

IN3118801

पावती

Original/Duplicate

Thursday, November 26, 2015

नोंदणी क्र.: 39M

12:29 PM

Regn.:39M

पावती क्र.: 13094 दिनांक: 26/11/2015

मावाचे नाव: बांद्रा

दस्तऐवजाचा अनुक्रमांक: बंदर-1-9898-2015

दस्तऐवजाचा प्रकार: महाणयत

सादर करणाऱ्याचे नाव: - दिवाय हाऊसिंग फायनान्स कॉर्पोरेशन लि. चे ऑथोराईज्ड सिग्नेटरी- थिरुज नार्दक -

नोंदणी फी

₹. 30000.00

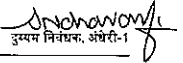
दस्त हाताळणी फी

₹. 1400.00

पृष्ठांची संख्या: 70

एकूण:

₹. 31400.00

आपणाम मूळ दस्त ,संयोजित प्रिंट,सूची. २ व सीडी अंदाजे
12:47 PM र्हा वेळेस मिळेल.


दुय्यम निबंधक, अंयेरी-1

बाजार मूल्य: ₹.0/-

मोबदला: ₹.4750000000/-

भरलेले मुद्रांक शुल्क: ₹. 1001000/-

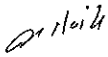
सह. दुय्यम निबंधक, अंयेरी क्र. १

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

सीडी/घनादेश/वे ऑर्डर क्रमांक: MH005004758201516S दिनांक: 26/11/2015

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: ₹ 1400/-



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
 ई-सुरक्षित बँक व कोषागार पावली
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14062776135142

Bank/Branch: BKKL - 6910820/BANDRA KURLA COMPLEX, MUMBAI
 Pat_Txn Id : 76607736 Stationery No: 14062776135142
 Post Dt/Time : 21-NOV-2015 12:17:22 Print Dt/Time : 21-Nov-2015 014:10:32
 ChallanIdNo: 69103332015112150354 GRAS GRN : MH0050047582015165
 District : /101-MUMBAI Office Name : IGR18V-BDRA_JT SUB REG

StDuty Schd: 0030045501-75/STAMP DUTY
 StDuty Amt : R 10,00,000/- (Rs One Zero, Zero Zero, Zero Zero Zero only)

RgnPec Schd: 0030063301-70/Registration Fees
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : 40(b)-mortgage deed(without Possession)
 Prop. Nubty: Immovable Consideration: R 4,75,00,00,000/-
 Prop. Descr : Exclusive Charge.Mortgage of,Development,Rights on CTS No A79 and
 ra, Mumbai, Maharashtra, 400050

Duty Payer: PAN-JAFCKR9558F, Kanitha Real Estate Private Limited
 Other Party: PAN-AAACD1977A, Dewan Housing Finance Corporation Limited



Bank official1 Name & Signature

[Handwritten Signature]



Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

S.H. Kulkarni

[Handwritten initials]

A. N. N. N.

14062776135142
 2015



elec 2 60
2024

9
ecl 300
2094



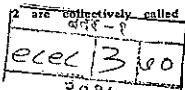
DEED OF SIMPLE MORTGAGE (WITHOUT POSSESSION)

This Deed of Simple Mortgage (without possession) is made and executed at Mumbai, on this 21st day of November 2015 between:

an/nil
Kanitha Real Estate Private Limited (KRPL) having its registered office at Flat No. 401, Bldg C-11 Shanti Vihar, Opp. Sector 2, Mira Road, Thane 401 107 through its authorized director Sayali Shiralkar (hereinafter referred to as "Borrower/Mortgagor No. 1" 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. *an/nil*

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 Gopal Shivram Patil (hereinafter referred to as "Mortgagor No. 2" which expression shall, unless repugnant to the context or meaning thereof, include their respective legal heirs, executors, administrators and assigns, etc.), (the "Borrower/Mortgagor" and Mortgagor No. 2 are collectively called as "Mortgagors") *an/nil*

AND



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 - 400 031 and other offices having one of its Branch Offices at

For RIP DEVELOPERS PRIVATE LIMITED
Director / Authorized Signatory

an/nil
Director / Authorized Signatory

For KRPL

For KANITHA REAL ESTATE PRIVATE LIMITED

an/nil
Authorized Signatory / Director

[Handwritten signature]

_____ represented by its Branch Manager & GPA Holder, Sri

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.

