the same shall subsist notwithstanding the grant of any facilities or new limits or relative accounts coming into credit or inter-ference with the limits, increase, variation or reduction or cancellation of any of the limits granted or agreed to be granted or continued to the Borrower in the manner and on the terms contained in all or any of the said Security Documents.

6. Rights & powers of the mortgagee

a. In case the Borrower shall neglect to keep the said Mortgaged Premises or any part thereof in good and substantial state of repair and working order or to pay the rates, taxes, assessments, dues and duties and all other outgoings as aforesaid or to effect or keep up such insurance or insurances as aforesaid and to pay the premia or the renewal premia therefor in the manner aforesaid then and so often as the same shall happen, it shall be lawful for but not obligatory upon the Mortgagee to repair and keep in good and substantial state of repair and working order the said Mortgaged Premises or any part or item thereof and pay such rates, taxes,

THE STATE BANK OF INDIA FINANCE CORP. LTD.

S. Anand
Director

D. S. Chak
Authorized Signatory

assessments, dues and duties and all other outgoings and to insure and keep insured the said Mortgaged Premises in their full value or any lesser value until for such time as the Mortgagee shall think proper and to pay the premia of actual premia thereof and all moneys expended by the Mortgagee in so doing shall on demand be forthwith paid by the Borrower to the Mortgagee with interest at the prevailing lending rate of the Mortgagee from the time the same respectively having been so expended and until such payment the same shall be a charge upon the Mortgaged Premises jointly with the said loan and interest thereon hereby secured as if they had formed part thereof and further that all sums of money received under or by virtue of any such insurance or insurances as aforesaid shall, at the option of the Mortgagee, either be forthwith applied to the extent of the money received in or towards substantially re-building and reinstating the Mortgaged Premises or any part thereof or towards the payment of the principal sum of the said Loan and interest and all other moneys for the time being remaining due on the security of these presents.

- b. The Borrower will permit the Mortgagee and its employees and agents either alone or with workmen from time to time and at all reasonable times to enter into and upon the Mortgaged Premises and to inspect the same and if in the opinion of the Mortgagee the Mortgaged Premises or any part thereof requires repairs or replacement, the Mortgagee shall give notice thereof to the Borrower calling upon them to repair or replace the same or any part thereof and upon failure of the Borrower to do so within one month of the date of such notice it shall be lawful but not obligatory upon the Mortgagee to replace or repair the same or any part thereof at the expenses in all respect of the Borrower and such expenses together with interest thereon at the rate aforesaid shall until repaid be a charge upon the Mortgaged Premises and form part of the Mortgagee's debt and interest at the rate aforesaid.
- c. The Mortgagee shall be at liberty to display one or more sign boards on the Mortgaged Premises to indicate that the mortgagees are financiers/Lenders of the Project and that the same are charged to the Mortgagee.
- d. In the event of default by the Mortgagor in payment of amount of interest or if the principal sum when due, it shall be lawful for the Mortgagee at any time or times hereafter without any further consent of the Borrower but after giving 30 days prior notice in writing to the borrower to rectify such defaults and/or to make amends as the Borrower failure to do so within such notice period, to sell or concur with any other person or persons in selling the said Mortgaged Premises or any part thereof (save and except the Units already sold by the Borrower in respect of which the Mortgagee will have lien on the sale proceeds thereof) by public auction with or without any special conditions or stipulations relating to title or evidence of title or other matter as the Mortgagee may think fit with power to buy the Mortgaged Premises or any part thereof at any sale by auction or to rescind or vary any contract for the sale thereof and to resell the premises which shall have been so bought in or

For RPD DEVELOPERS PRIVATE LIMITED

Director

For DEWAN HOUSING FINANCE GROUP LTD.

Authorized Signatory

as to which the contract for sale shall have been so rescinded without being answerable for any loss or diminution occasioned thereby and with power also to execute, assure and give effectual receipts for the purchase moneys and do all acts and things for completing the sale which the persons or person exercising the power of sale shall think proper and the aforesaid power shall be deemed to be the power to sell and convey in selling the Mortgaged Premises without the intervention of any Court of law within the meaning of Section 69 of the Transfer of Property Act, 1882 (Act IV of 1882) (hereinafter referred to as "the Transfer of Property Act") and/or under Section 13 of The Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (hereinafter referred to as "the Securitisation Act") or any other law for the time being in force AND IT IS HEREBY FURTHER AGREED AND DECLARED that the Mortgagee shall, with and out of the moneys to arise from any such sale as aforesaid, in the first place pay and retain the costs and expenses incurred in attending such sale or otherwise relating to this security and in the next place pay and satisfy the moneys which shall then be owing on the security of these presents and shall pay the surplus if any to the Borrower or to the persons entitled to the same. The power of sale hereinbefore contained shall not be exercised by the Mortgagee unless and until any event of default takes place in terms of the Mortgagee's Sanction Letter for the said loan and /or in the circumstances set out in the various security documents executed by the Borrower in favour of the Mortgagee or any default shall have been made by the Borrower in payment of any installment of the said loan or any part thereof and /or in payment of interest thereon on the respective due dates and after the notice of 30 days in writing requiring the payment of the same shall have been given to the Borrower.

any such notice as aforesaid shall be sufficient although not addressed to any person or description and although any person or persons affected thereby may be absent, unborn, unascertained or under disability and all such notices as aforesaid shall be deemed to be effective when received shall be in writing and shall be delivered by Hand or Registered Post A.D. at the registered office address of the Borrower and affixed to some conspicuous part of the First Mortgage Premises and such service shall be deemed to be made at the time at which such letter would in ordinary course be delivered.

- f. No Purchaser upon such sale purported 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 above has happened or whether any default has been made in payment of any moneys intended to be hereby secured or whether any installment or any part hereof remains owing on this security or whether any such notice has been given or left as aforesaid or otherwise as to the propriety of such sale or the necessity or expediency of the conditions subject to which the sale is made or otherwise as to the regularity of the sale or be affected by express notice that default has been made or no notice given or left or affixed as aforesaid or that any such sale

For DEVYAN HOUSING FINANCE CORP. LTD.

D. V. Rao
Authorised Signatory

FOR RUP DEVELOPERS PRIVATE LIMITED
FOR THE DIRECTOR / AUTHORIZED SIGNATORY

[Signature]
Director / Authorised Signatory

is otherwise unnecessary, irregular or improper and notwithstanding any such irregularity, such sale shall, so far as the safety and protection of purchaser or purchasers is concerned, be deemed to be valid and effectual accordingly and the remedy of the Borrower in respect of any breach of the provisions hereinbefore contained or any irregularity in such sale shall be in damages only.

- g. Upon any such sale as aforesaid, the receipt of the Mortgagee for the purchase money shall effectively discharge the purchaser or purchasers therefrom and from being concerned to see to the application thereof or being answerable for the loss or misapplication thereof.
- h. All the other provisions and trusts ancillary to the power of sale which are contained in Section 69 of the said Transfer of Property Act, 1882 and/or the provisions contained in the Securitisation Act, 2002 and the Rules made thereunder which are not expressly provided for herein shall apply to this security.
- i. The Borrower further covenants that in the event of the default in payment of the mortgage debt and /or performance of its obligations by the Borrower hereunder and /or under the Sanction Letter /Security Documents, the Mortgagee shall, at its option, also be entitled, notwithstanding the power of sale as aforesaid, to file a suit against the Borrower for recovery of the mortgage debt by proceeding against the Mortgaged Premises as against the Borrower and its partners in their personal capacity and to enforce all the rights and remedies of the holder of a simple mortgage under the Transfer of Property Act, 1882.

7. The Mortgagee may, at any time after the security hereby constituted shall have become enforceable, upon occurrence of any event of default, by appointing a Receiver of the Mortgaged Premises or any part thereof from among the partners of the Mortgagee or any outside person /agency and remove any Receiver appointed and/or appoint another in his place. The Mortgagee shall be entitled to exercise all its rights and powers under these presents or under law after the Mortgagee shall have entered into or taken possession of the Mortgaged Premises or any part thereof or after a Receiver thereof shall have been appointed as aforesaid and until the whole of the Mortgaged Premises shall be sold and realized, it shall be lawful for but not obligatory upon the Mortgagee or the Receiver, as the case may be, to carry on and manage the business of the Borrower in respect of the said project and with the Mortgaged Premises or to give the Mortgaged Premises or any part thereof on lease or leave and licence on such terms as may be acceptable to the Mortgagee or such Receiver and to manage and conduct the same as the Mortgagee or the Receiver shall, in its or his absolute discretion, think fit.

- a) Such appointment may be made either before or after the Mortgagee shall have entered into or taken possession of the Mortgaged Premises and any future assets that may be comprised in these presents;
- b) Such Receiver shall be entitled to collect and /or to appoint agent(s) for collection of unpaid purchase moneys from the purchasers of the Flats /Units /Parking

For RJP DEVELOPERS PRIVATE LIMITED

Director

For DEVIJAN HOUSING FINANCE CORPO. LTD.

Authorized Signatory

Spaces etc. in the said project and/or to sell the remaining Flats /Units /Parking Spaces etc. in the said project for such consideration as the Mortgagee may deem fit and if so required by the Mortgagee, shall lease let out or give on leave and licence or sub-lease the First Mortgaged Premises or any part thereof for generating income from the First Mortgaged Premises on such terms and conditions as may be deemed fit or as may be directed by the Mortgagee;

- e) if authorized by the Mortgagee, such Receiver may exercise all or any of the rights, powers, directions and authorities herein or by law vested in the Mortgagee;
- d) such Receiver shall in exercise of his rights, powers, authorities and discretions conform to the regulations and directions from time to time made and given by the Mortgagee;
- e) The Mortgagee shall be in no way responsible for any misconduct, nuisance, malfeasance or negligence on the part of any such Receiver and /or his agent(s) and shall be in no way liable for or in respect of any debts or other liabilities incurred by any such Receiver whether the Borrower shall or shall not be in liquidation;
- f) every Receiver appointed under the provisions hereof and his agent(s) shall be deemed to be the Agent of the Borrower and the Borrower shall be fully responsible for such Receiver's and/or his agent's acts and defaults and for his remuneration;

g) all the powers, provisions and trusts, contained in the Transfer of Property Act and the Securitisation Act and the Rules made thereunder which are not contrary to the provisions hereof, shall apply to the Receiver appointed under this clause.

The Mortgagee or the Receiver so appointed, may for the purpose of carrying on the business, do all or any of the following acts, deeds and things viz.:

- h) employ such experts, officers, agents, managers, clerks, accountants, advocates, servants, workmen, technicians, engineers and others upon such terms and conditions with such salaries, wages or remuneration as the Mortgagee or the Receiver shall think proper;
- settle, adjust and compromise any account, claims, questions or disputes whatsoever which may arise in connection with the said project or the Mortgaged Premises and execute release or other discharges in relation thereto;
 - insure the Mortgaged Premises of the insurable nature against such risks and in such sum or sums as the Mortgagee or the Receiver shall think fit;
 - pay all outgoings as may be required to be paid for preserving/ safeguarding/ maintaining the Mortgaged Premises and carrying on the said business;
 - bring, take, defend and compromise and discontinue any actions, suits or proceedings whatsoever civil or criminal in relation to the business of the Borrower and /or the Mortgaged Premises or any part thereof;
 - allow time for payment of the debts either with or without security;



FOR PIP DEVELOPERS PRIVATE LIMITED

Director / Authorized Signatory

FOR DELTA HOUSING FINANCE CORP. LTD.

Signature

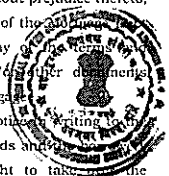
Authorized Signatory

- execute and do all such acts, deeds and things as may appear necessary and proper to the Receiver in relation to any of the purposes aforesaid;
- subject to any direction of the Mortgagee, demise or let out or give on leave and license the Mortgaged Premises or any part or parts thereof (save and except the Flats /Units sold by the Borrower with Mortgagee's permission) for such term and at such rents and generally in such manner and upon such terms, conditions and stipulations as the Mortgagee or the Receiver shall think fit;
- assent to the modification of any contract or arrangement which may be subsisting in respect of the Mortgaged Premises;
- And generally to do and cause to be done all such acts, deeds and things and to enter into such arrangements and contracts in respect of the Mortgaged Premises as the Mortgagee or Receiver could do or cause to be done as if the Mortgagee or Receiver had absolute ownership of the said business and /or the Mortgaged Premises and had carried on the said business for the benefit of the Mortgagee without being responsible for any loss or damage which may happen thereby.

Mortgagee - 2 in the	
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8. Over and above the other provisions herein contained and without prejudice thereto, in the event of the Borrower making any default in payment of the amount hereby secured or the Borrower failing to comply with any of the terms and conditions provisions hereof and /or the said Sanction letter and /or their demerits executed/to be executed by the Borrower in favour of the Mortgagee:

- the Mortgagee shall have after giving 30 days prior notice in writing to the borrower to rectify such defaults and/or to make amends and in the event of failure to do so within such notice period, the right to take over the management of the whole of the said project as well as the right to complete the said project at the cost of the Borrower and to sell, let out and /or give on leave and licence the Mortgaged Premises or any part thereof or give the said project to any third party for completion thereof on such terms and conditions as the Mortgagee may deem fit or to transfer by way of lease or sale and realise all the properties and assets mortgaged or assigned to the Mortgagee and the Borrower shall in such an event forthwith on demand by the Mortgagee handover charge and management of the whole of the said project to the Mortgagee and any transfer of the said project and /or any of the properties and assets forming part thereof made by the Mortgagee in exercise of any of the powers under the foregoing provisions or hereunder or as to the property or assets transferred shall be deemed as if such sale, transfer, lease or leave and license had been made by the Borrower themselves AND that if and when the Mortgagee shall take over the management of the said project of the Borrower under the foregoing provisions, the Mortgagee shall have rights and powers as the owner of the assets forming part of the said project



FOR RIP DEVELOPERS PRIVATE LIMITED

FOR DENIAL OF RECEIPT

Director / Authorised Signatory

Authorised Signatory


for all purposes and the Mortgagee shall be entitled to file or defend suits against the Borrower and shall sue and be sued in the name of the Mortgageors /Borrower PROVIDED THAT if the management of the said project shall be taken over by the Mortgagee and /or any property shall be transferred and realized by the Mortgagee, then all costs charges and expenses properly incurred by the Mortgagee, incidental to such completion, management and /or transfer and realization, shall be recoverable from the Borrower and the moneys which shall be received by the Mortgagee from such management and /or transfer and all other realization shall be held by the Mortgagee in trust and be applied first in payment of all the costs, charges and expenses of such taking over of the management and /or completion of the said project and transfer and realization of the Mortgaged Premises and secondly in discharge of the Mortgage Debt due and payable by the Borrower to the Mortgagee under the said Loan Agreement and /or these presents and the residue of such moneys shall be paid over to the Borrower or the persons entitled thereto PROVIDED LASTLY that in the event the management of the said project shall be taken over by the Mortgagee, the Mortgagee shall have the right to appoint an administrator or administrators and manager or managers of the said project and /or to entrust completion work thereof to a third party on such terms and conditions as it shall think fit and the salary remuneration and other costs of such manager /administrator(s) and third party for completion and management of the said project shall be to the account of the Borrower.