WHEREAS

- A. Mortgagor No 1 is the absolute owner seized 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/Mortgagor is the absolute owner seized and in possession of or otherwise well and sufficiently entitled to the land and premises which is more particularly described in schedule II hereunder written by virtue of an agreement executed between the Borrower and Mortgagor No. 2.
- C. The Borrower being in need of finance has requested the Mortgagee and the Mortgagee has sanctioned a Project loan of **Rs. 475,00,00,000 (Rupees Four Hundred and Seventy Five Crores Only)** (hereinafter referred to as the said loan), against the security of the property as mentioned in the Schedule I and II hereunder written (hereinafter referred to as Mortgage Property), with a view to 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 09/11/2015 & the terms and conditions as hereinafter appearing.
- D. The Mortgagee has called upon and required the Borrower to execute these proceedings which the Borrower have agreed to do as hereinafter mentioned.



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

- 1. 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. 475,00,00,000 (Rupees Four Hundred and Seventy 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,

बनाने के शर्तों और शर्तों के रूप में निर्दिष्ट है और/या संज्ञा पत्र दिनांक 09/11/2015 और/या विभिन्न सुरक्षा दस्तावेजों के द्वारा उधारकर्ता के पक्ष में	
एसी	2015
2014	

- 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,

for RPLR
Director, Ballari

[Handwritten signature]

[Handwritten signature]

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 & II 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 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 land, building and development and other rights etc. hereby granted, transferred, assigned and assured 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 & II hereunder written") as securities for repayment of the said loan together with all the interest, 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 as follows :

a. That the said Mortgaged Premises are the Borrower's properties and that 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 ~~in process~~ ^{dated 28/08/2019} issued for 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

For RHP D.C. -

Director / Acting Director
For DEW&E, Bangalore

Dr. N. S. S.

Authorized Signatory

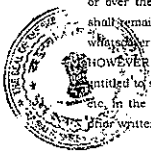
S. H. Srinivas

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 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 whatsoever 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 will 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 assurance 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.



सद्विहित
२०१५

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

For DE...
2.11.2015
3.11.2015

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, hurricanes, 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 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.

- g. 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 the said loan or any other relative security documents, the whole of the mortgage debt shall at the sole discretion of the Mortgagee become due and forthwith 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.

For DEVELOPERS PRINCE LIMITED
antark
 Authorised Signatory

For RRP DEVELOPERS PRINCE LIMITED

[Signature]
 Director / Authorised Signatory

For VIKRAMA REAL ESTATE PRIVATE LIMITED
[Signature]
 Authorised Signatory

- 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;
- 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.

5. The Borrower hereby further covenants and agrees that the security hereby created on the Mortgaged Premises shall secure all the earlier, present and future facilities, limits, indebtedness 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 new facilities or new limits or relative accounts coming into credit or interchangeability of 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 past and on the terms contained in all or any of the said Security Documents.

For RRP DEVELOPERS PRIVATE LIMITED

Director / Authorized Signatory

For

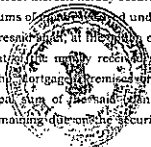
[Signature]

Authorized Signatory

[Signature]
S. HANMANTH

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, 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 and for such time as the Mortgagee shall think proper and to pay the premia or renewal 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 moneys 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 / Mortgagors 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 for but not obligatory upon the Mortgagee to replace or repair the same or any part or item thereof at the expenses in all respect of the Borrower and such expenses together with interest thereon at the rate aforesaid shall until payment be a charge upon the Mortgaged Premises and form part of the Mortgage Debt and carry interest at the rate aforesaid.
- c. The Mortgagee shall be at liberty to display one or more signs boards on the Mortgaged Premises to indicate that the mortgagors are interested parties 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



Stamp: RECEIVED
Date: 10/01/2000
Signature: [Handwritten Signature]

For DEWAN BUILDING CONSTRUCTION CO. LTD.