It shall be lawful for the Mortgagee to enter into and upon and take possession of the Mortgaged Premises and thenceforth to hold, possess and enjoy the same and receive the rents, income and profits thereof without any denial, let, eviction, interruption, claim or demand by the Borrower or by any person or persons whatsoever and that in such case the Mortgagee shall receive the sale proceeds, rents, income and profits of the Mortgaged Premises and pay all outgoings of the Mortgaged Premises as the agent of the Borrower and shall appropriate the surplus of such proceeds over the outgoings first in payment of the expenses incurred in managing the Mortgaged Premises and thereafter in payment of interest on the said loan accruing due to the Mortgagee and thereafter allow any surplus to accumulate when it shall be appropriated in payment of the Mortgagee's dues towards the said loan.

9. The Mortgagee shall not be answerable or accountable for any losses which may occur in or about the said exercise or execution of any of the rights, powers, authorities, discretions and trusts which may be vested in it by virtue of these presents and/or by any provisions of law.

For RJP DEVELOPERS PRIVATE LIMITED


Director / Authorised Signatory

For DEWAN HOUSING FINANCE CORP. LTD.


Authorized Signatory

10. All the obligations of the Borrower and all the rights, remedies and powers of the mortgagee under the law for the time being in force except so far as they may be expressly varied by or be inconsistent with these presents shall be deemed to be incorporated in these presents provided that the provisions of Section 65A and 67A respectively of the Transfer of Property Act, 1882, shall not apply to these presents or to the Borrower or the Mortgagee inter se and this shall be deemed to be a contract to the contrary for the purpose of those sections.

11. Nothing herein contained shall prejudice any lien or set off or any other right which the Mortgagee has or is entitled to or any other security which the Mortgagee now holds or may hold hereafter from the Mortgagors /Borrower and whether jointly or singly with one another or others.

12. The Borrower in pursuance of the said agreement and for the consideration aforesaid further covenants and agrees that if more than one mortgage is or has been created by the Mortgagors /Borrowers for or in respect of the mortgage debt hereby secured, the Mortgagee is at liberty and is entitled to treat each of the mortgaged properties as joint and several mortgage for the repayment and satisfaction and redemption of the mortgage debt.

13. If the Mortgaged Premises or any part thereof shall at any time be taken by the Government or by any public body entitled to do so for a public purpose, the Mortgagee shall be entitled to receive the whole of the compensation payable to the Borrower may be entitled or be declared entitled to and apply the same as a sufficient portion thereof towards repayment of the Mortgage Debt and all proceedings for compensation payable for the Mortgaged Premises or any part thereof shall be conducted by the Borrower through the Attorneys /Advocates and if the Borrower shall not do so then the Mortgagee shall be entitled to engage another set of Attorneys /Advocates / Engineers and the Borrower shall on demand pay to the Mortgagee all costs, charges and expenses that may be incurred by the Mortgagee with interest thereon from the time of the same having been so incurred and until such payment the same shall be a charge upon the Mortgaged Premises and in all proceedings in Courts of Law or Tribunals or before public or other officers wherein the Mortgagee shall be entitled to appear, by Attorney, Counsel, Architects, Engineers and other professional persons and all costs, charges and expenses between Attorneys and clients incurred by the Mortgagee shall be paid by the Borrower with interest and all such moneys and interest shall until repayment be a charge on the Mortgaged Premises.

14. For all or any of the purposes aforesaid, including for sale/lease/leave and license of the unsold Units /Parking Spaces etc. in the said project, transfer and assignment of the Borrower's Licences and Registrations including the building permissions

For RJP DEVELOPERS PRIVATE LIMITED

Director / Authorized Signatory

For DEEPAK HOUSING FINANCE COOP LTD.

Authorized Signatory

/approvals for the said project and all other contracts in respect of the said project and /or for execution of any deeds, documents or writings by the Borrower, the Borrower hereby irrevocably appoints the Mortgagee (to act through any of its officers) and its officers as well as the Receiver to be appointed under these presents to be its ~~Attorneys or Attorneys-at-Law~~ and execute jointly or severally and in the name and on behalf of ~~the Borrower~~ all such acts, deeds, documents, writings, matters and things which the Borrower ought to do under the covenants and provisions herein contained and generally to use the name of the Borrower in exercise of all or any of the ~~powers by these presents~~ conferred on the Mortgagee or any Receiver appointed by it.

15. PROVIDED THAT if the Borrower shall duly pay to the Lender the entire outstanding amount of the said loan or any other loan of the borrower or any other party which is covered against the Mortgaged Premises with interest and additional interest thereon and all the costs, charges, expenses and all other moneys payable by the Borrower to the Lender under these presents and/or the said Loan Agreement or by law then in such case the Lender as Mortgagee shall, at any time thereafter, upon the request and at the costs of the Borrower, re-grant and reconvey the Mortgaged Premises from the charge hereby created, unto the Borrower and the Mortgagor, as the case may be, or as shall be directed by them.


16. Any notice required to be served on the Borrower shall, for the purposes of these presents, be deemed effective when received and shall be in writing and shall be delivered by Hand by Registered Post A/D at the registered address of the Borrower.

17. **Assignment of loan:**


Provided always and it is hereby expressly agreed and declared that the Mortgagee shall be at liberty to and reserves the right of syndication of loan and have the right assign the mortgage debt secured by these presents with or without underlying securities and the benefits of all covenants and provisions contained herein and /or in the said sanction letter or any of the documents in connection with the said loan to any person or persons including any of its Associates /Subsidiary companies /financial institutions /banks as the Mortgagee may deem fit.

It is agreed between the parties hereto that if the Mortgagee opt for the syndication of loan then in such case there is no need of fresh loan documentation and such syndication shall be governed by the provisions of this Mortgage deed and /or in the said sanction letter or any of the documents in connection with the said loan as if the new Lender have been added herein as the case may be and the term Mortgagee shall mean and shall be deemed to include the new lender inducted pursuant to the said syndication.

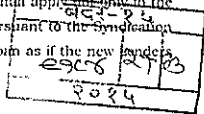
For RJP DEVELOPERS PRIVATE LIMITED


Director / Authorised Signatory

For DEVIAN HOUSING FINANCE CORPO. LTD.


Authorised Signatory

It is declared and agreed by and between the Parties hereto that notwithstanding anything to the contrary contained herein or in the Securities created or purported to have been created by the Borrower/Mortgagors in respect of the said Loan in favour of the Mortgagee, the provisions contained herein shall apply ^{as if the new lenders} to the Mortgagee herein but also such other Lenders inducted pursuant to the syndication of loan by the Mortgagee during the currency of the said Loan as if the new lenders were the original Parties hereto



It is also agreed between the parties hereto that the Borrower shall, whenever required by the Mortgagee during the currency of the said loan, do and execute and join in doing and executing, at the costs of the Borrower, all such acts, deeds, documents and things as the Mortgagee may require for or in connection with such assignment.

All the title deeds and documents relating to the Mortgaged Premises shall be held by and remain with the Mortgagee in its custody for the mutual benefit of the Mortgagee and the new lenders inducted pursuant to the syndication of loan and shall as and when required by the new Lenders, make available to them the said title deeds and documents against its accountable receipt or furnish the copies thereof at the expense of the Borrower.

18. It is hereby agreed and declared that for enforcing this security and ^{and / or} rights hereunder by the Mortgagee, the Courts /Tribunals at Mumbai shall have ^{exclusive} jurisdiction and the parties hereto submit to the same.



IN WITNESS WHEREOF the parties hereto have signed these presents in the manner hereinafter mentioned the day and year first hereinabove written.

SCHEDULE I ABOVE REFERRED TO

(Description of the property)

Exclusive charge mortgage of the development rights on the plot bearing CTS No A/791 (part) admeasuring 16089.21 sq.mts. lying and being at Village Bandra, Bandra Reclamation, Mumbai along with present & future unsold construction thereon, excluding MHADA's Share being 51% of sale FSI.

Signed and Delivered by
the aforesaid Borrower

RIP Developers Private Limited
through its authorized director Mr. Gopal Dada

For RIP DEVELOPERS PRIVATE LIMITED
Director / Authorized Signatory



Seal of the company is affixed
In the presence of M. Nisha Sutar

[Handwritten Signature]

For RIP DEVELOPERS PRIVATE LIMITED

[Handwritten Signature]
Director / Authorized Signatory

SIGNED AND DELIVERED
by the Mortgagee within number 4
DEWAN HOUSING FINANCE
CORPORATION LIMITED, through
its authorized official/representative
Mr. Dhruj Naik

22-2-2024	
ESC6	22 EB



For DEWAN HOUSING FINANCE CORP. LTD.

[Handwritten Signature]
Authorized Signatory

who has set his hand hereto
in the presence of:

Sunil Shinde *[Handwritten Signature]*

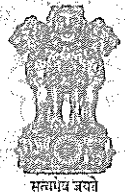


भारतीय गैर न्यायिक
भारत INDIA

₹ 500 23/11/15
2015



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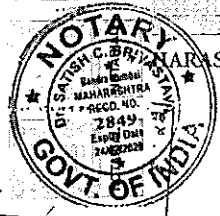


FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

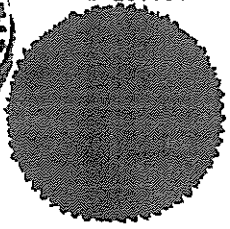


MAHARASHTRA

© 2015



W 261951



INDEMNITY BOND
Dewan Housing Finance Corporation Limited

The Sub Registrar, Mumbai Sub-urban District,

Reference: Deed of Simple Mortgage (Without Possession)

Sir,

We here by confirm that we have not taken possession of the said property being mortgaged to us vide the captioned document we Further confirm that we will not take the possession of said property being mortgaged to us unless the security becomes enforceable in terms of the said Deed of Simple Mortgage (Without Possession)

For Dewan Housing Finance Corporation Limited. (Mortgagee)

Dr. Naik

Authorized Signatory

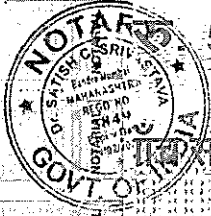


BEFORE ME
[Signature]
Dr S. C. SRIVASTAVA
NOTARY MAHARASHTRA
(Govt. of India)

- 3 NOV 2015

भारतीय गैर न्यायिक
भारत INDIA

24/11/2015
2015



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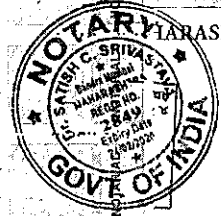


FIVE HUNDRED
RUPEES

पाच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

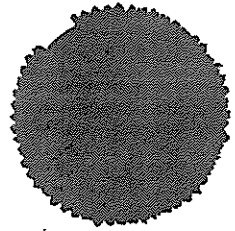


MAHARASHTRA



W 261953

INDEMNITY BOND
RIP Developers Private Limited



The Sub Registrar, Mumbai Sub-urban District,

Reference: Deed of Simple Mortgage (Without Possession)

Sir,

We hereby confirm that we have not given possession of the said property being mortgaged to Dewan Housing Finance Corporation Limited vide the captioned document. We further confirm that we will not give the possession of said property being mortgaged to Dewan Housing Finance Corporation Limited unless the security becomes enforceable in terms of the said Deed of Simple Mortgage (Without Possession)

For RIP Developers Private Limited. (Borrower)

Authorized Signatory

BEFORE ME

D. S. C. SRIVASTAVA
NOTARY MAHARASHTRA
(Govt. of India)

- 3 NOV 2015

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२०१५

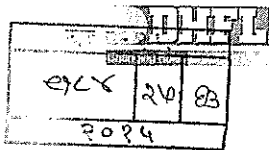
दि महात्मा ज्योतिबा फुले असा
रिड डेवेलपर्स प्रा. लि. (महाराष्ट्र-२२)
नया कार्यालयाचे प्लॉट नं. ४८ विल पॅरि स्कीम अन्वये
मुंबई शहर, विल पॅरि (पश्चिम) ४०० ०४९

विल नं. / Plot No. ४८
 विक्री कर / Sale Tax १५०
 ३-NOV-2015
 ३-NOV-2015
 Bond
 RIP DEVELOPERS PVT. LTD.
 1401/02/03 Kamla Hub, Plot No. 48,
 Nr. Costa Coffee Rest. JVPD Scheme,
 Vile Parle (West), Mumbai 400 049.
 SRO. MED
 SRO.



विल विक्रेत्याचे नाव / Purchaser's Name सागर जगन्नाथ माने

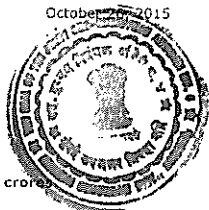
महाराष्ट्र सरकारचे असा रिड डेवेलपर्स प्रा. लि.
 मुंबई - ४०० ०३२
 प्लॉट नं. / Plot No. ४८
 विक्री कर / Sale Tax १५०
 ३-NOV-2015
 RIP DEVELOPERS PVT. LTD.
 1401/02/03 Kamla Hub, Plot No. 48,
 Nr. Costa Coffee Rest. JVPD Scheme,
 Vile Parle (West), Mumbai 400 049.
 सागर जगन्नाथ माने



Ref: DHFL/2015-16/PF/1214

RIP Developers Private Limited
 1401/02/03 Kamla Hub,
 Plot No 53 CTS No. 48,
 Nr Costa Coffee, JVPD Scheme
 Vile Parle (West),
 Mumbai - 400 049

October 2015



Kind Attn: Mr. Gopal Dalvi,
 Sanction of Project Loan of Rs.725.00 crores

With reference to your application for financial assistance, Dewan Housing Finance Corporation Limited (DHFL) is pleased to sanction a project loan of Rs.725.00 crores in favor of your company, RIP Developers Pvt. Ltd. (hereinafter referred to as borrower) for your slum redevelopment project of Nityanand Nagar SRA CHS Ltd at Bandra Reclamation, Mumbai under the following major terms and conditions:

A	Borrower	RIP Developers Pvt. Ltd. (RIPD)
B	Loan limit	Project Loan of Rs. 725.00 crores
C	Repayment of Loan	In 36 equated monthly installments commencing after 36 months from the date of first disbursement. The interest is to be serviced during the moratorium period. The interest is payable by the 15 th of every month in advance for the month failing which overdue interest as applicable would be charged on the same (Interest will be calculated on the loan balance on the last day of the previous month for the following month). The Due date of repayment will be the 15 th day of every month
D	Processing fees	Rs 75 lakhs plus service tax etc as applicable
E	Rate of Interest	3.30% p.a. below DHFL RPLR, (which is at present 18.30% p.a) i.e. 15.00% p.a. at monthly rest, payable monthly The interest is payable by the 15 th of every month in advance

For DHFL OFFICE USE ONLY

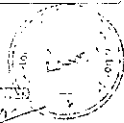
For RIP DEVELOPERS PRIVATE LIMITED

Dewan Housing Finance Corporation Ltd.