M. Naik
Authorised Signatory

For RHP DEVELOPERS PRIVATE LIMITED

[Handwritten Signature]
Director / Authorised Signatory

For KANTHA REAL ESTATE PRIVATE LIMITED

[Handwritten Signature]
Authorised Signatory / Director

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 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 assurances 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 concur 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 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 discharge the outstanding expenses incurred in attending such sale or otherwise relating thereto and in the next place pay and satisfy the moneys which shall then be due 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.

- c. Any such notice as aforesaid shall be sufficient although not addressed to any person by name 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 Mortgaged Premises

वद
 eled
 2024

FOR DIRECTOR
 Director / Finance / Signature

FOR DEPARTMENT

Authorised Signatory

SHRUTI

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 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 and from being concerned to see to the application thereof or being answerable for 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 of the provisions contained in the Securitisation Act, 2002 and the Rules 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 writing appoint a Receiver of the Mortgaged Premises or any part thereof from amongst any officers of the Mortgagee or any outside person /agency and remove any Receiver so 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

For DEWANI HOUSING FINANCE CORP. LTD.

For PJP DEVELOPERS PRIVATE LIMITED

For DEWANI HOUSING FINANCE CORP. LTD.

Authorized Signatory

Director / Authorized Signatory

Authorized Signatory / Director

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;
- execute and do all such acts, deeds and things as may appear necessary and proper to the Mortgagee or the Receiver in relation to any of the purposes aforesaid;
- subject to any direction of the Mortgagee, demise or let out on lease 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 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.



Telex 93 100

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 mortgage Debt hereby secured or the Borrower failing to comply with any of the terms and provisions hereof and /or the said Sanction letter and /or other documents executed/ to be executed by the Borrower in favour of the Mortgagee,

For DEWAS HOUSING DEVELOPERS CORP. LTD.

For RIP DEVELOPERS PRIVATE LIMITED

anish

2004

Director / Authorised Signatory

SHRINIVAS
2004

b. then 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 complete 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.

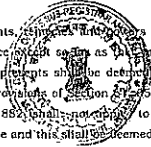
9. The Mortgagee shall not be answerable or accountable for any losses which may occur in or about the said exercise or execution of any of the rights, powers, authorities, discretions and trusts which may be vested in it by virtue of these presents and/or by any provisions of law.

10. All the obligations of the Borrower and all the rights, powers, authorities, discretions and trusts which may be vested in it by virtue of these presents shall be deemed to be incorporated in these presents provided that the provisions of Section 67A 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 up 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 which the



Handwritten text: 'elected 100' inside a rectangular box.

Director / Assistant Director
For DEPARTMENT OF REVENUE
BANGALORE

For KARNATAKA STATE ELECTRIC POWER CORPORATION
S. H. Srinivas
Assistant Secretary / L. 1000

Borrower may be entitled or be declared entitled to and apply the same or 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 /approvals for the said project and all other contracts in respect of the said project and for execution of any deeds, documents and other instruments 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 authorized under these presents to be its Attorneys or Attorney to do and execute jointly or severally within the limits and on behalf of the Borrower all such acts, deeds, documents, instruments 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

<p>दस्तावेज की प्रतियाँ को भुगतान के लिए भेजा जायेगा। (may be, or in shall be directed by them.)</p> <p>2024</p>

For RSP DEVELOPERS PRIVATE LIMITED
 Director / Authorized Signatory

For DEWAN HOUSING FINANCE SOCIETY LTD.
 Authorized Signatory

For RSP ESTATES PRIVATE LIMITED
 Authorized Signatory

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 or by Registered Post A/D at the registered address of the Borrower.