Corporate Identification Number (CIN) - L65910MH19001PLC032633
 National Office: HDIL Towers, 6th Floor, Anant Kanekar Marg
 Station Road, Bandra (East), Mumbai - 400 051

Regd. Office: Warden House, 2nd Floor, Sir P M Road,
 Fort, Mumbai - 400 001

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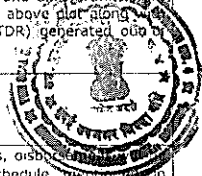
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		for the month falling which overdue interest as applicable would be charged on the same (Interest will be calculated on the loan balance on the last day of the previous month for the following month).
F	Interest in case of default	Additional interest @ 24% p.a. payable in advance (payable by the 15 th of every month) at monthly rests will be charged on the overdue amount of Interest (PEMI) and/or EMI. In case of occurrence of Events of Default, DHFL may at its sole discretion charge interest on the entire principal loan balance @ 24% p.a. payable in advance at monthly rests.
G	Primary Security	1. Exclusive charge by way of registered mortgage of the development rights on the plot bearing CTS No. A/791 (part) admeasuring 16089.21 sq.mts. lying and being at Village Bandra, Bandra Reclamation, Mumbai along with present & future unsold construction thereon, excluding MHADA's Share being 51% of sale FSI. 2. Exclusive Charge by way of hypothecation on the receivables arising out of the sold and unsold units in present and future construction on above plot along with transferable development rights (TDR) generated out of the said project.
H	Personal Guarantee	Irrevocable personal guarantees of: a. Mr. Gopal Dalvi b. Mr. Shivrām Dalvi
I	Disbursement	After execution of the loan documents, disbursement shall be made as per the disbursement schedule mentioned in Annexure I (b). The first disbursement will be subject to compliance of all the pre-disbursement conditions as mentioned in Annexure I (a) herein. The loan may be disbursed in one or more tranches as may be decided by DHFL. The discretion of DHFL for the disbursement of any tranche shall be sole and final.



Dewan Housing Finance Corporation Ltd.
Corporate Identification Number (CIN) - L65910MH1984PLC002029
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Regd. Office: Warden House, 2nd Floor, Six P. M. Road, Fort, Mumbai - 400 001.

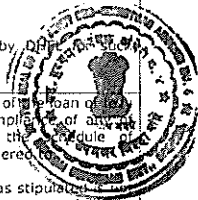
Tel: (022) 7168 3333 / 2659 3383
Fax: (022) 7168 3344
Toll Free No. - 1800 22 3435
Customer Care No. - (0121) 4092750
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J	Prepayment	<p>In the event the borrower arranges for cash inflows into the project, through sale, bookings, agreement to sale, sale deeds or alienation of interest in any way of the residential/commercial units or any other mode of obtaining advance against transfer of rights in the land or construction thereon, it is stipulated that the prepayment will be effected by the borrower, through the escrow account at the prescribed rate from the cash flows received from the sales receivables i.e. @100% from unsold units/flats.</p> <p>The minimum sale rate for unsold units/flats is stipulated at Rs. 75,000/- per sq.ft of carpet area.</p> <p>If for any reason, the sale is below the stipulated rate, the borrower will arrange to prepay the loan for the differential amount.</p> <p>No prepayment penalty will be charged by DHFL on such payments.</p>
K	Event of Default	<p>DHFL will have the right to recall all or part of the loan of the borrower and charge additional interest in an event of non-compliance of any of the terms and conditions or in case the borrower fails to adhere to the construction as per Annexure - II is not adhered to.</p> <p>However, in the event, the sales schedule as stipulated in the loan agreement is not adhered to by the borrower resulting into the event of default being triggered, DHFL reserves its right to enforce its security on such number of units by way of 'Sale' or 'Auction', as deemed fit. The borrower shall not raise any objections for the same. Nevertheless, such sales may not be below the stipulated prepayment rate</p>
L	TDS	<p>The borrower shall ensure deduction of TDS (if applicable) in respect of payment of TDS to the relevant government authorities. DHFL shall however give credit of TDS in its books, only after receipt of original proof of payment from the borrower. Any additional interest charged to the company on</p>



Dewan Housing Finance Corporation Ltd.

Corporate Identification Number (CIN) - U65101MH1982PLC032623
 National Office: HDIL Towers, 6th Floor, Anant Konekar Marg,
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Regd. Office: Warden House, 2nd Floor, Sir P.M. Road,
 Fort, Mumbai - 400 001.

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Fax: (022) 7158 3344

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For DHFL

Kapoor

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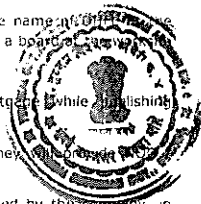


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	account of delay in submission of TDS receipt/ payment of TDS shall be borne and paid by the borrower without raising any objections.
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M. Other terms and conditions

- a. The borrower will open an Escrow Account in Axis Bank and shall act in accordance with the clauses of the tripartite Escrow Agreement signed among the Escrow Account Bank, the borrower and DHFL. All the transactions pertaining to this project shall be routed through the Escrow Account.
- b. The company shall file necessary form with the Registrar of Companies, in respect of the property / security as mentioned herein above, in favor of DHFL within the stipulated time.
- c. The borrower shall agree to give DHFL the status of "Preferred Finance Partner", whereby we shall have the first right to consider Housing Loans of individual house purchasers.
- d. All Hoardings / brochures/pamphlets of the project will disclose the name of DHFL as the lender to whom the property is mortgaged. The company will put up a board displaying that the property is mortgaged to DHFL.
- e. The borrower will append the information relating to the mortgage while publishing advertisements of the project in newspapers/ magazines etc.
- f. The borrower will indicate in their pamphlets / brochures that they have obtained the permissions of DHFL for sale of flats / property if required.
- g. NOC from DHFL is to be obtained for any further loans to be raised by the company, in future till such time DHFL dues are outstanding. The borrower will arrange to obtain an NOC in writing before raising any loans or permitting any charge to be registered against the properties mortgaged to DHFL.
- h. All the expenses in connection with execution of security documents shall have to be borne by the borrowers.
- i. Letter of offer may stand revoked and cancelled and shall be absolutely null and void if
 1. Any material changes take place in the company/guarantors for which this loan is sanctioned.


Dewan Housing Finance Corporation Ltd.

Corporate Identification Number (CIN) - L62310MH1904PLC022623
 National Office: HDIL Towers, 8th Floor, Anant Kurekar Marg, Station Road, Bandra (East), Mumbai - 400 051
 Regd. Office: Warden House, 2nd Floor, Sir P. M. Road, Fort, Mumbai - 400 001

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 Fax: (022) 7150 3344
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 Customer Care No.: (0124) 4092750
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For CIP DEVELOPMENT...