17. Syndication 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 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. The term Mortgagee shall mean and shall be deemed to include the new lender inducted pursuant to the said syndication.



It is declared and agreed by and between the Parties hereto that nothing 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 not only 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.

Handwritten text in a box: ecec 20/10/2014

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 accountability receipt or furnish the copies thereof at the expense of the Borrower.

FOR RIP DEVELOPERS PRIVATE LIMITED
5
Director / Authorized Signatory

Handwritten signature: arshid

PERKANTHA REAL ESTATE PRIVATE LIMITED
SHSUNO
Authorized Signatory / Director

18 It is hereby agreed and declared that for enforcing this security and /or its rights hereunder by the Mortgagee, the Courts /Tribunals at Mumbai only 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.

SCHEDULE II

Exclusive charge by way of registered mortgage of the undivided share of development rights on the plot bearing CTS No A/791 (part) admeasuring 16089.21 sq.mts and resulting in approximate free sale area of 27,930 sqft inclusive of proportionate fungible area 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 Lender/Borrower

Kanitha Real Estate Private Limited (KRPL)

[through its authorized representative Ms. Sojali Shiralkar

For KRPL
SH Shiralkar

Seal of the company is affixed

In the presence of
Prathap V. Misra

Signed and Delivered by
the aforesaid Mortgagor No. 1
RIP Developers Private Limited

For RIP D.R. [Signature]

Director / Authorized Signatory
Seal of the company is affixed

२०२१-२२
१९६६१७०
२०२६



[Signature]



X Shrinivas Dalvi

In the presence of Prathap V. Misra Prath

SIGNED AND DELIVERED
by the Mortgagee within named
DEWAN HOUSING FINANCE
CORPORATION LIMITED, through
its authorized official/representative
Mr. Dhruv K. Nair

who has set his hand hereto
in the presence of:
W. J. (Warewala Oman)

For DEWAN HOUSING FINANCE CORP. LTD.

D. Nair
Authorized Signatory

~~For DEWAN HOUSING FINANCE CORP. LTD.~~

~~Authorized Signatory~~

D. Nair



REG - 5
ecl P 50
2024



653-2		
eel	20	00
2024		



महाराष्ट्र MAHARASHTRA

© 2015 ©

V 412461

महान न्यायालय कार्यालय, मुंबई
 प. नं. वि. क्र. ८००००१४
 - 3 NOV 2015
 महाराष्ट्र सरकार

श्रीमती उलाका जटील



Deed of simple mortgage
 without possession

बंदर - १	
elec	₹ 700
२०१५	

Handwritten mark

Ornait

S.H. Khore

दि महाराष्ट्र मंत्रालय ऑफ अलाय्ड ऑफिसिस को-ऑप. बँक लि. (मंत्रालय-३२.)
 नव संसदीय अर्धे मुद्रा कोठी देवा (प्लॉट नंबर ४०४) का-११
 मुद्रा कोठी देवा (प्लॉट नंबर ४०४) का-११

अनुसूची-२ / Annexure II

करीबत मालिक, निदेशक अथवा अधिकृत अधिकारी का नाम

मुद्रा कोठी नंबर/कोठी का नंबर
 Serial No. 1923 NOV 2015

मालिक का नाम
 Name of the owner 23 NOV 2015

मालिक का पता
 Address of the owner

मुद्रा कोठी का पता
 Address of the flat

मुद्रा कोठी का नंबर
 Flat No.

मुद्रा कोठी का मालिक का नाम
 Name of the owner of the flat

मुद्रा कोठी का मालिक का पता
 Address of the owner of the flat

मुद्रा कोठी का मालिक का नाम
 Name of the owner of the flat

मुद्रा कोठी का मालिक का पता
 Address of the owner of the flat

मुद्रा कोठी का मालिक का नाम
 Name of the owner of the flat

मुद्रा कोठी का मालिक का पता
 Address of the owner of the flat

Deed of simple mortgage

KANITHA REAL ESTATE PRIVATE LIMITED
 Flat No. 404, Bldg C-11, Shanti Vihar,
 Opp Sector 2, Alia Road, District Thane-401 107

Dewan Housing Finance Corporation Limited
 HDIL Tower, 6th Floor, Anant Kanekar Marg,
 Station Road, Bandra (East),
 Mumbai 400051.

50/1

मुद्रा कोठी के मालिक का नाम
 Stamp Purchaser's Sign.

मालिक का नाम
 Stamp Vendor's Sign.

सागर जगन्नाथ माने



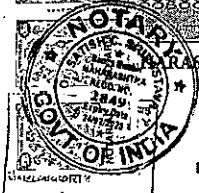
महाराष्ट्र मंत्रालय ऑफ अलायर्ड ऑफिसिस को-ऑप. बँक लि.
 मंत्रालय भवन - ४०० ०३२.

प्लॉट नंबर ४०४ का-११
 क्रमांक 191 1923 NOV 2015 33

मुद्रा कोठी का मालिक का नाम
KANITHA REAL ESTATE PRIVATE LIMITED
 Flat No. 404, Bldg C-11, Shanti Vihar,
 Opp Sector 2, Alia Road, District Thane-401 107

मुद्रा कोठी का मालिक का पता
 सागर जगन्नाथ माने

तद्वर-१
 २०१५
 २०१५



MAHARASHTRA

© 2015 ©

INDEMNITY BOND
Dewan Housing Finance Corporation Limited

The Sub-Registrar, Mumbai Sub-urban District,
श्रीमती उदका पाटील

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 do not 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)

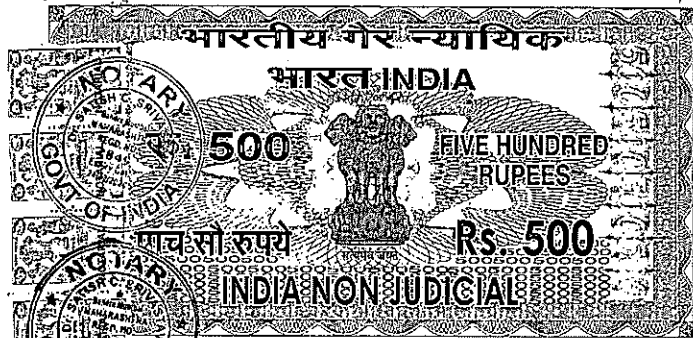
D. Naik
Authorized Signatory



BEFORE ME
S. C. Srivastava
Dr. S. C. SRIVASTAVA
NOTARY MAHARASHTRA
(Govt. of India)

24 NOV 2015

वदर - १
elec 24 100
2014



**INDEMNITY BOND
RIP Developers Private Limited**

The Sub Registrar, Mumbai Sub-urban District,

Reference Deed of Simple Mortgage (Without Possession)

Sir,

We here by confirm that we have not given possession of the said property being mortgaged to Dewan Housing Finance Corporation Limited via 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)

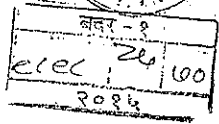
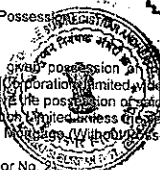
For RIP Developers Private Limited. (Mortgagor No. 2)

Authorized Signatory

BEFORE ME

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

24 NOV 2015



जोड़पत्र-२/Annexure-II

1. मुद्रांक विज्ञापन नोंदवली अनु. क्रमांक-/दिनांक
(Serial No./Date)
2. दस्त्याचा प्रकार
(Nature of document)
3. दस्त नोंदणी करपास आडित का ?
(Whether it is to be registered?)
4. मालकीचे ब्रीफ़ात वर्णन
(Property Description in brief)
5. मुद्रांक विवक्षित घेणाऱ्याचे नांव व सही
(Stamp Purchaser's Name & Signature)
6. दुसरे असल्यास त्याचे नांव, पत्ता व सही
(If through other person then Name, Address & Signature)

24 NOV 2015 01924

INDEMNITY BOND

RIP DEVELOPERS PVT. LTD.
1401/02/03 Kankla Hub, Plot No. 4B,
Nr. Costa Coffee Rest. JVPD Scheme,
Vile Parle (West), Mumbai - 400 049.