Date:

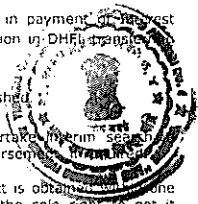
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- ii If it comes to the light that any material fact for other ~~relevant~~ aspect of the proposal was withheld, suppressed concealed or not made known to DHFL.
- j DHFL reserves its right to review and revoke the sanction and/or the undrawn loan amount, if any, at the expiry of 6 months from the date of sanction.
- k. The borrower/guarantors shall annually submit the r audited annual Balance sheet and Profit & Loss account to DHFL within 6 months from the date of the respective financial year end whenever DHFL specifically calls for the same
- l. An appropriate loan document covering all the above conditions and any other additional points that may be required as per DHFL norms shall be executed by the borrower, who will also execute other security documents as forwarded by DHFL.
- m. Unsecured loans from the promoter/ directors / friends and relatives of directors or any associate or group concern of the borrower, if any as on the date of the disbursement under the loan, will not be repaid until the loan is fully repaid. The borrower undertakes to accept and guarantee the same failing which it shall be treated as an event of default.
- n. The borrower and guarantors undertake that if there is a default in payment of Interest and/or Principal for 3 consecutive months, they will have no objection in DHFL transfer property rights/title to third party on as-is-where-is basis.
- o. Ten Security cheques covering the entire loan amount are to be furnished.
- p. For monitoring of the sale related compliances, DHFL may undertake interim search revenue records about any encumbrances created after the first disbursement.
- q. The borrower undertakes to ensure that the insurance of the project is obtained within one month of the first disbursement, failing which DHFL would have the sole right to get it obtained on its own end at the cost of the borrower.
- r Interest shall be charged from the date of first disbursement. In the first 36 months, only interest (PEMI) needs to be paid every month. If there is a default in payment of Interest or Principal for 2 consecutive months, it shall be construed as violation of the terms of sanction and the entire loan may be reallotted. At the end of 3 years, the borrower will arrange to give PDCs for the next 36 months for payment of the EMIs. Interest/Principal will be calculated on the loan balance on the last day of the previous month for the following month.



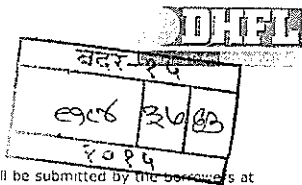
Dewan Housing Finance Corporation Ltd.
 Corporate Identification Number (CIN) - L55100SI1995PLCC0202
 National Office: HDIL Towers, 6th Floor, Anant Kanekar Marg,
 Station Road, Bandra (East), Mumbai - 400 051
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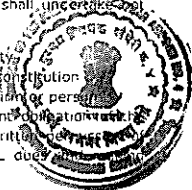
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- s. The following details, regarding the project considered, shall be submitted by the borrowers at the end of every month, if specifically called for by DHFL:
- Receipts & Payments Statement
 - Details of the flats booked /sold by way of Agreement to Sale, Sale Deed, Registration of flats, etc during the month giving specific details of the flat and the payment terms.
 - Progress in construction work
- t. The company/ directors shall not draw out the proceeds of project for their personal use until DHFL dues are repaid in full.
- u. The borrower agrees that in case of any cost & time overrun/shortfall in fund for the project, the same shall be met by the borrower from further equity contribution / subordinate debt from the promoters or loan arranged by the promoters without recourse to the project assets in a manner and to the satisfaction to DHFL.
- v. Till such time DHFL loan is fully repaid, RIP Developers Pvt. Ltd. or any of its guarantors/partners/directors, without prior written permission of DHFL shall undertake not to:
- Effect any change in the constitution / capital structure of the entity.
 - Formulate any scheme of merger /acquisition /amalgamation / reconstitution
 - Undertake guarantee obligation on behalf of any other company, firm or person.
 - Declare dividends for any year, if there is default in repayment obligation to DHFL Borrower. However, dividends may be declared without prior written permission of DHFL out of profits related to that year after paying all DHFL dues and other provisions as required for that year
 - Make any drastic changes in its management set up
 - Create any further charge, lien or encumbrance over the assets and properties charged to DHFL, in favour of any bank, financial institution, company, firm or person
 - Invest / deposit / lend funds to group / family members and relatives / other corporate bodies / firms / persons.



RECEIVED

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Dewan Housing Finance Corporation Ltd.

Corporate Identification Number (CIN) - L65910MH1984PLC032632

National Office: HDIL Towers, 6th Floor, Anant Kanekar Marg, Station Road, Bandra (East), Mumbai - 400 051

Regd. Office: Warden House, 2nd Floor, Sir P. M. Road Fort, Mumbai - 400 001.

Tel : (022) 7158 3333 / 2658 3333

Fax : (022) 7153 2344

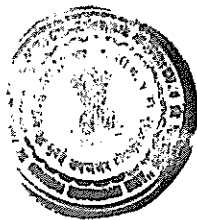
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Please sign on the duplicate copy of this letter as a token of your acceptance of the terms and condition of the sanction and return to us the signed copy for our records. Please also arrange for the compliance of the required formalities for documentation and disbursement.

Thanking you,

Yours faithfully,
For Dewan Housing Finance Corporation Limited

[Signature]
Authorised Signatory



(Accepted Terms & Conditions of your sanction letter no.DHFL/2015-16/PF/1214 dated October 26, 2015)

For Mr. DEVELOPERC P...
Director

[Signature]
(Director)



Accepted As Guarantor:

1. Mr. Gopal Dalvi

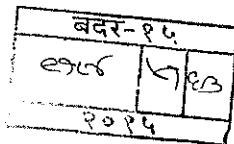
1. Mr. Shyam Dalvi

Dewan Housing Finance Corporation Ltd.
Corporate Identification Number (CIN) - L65910MH1000PLC033003
National Office: MDIL Towers, 8th Floor, Anant Kanekar Marg, Station Road, Bandra (East), Mumbai - 400 051
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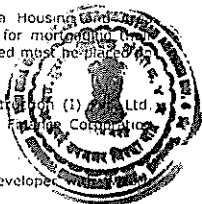




Annexure-I (a)

Pre disbursement conditions

1. As the litigation filed by M/s Slum Rehabilitation Society pertaining to project property is still pending before High Power committee (SKA) the disbursement is subject to positive outcome of this litigation.
2. Joint Venture agreement executed between Wizard Construction (I) Pvt. Ltd. and RIPD Developers Pvt. Ltd. (RIPD) must be duly stamped and registered with appropriate Sub-Registrar of Assurances.
3. Certified copy of The Bombay High Court specific Order in the matter as stipulated in clause 39 of LOI dated 12.01.2015 issued by S.R.A pursuant to Writ Petition No 1152 of 2002 must be placed on record.
4. Copy of society registration certificate of Nityanand Co-Operative Housing Society Limited must be placed on record.
5. Original No Objection Certificate to Mortgage issued by Maharashtra Housing and Development Authority to Wizard Construction (I) Pvt. Ltd. and RIPD for mortgaging their respective shares in favour of Dewan Housing Finance Corporation Limited must be placed on record.
6. Original No Objection Certificate is to be obtained from Wizard Construction (I) Pvt. Ltd. permitting RIPD to mortgage their share in favour of Dewan Housing Finance Corporation Limited.
7. General board resolution indicating appointment of RIPD as a joint developer of Wizard Construction (I) Pvt. Ltd. should be placed on record.
8. Letter from MHADA permitting relocation of open spaces due to which separate permission from the High Court will not be needed must be obtained.
9. Intimation to SRA about Joint Venture between Wizard Construction (I) Pvt. Ltd. and RIPD and recognition as joint developers in Amended LOI must be obtained.
10. Letter from MHADA recognising Wizard Construction (I) Pvt. Ltd. and RIPD as joint developers should be placed on record.
11. Since the Project Land is under reservation of "Open Space" in the Development Plan of MMRDA and the site is also presently located in CRZ II and partly in CRZ I zone, necessary



For RIPD: [Signature]

Dewan Housing Finance Corporation Ltd.