7. मुद्रांच्या प्रकाशनेचा वेळ
(Time of the copies Party)
8. मुद्रांच्या शुल्क रक्कम
(Printing Duty Amount)

9. मुद्रांच्या प्रकाशक मुद्रांक विज्ञापनाची सही व पत्राचा क्रमांक
सहस्य मुद्रांक विज्ञापन विभाग/पत्र
मुद्रांच्या क्रमांक ८०००११
मुद्रांक विज्ञापन विभाग/पत्र: सी. कांचन हार्दद बोंगाले
पत्र. १०, वडी कोर्टासमोर, ए. के. घाट, कोर्टे पूर्व, मुंबई-४०००४१
कारणासाठी उरली मुद्रांक खरेदी करणे त्यांनी त्याच कारणासाठी
मुद्रांक खरेदी केल्यापासून ६ महिन्यात यापुढे बंधनकारक आहे



SMT. KANCHAN HARDSHAD BONGALE
LICENCE STAMP VENDOR, LIC. No.: 8000011
Opp. Bandra Court House, Bandra (East), Mumbai - 400 051.

Tel: 26470509

Bill No. 24-115 Date: 24-11-15
M/s. RIP DEVELOPERS PVT. LTD.

Description	Paper No.	Quantity	Amount Rs.
STAMP PAPER		500	500
COURT FEE STAMPS			
REVENUE STAMPS			
IMPRESS COURT FEE			
Less Advance			
TOTAL			500

For Kanchan-Hardshad Bongale
Proprietor
ecel 25/100



MAHARASHTRA

© 2015

V 412463



INDEMNITY BOND
Kanitha Real Estate Private Limited

श्रीमती उलका पाटील

The Sub Registrar, Mumbai Sub-urban District,
Reference: Deed of Simple Mortgage (Without Possession)

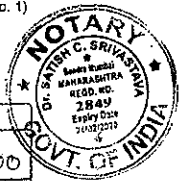
Sir,

We here by 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)

Kanitha Real Estate Private Limited (Borrower/Mortgagor No. 1)

S. C. Srivastava

Authorized Signatory



BEFORE ME
S. C. Srivastava
Dr S. C. SRIVASTAVA
NOTARY MAHARASHTRA
(Govt. of India)
24 NOV 2015

बंदर - १	
ecec	२९.६०
२०१५	

Ref: DHFL/2015-16/PF/1347

November 09, 2015

Kanitha Real Estate Private Limited
 Flat No. 4C1, Bldg C-11 Shanti Vihar,
 Opp. Sector 2, Mira Road,
 Thane 401 107

Kind Attn: Ms. Sayali Shirokar & Mr. Shivaji Bate
Sanction of Project Loan of Rs.475.00 crores

With reference to your application for financial assistance, Dewar Housing Finance Corporation Limited (DHFL) is pleased to sanction a project loan of Rs.475.00 crores in favor of your company, Kanitha Real Estate 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	Kanitha Real Estate Pvt. Ltd. (KRPL)
B	Loan limit	Project Loan of Rs. 475.00 crore
C	Repayment of Loan	<p>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.</p> <p>The interest is payable by the borrower 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).</p> <p>The Due date of repayment will be the 15th day of every month.</p>
D	Processing fees	Rs.50 lakhs plus service tax etc as applicable
E	Rate of Interest	<p>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.</p> <p>The interest is payable by the 15th of every month in advance for the month failing which overdue interest as applicable</p>

Dewan Housing Finance Corporation Ltd.
 Corporate Identification Number (CIN) - L5810MH1998PLC029539
 National Office: HDL Towers, 6th Floor, Anant Kanekar Marg,
 Sakinaka Road, Bandra (East), Mumbai - 400 051.
 Regd. Office: Warden House, 2nd Floor, S.V.P.M. Road,
 Fort, Mumbai - 400 001.

 Tel : (022) 7158 3333 / 2658 3333
 Fax : (022) 7158 3344
 Toll Free No.: 1800 22 3435
 Customer Care No.: (0124) 4922750
 Email: response@dhfl.com
 Visit us at: www.dhfl.com

FOR RFP DEVELOPERS PRIVATE LIMITED

 Director-Authorized Signatory
 ecel 29/100
 2014



अक्षर	-
elec	32'00
₹	

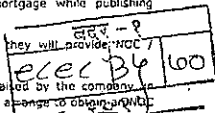


eel	3000
	08

		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.
3	TDS	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 account of delay in submission of TDS receipts / payment of TDS shall be borne and paid by the borrower without raising any objections.

K. Other terms and conditions

- The borrower will open an Escrow Account in Axis Bank and shall sign in accordance with the clauses of the tripartite Escrow Agreement signed among the Escrow Agent Bank, the borrower and DHFL. All the transactions pertaining to this project shall be routed through the Escrow Account.
- 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.
- 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.
- 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 at the worksite displaying that the property is mortgaged to DHFL.
- The borrower will append the information relating to the mortgage while publishing advertisements of the project in newspapers/ magazines etc.
- The borrower will indicate in their pamphlets / brochures that they will provide NOC / permissions of DHFL for sale of flats / property if required.
- 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 be liable to obtain NOC.



Dewan Housing Finance Corporation Ltd.
 Corporate Identification Number (CIN) - L0310001100090032509
 National Office: DHFL Towers, 6th Floor, Anant Kerkar 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) 7158 3344
 Toll Free No.: 1800 22 3435
 Customer Care No.: (0124) 4092750
 Email: response@dhfl.com
 Visit us at: www.dhfl.com

For RIP DEVELOPERS PRIVATE LIMITED

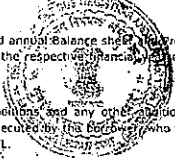
Director / Authorised Signatory



श.सं - १	
६६६६	३३/६०
२०६	

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:
 - i. Any material changes take place in the company/guarantors for which this loan is sanctioned.
 - ii. If it comes to the light that any material fact or 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 their 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 transferring 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 in revenue records about any encumbrances created after the first disbursement, if required.



2024-25	
2024-25	2024-25



FORKANTHIA ANNA EDUTE PVT. LIMITED
 20/08/2024
 Authorized Signatory / Director
 For RBS DEVELOPERS PRIVATE LIMITED



Dewan Housing Finance Corporation Ltd.
 Corporate Identity Number (CIN) - L3310MH1994PLC002929
 National Office: HDZ, Towers, 6th Floor, Anant Karkar Marg,
 Station Road, Bendoo (East), Mumbai - 400 061.
 Regd. Office: Warden House, 2nd Floor, Sir P. M. Road,
 Fort, Mumbai - 400 001

Tel: (022) 7158 3333 / 2656 3335
 Fax: (022) 7158 3344
 Toll Free No: 1800 22 3435
 Customer Care No: (0124) 4927250
 Email: response@dhfl.com
 Visit us at: www.dhfl.com

Director / Authorised Signatory



7-8		
ecec	700	100
201		

- g) Invest / deposit / lend funds to group / family members and relatives / other corporate bodies / firms / persons

w. The borrower agrees to indemnify DHFL from any losses that may arise on account of non-receipt/delay in receipt of approved plans/permissions/FSI, non-registration of the agreements, non-receipt of consent/NOC from MHADA, SRA and other statutory authorities, failure of stipulated compliances or on occurrence of any such material events which may jeopardize the project execution, sales realization and interest of DHFL in the project.