Corporate Identification Number (CIN) - L22910MH1999PLC003070

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Regd. Office: Warden House, 2nd Floor, Sir P. M. Path, Fort, Mumbai - 400 001

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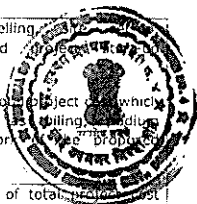
approvals including construction permission from the concerned authority like MCRMA, MMRDA and SRA must be obtained.

- Copy of Revised Annexure II issued by Competent Authority and Land Manager, MHADA determining eligibility of slum dwellers with cut-off date as of 01.01.2000 must be obtained.
- Height Approval from AAI and HRC must be obtained.
- Since the project at Bandra Reclamation considered on standalone basis is not commercially feasible and to make it viable, additional FSI in the project is considered from alternate SRA scheme at Chembur. Necessary approval from SRA and permission from slum societies needs to be obtained for the amalgamation /clubbing of FSI
- Original No Objection Certificate from Mumbai Metropolitan Region Development Authority for shifting/interchanging of the open space reservation.

Annexure-I (b)

Disbursement Schedule

1st Disbursement	Rs.450 Cr.	<ul style="list-style-type: none"> For site clearing, levelling, mobilization and related expenses. For completion of 45 % of total project which includes activities such as piling, foundation construction and RCC work of towers.
2nd Disbursement	Rs.275 Cr.	<ul style="list-style-type: none"> For completion of 100 % of total project which includes activities such as RCC work of the proposed towers & finishing.



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 Date: _____
 Signature: _____

For Finance Officer Use Only

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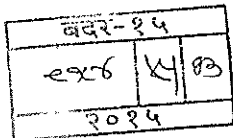
Dewan Housing Finance Corporation Ltd.

Corporate Identification Number (CIN) - L2910MH1993APL0022022
 National Office: HDIL Towers, 8th Floor, Anand Kankar, 7th Mile,
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Annexure-II

Construction Events of Default -

Progress Work

30% of total project cost should get over by 18 months from date of 1st disbursement.

50% of total project cost should get over by 30 months from date of 1st disbursement.

Entire project should get over by 54 months from date of 1st disbursement.

Sales Events of Default

Year	Minimum carpet area to be sold (Sq.ft)
2015-16	NIL
2016-17	NIL
2017-18	70,363
2018-19	2,46,271
2019-20	1,52,453



FOR DIP DEPOSIT ONLY

Dowan Housing Finance Corporation Ltd.

Corporate Identification Number (CIN) - L65910MH1984PLC02639

National Office: HDIL Towers, 6th Floor, Anant Kanekar Marg, Station Road, Bandra (East), Mumbai - 400 051

Regd. Office: Warden House, 2nd Floor, Sir P. M. Road, Fort, Mumbai - 400 061.

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RIP DEVELOPERS PRIVATE LIMITED.

CIN : U70102MH2013PTC247109

Regd. Off : 1401/02/03 Kamla Hub Plot No 53 Cts No 48,Nr Costa Coffee Rest Jypt
Scheme Vile Parle West, Mumbai-400049

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF
THE BOARD OF DIRECTORS OF THE RIP DEVELOPERS ~~PVT-LTD~~ HELD AT
REGISTERED OFFICE ON 27TH OCTOBER 2015.**

"RESOLVED to accept the terms and conditions of the sanction letter Ref No. DHFL/2015-16/PF/1214 dated 26th October 2015 of Dewan Housing Finance Corporation Ltd. (DHFL), having Registered Office at Warden House, 2nd floor, Sir, P. M. Road, Fort, Mumbai 400001, and to avail the financial assistance sanctioned to the company being Project loan of Rs. 725 Cr on the terms and conditions as mentioned in the said sanction letter.

RESOLVED FURTHER THAT the Company do and hereby convey its consent for the creation of charge by way of deposit of title Deeds or simple mortgage of the property situated at CTS No. A/791, Village Bandra, Bandra Reclamation, Mumbai and hypothecate the movables belonging to the company in favour of DHFL for availing the said loan facility.

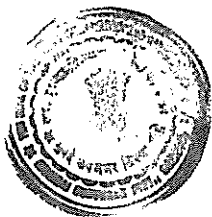
RESOLVED FURTHER THAT Shri Gopal Shivram Dalvi, Director of the Company do and are hereby authorized individually and under the common seal of the Company to create mortgage of the above mentioned property and hypothecate the movables belonging to the company in favour of DHFL and sign all the documents including Loan application form, Demand Promissory note and all such other related loan documents or other papers as may be required by the said DHFL for availing the aforesaid loan facility.

RESOLVED FURTHER THAT the Company do hereby request the following Directors of the Company to personally guarantee the above mentioned facility of Rs. 725 crore, namely,

1. Shri Gopal Shivram Dalvi
2. Shri Shivram Gopal Dalvi



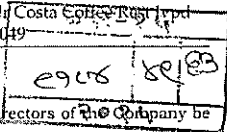
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RIP DEVELOPERS PRIVATE LIMITED.

CIN : U70102MH2013PTC247109

Regd. Off : 1401/02/03 Kamla Hub Plot No 53 Cts No 48, N/ Costa Corner, Regd. Jyod
Scheme Vile Parle West, Mumbai-400049



RESOLVED FURTHER THAT Shri Gopal Shivram Dalvi, Directors of the Company be and are hereby severally authorized under the common seal of the Company to file the necessary forms for creation of charge pertaining to the aforesaid loan facility with the Registrar of Companies.

RESOLVED FURTHER THAT the common seal of the Company be affixed wherever necessary in the presence of Shri. Nitin Suthar Authorised Signatory of the Company as per the provisions of Memorandum & Articles of the Company.

RESOLVED FURTHER THAT a certified true copy of this Resolution duly certified by the Chairman / Director of the Company be forwarded to DHFL and they be requested to act thereupon."

CERTIFIED TO BE TRUE EXTRACT

For RIP Developers Private Limited

Nitin Suthar



Director

Seal of the company is
affixed in the presence of
Mr. Nitin Suthar
as per the provisions of
Memorandum & Articles of the company



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

RIP DEVELOPERS PRIVATE LIMITED

17/08/2013

Reference No (Serial Number)

AAGCR6721E



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2026	48	83
2024		

PERMANENT ACCOUNT NUMBER
AAACD1977A

DEWAN HOUSING FINANCE CORPORATION LIMITED

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11-11-11

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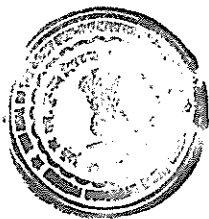
For



पुस्तक के लिये / फोन नम्बर पर प्रमाण पत्र की प्रतिलिपि को लाने / प्रमाण पत्र के प्रमाण पत्र (नम्बर 1111),
11-11, प्रमाण पत्र,
पुस्तक-पुस्तक नम्बर,
पुस्तक - 400 001.

In case this card is not found, kindly refer to the issuing authority:
Commissioner of Income Tax (Computer Overhead)
G-13, Pratyakshakar Bhawan,
Bandra-Kurla Complex,
Mumbai - 400 051.

7/12	
2907	4X183
2024	



DHFL

Changing Rules. Changing Lives

2014-2015		
2014	44	83
2014		

LETTER OF AUTHORITY

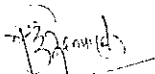
I, the undersigned, Madhusudan Parkhi Vice President, Legal of the Company do hereby authorize the withunnamed **Mr. Dhiraj Naik**, who is presently employed with the Company as Assistant Manager, Sales at Mumbai Metro for the following acts:

That to represent for and on behalf of the Company at any of the concerned Office of Registrar/ Sub Registrar, at Mumbai/Nav Mumbai/Thane, for executing and registering the Deed of Mortgage/ Memorandum of Deposit of Title Deed (Equitable Mortgage) executed by the intending borrowers in favour of the Company, for and on behalf of Dewan Housing Finance Corporation Limited.

Dr Naik

(Mr. Dhiraj Naik)
Authorized Signatory

For Dewan Housing Finance Corporation Limited,



(Madhusudan Parkhi)
Vice President, Legal



Date: 26th September, 2014

Place: Mumbai

Dewan Housing Finance Corporation Ltd.

Corporate Identification Number (CIN) - L65910MH1984PLC002539

Ground Floor, HDIL Towers, Station Road, Anant Kanakar Marg, Bandra (E), Mumbai - 400 051

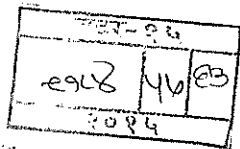
Tel.: +91 22 61558100 / 101 / 150, 26470338 / 9 Fax: +91 22 2658 2176

Regd. Office : Warden House, 2nd Floor, Sir P. M. Road, Fort, Mumbai - 400 001 Toll Free No.: 1800 22 3435

Customer Care No.: (0124) 4092750 Visit us at : www.dhfl.com E-mail : response@dhfl.com

2024		
2024	44	23
2024		





आयकर विभाग
INCOME TAX DEPARTMENT
DHIRAJ NAIK

KAMLAKAR FAKIR NAIR

29/11/1973

AEUPN1355H

D. Naik.

भारत सरकार
GOVT. OF INDIA



Dhiraj Naik

Emp. Code 01003150

Board Emp. B+ve

Emergency Contact No. 9820447600

धिराज नाईक


बंदर-४६		
९०८	५	९३
२०१५		




आयकर विभाग
 INCOME TAX DEPARTMENT
भारत सरकार
 GOVT. OF INDIA

YADAV SHANKAR MAHIPATI
 MAHIPATI SHANKAR YADAV

02/03/1968
 Permanent Account Number
 ACOPY7785Q


 Signature





बंदर-१५
 २००८ ५२ ६०
 २०१५

आयकर विभाग
 INCOME TAX DEPARTMENT
भारत सरकार
 GOVT. OF INDIA

NILESH S VEDRE
 SOMA GANU VEDRE

01/03/1987
 Permanent Account Number
 AGPPV1317C


 Signature







वदर-१५		
एच०	१०	८८
२०१५		

Summary 1 (GoshwaraBhag-1)

संख्या: 03 मोड्यूलर 2015 6:52 प.न

दस्तावेज संख्या-1

दस्तावेज संख्या-15

दस्तावेज संख्या: 9184/2015

दस्तावेज संख्या: 9184/2015

आवक संख्या: ₹. 00/-

आवक संख्या: ₹. 7,25,00,00,000/-

आवक संख्या: ₹. 10,01,000/-

दु. नि. मं. दु. नि. मं. 15 वें कार्यवाही

दस्तावेज संख्या: 10170

दस्तावेज संख्या: 03/11/2015

अ. सं. 9184 वर दि. 03-11-2015

आवक संख्या वें नाम: विमान शहरीय कारनाम कर्नाटक
पी वें अर्धो विद्यु - विद्युत वार्ड

मैत्री 6.48 प.न. या दस्तावेज

मोदकी फी ₹. 30000.00

दस्तावेज फी ₹. 1340.00

रादा एन्टी ₹. 20.00

पृथकी संख्या: 67

दस्तावेज संख्या वें मंत्री:

कुल 31360.00

Signature
मं. दु. नि. मं. 4

Signature
मं. दु. नि. मं. 4

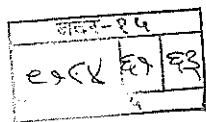
दस्तावेज संख्या: गहाणयत

मुद्रांक संख्या: व) वेल्हा उपोक्त प्रमाणे कळता दिवसा मयंत विवा दंपत्याने कडून वें मुद्रांक वेल्हा

दिनांक: 1 03 / 11 / 2015 06 : 48 : 57 PM ची वेळ: (मादगीकरण)

दिनांक: 2 03 / 11 / 2015 06 : 50 : 38 PM ची वेळ: (पी)

Signature
मं. दु. नि. मं. 4



Summary-2(दस्त गोपचारा भाग - २)



03/11/2015 6 54:45 PM

दस्त गोपचारा भाग-2

पत्र 15

दस्त क्रमांक:9184/2015

दस्त क्रमांक: पत्र 15/9184/2015

दस्तावा प्रकार - महापत्र

अनु क्र.	पत्रकारणे नाव व पत्ता	पत्रकारणा प्रकार	प्राचरित्र	अंगठवाणा टमा
1	नाव आरु आय पी देवळारामें या मी कर्णे मंचावक - पोपारु कळवी पत्ता: प्लॉट नं. 1401/02/03, माळा नं. - इमारतीचे नाव कयाबा हाव, प्लॉट नं 53, स्पर्क नं: विनेपारु ए, गेट नं: ३ खी पी री मिंग, महाराष्ट्र, MUMBAI पिन नंबर: AAGCR6723E	कर्णे पेशार पत्र -31 म्याधरी -		
2	नाव: विद्यान हाउसिंग फायनान्स कॉर्पोरेशन मी व अर्णे मिंग - थिअर मार्टक पत्ता: प्लॉट नं. -, माळा नं. 2, इमारतीचे नाव: वाटेंत हाऊस, स्पर्क नं: नू, गेट नं: पी एम गेट, चोटे, महाराष्ट्र, MUMBAI. पिन नंबर: AAACD1977A	कर्णे देणार पत्र: -42 म्याधरी:		

वरीन दस्तोवत्र कळन देणार नधारकील महापत्रत या दस्त पेशार कळन दिव्याचे कळन देणार
शिक्रा क्र.3 मी वेळ: 03 / 11 / 2015 06 : 51 : 51 PM

दादर-१५

०६५ ०६३

श्रेयस्थ-

श्रावरीत इमम अर्णे निवेकीत कळनात की ते दस्तोवत्र कळन देणा-याला व्यक्तीशः अंगठवाणा, व त्याची अंगठव पुढीकित्त

अनु क्र.	पत्रकारणे नाव व पत्ता	प्राचरित्र	अंगठवाणा टमा
1	नाव: मितेश - बेटे पत्र 26 पत्ता: एच.टी.अपारुन टॉवर 4 था मजला बांडा पु पिन कोड: 400051	म्याधरी <i>Shree</i>	
2	नाव: अंकर - यादव पत्र: 49 पत्ता: मुदर पिन कोड: 400051	म्याधरी <i>Ankur</i>	

शिक्रा क्र.4 मी वेळ: 03 / 11 / 2015 06 : 52 : 23 PM

शिक्रा क्र.5 मी वेळ: 03 / 11 / 2015 06 : 52 : 38 PM नारणी पुनक 1 मध्ये

पत्र - १५/१०१५/२०१५
पत्र - १, प्रमाणक: ३१/११/१५

EPayment Details



iSarita v1.5.0

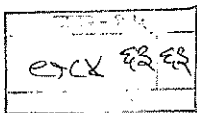
Sudhhaty-2(दस्त गोपवारा भाग - २)

sr	Epayment Number	Defacement Number
1	MH004564899201516S	0002825894201516

9184 /2015

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Handwritten signature and date: '2-11-15' and '3/11/15'.