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

Authorised Signatory
Authorised Signatory



(Accepted Terms & Conditions of your sanction letter no. DHFL/2015-16/PPF134 dated

November 09, 2015)

For: **SANITARY DEVELOPERS PRIVATE LIMITED**

For: **SANITARY DEVELOPERS PRIVATE LIMITED**

S. H. Shirore
Director

[Signature]
Director

Accepted As Guarantor:

For **RIP DEVELOPERS PRIVATE LIMITED**

1. RIP Developers Private Limited

[Signature]
Director / Authorised Signatory

Dewan Housing Finance Corporation Ltd.

Corporate Identification Number (CIN) - L33104/11004/PL/032929

National Office: DHFL Towers, 6th Floor, Anant Karmakar Marg,

Station Road, Bandra (East), Mumbai - 400 051.

Regd. Office: Warren House, 2nd Floor, Sir P. M. Road,

Fort, Mumbai - 400 001.

Tel : (022) 7158 3333 / 2668 3333

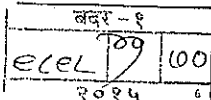
Fax : (022) 7158 3344

Toll Free No.: 1800 22 3435

Customer Care No.: (0174) 4022750

Email: response@dhfl.com

Visit us at: www.dhfl.com





1	2
ecel	mtuo
3	4

Annexure I – Disbursement Schedule

1st Disbursement	Rs.300 Cr.	- For site clearing, levelling, site set-up, mobilization and related project start-up expenses - For completion of 45 % of total project cost which includes activities such as piling, podium construction and RCC work of the proposed towers.
2nd Disbursement	Rs.175 Cr.	- For completion of 100 % of total project cost which includes activities such as RCC work of the proposed towers & finishing

Annexure II – Events of Defaults

Construction Events of Default -

Progress Work

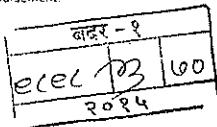
30% of total project cost should get over by 18 months from date of 1st disbursement.

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	19,190
2018-19	67,163
2019-20	41,577



FOR KANTH'S REAL ESTATE PRIVATE LIMITED

FOR DEWANS HOUSING FINANCE CORPORATION LIMITED



Dewans Housing Finance Corporation Ltd.
Corporate Identity Number (CIN) - L41201MH1994PLC022639
National Office: HDL 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) 7128 3344
Toll Free No: 1800 22 3435
Customer Care No: (0124) 4022750
Email: response@dhl.com
Visit us at: www.dhl.com


FOR RIP DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory




	- 2
ecel	98/00
	284


आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 KANTHA REAL ESTATE PRIVATE
 LIMITED
 10/08/2013
 Permanent Account Number
 AAAC0955F



Permanent Account Number
 AAAC0955F
 KANTHA REAL ESTATE PRIVATE LIMITED
 10/08/2013



आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT OF INDIA
 KANTHA REAL ESTATE PRIVATE
 LIMITED
 10/08/2013
 AAAC0955F



T-8		
eceL	80	100
2014		





-1	
elec	72 60
2021	

KANITHA REAL ESTATE PRIVATE LIMITED

Reg. Office: -FLAT NO -01, BLDG C -11, SHANTI VIHAR, OPP SECTOR 2, MIRA ROAD, THANE-401107

CIN:- U70102MH2015PTC265412

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF KANITHA REAL ESTATE PVT LTD HELD AT REGISTERED OFFICE ON 18th NOVEMBER, 2015.

The Chairman informed the Board that at the request of the Company, Dewan Housing Finance Corporation Ltd. (DHFL), having Registered Office at Warden House, 2nd floor, Sir, P. M. Road, Fort, Mumbai 400001 has sanctioned loan facilities being Project loan of Rs. 475 Cr on the terms and conditions set out in the said sanction letter Ref. No. DHFL/2015-16/PF/1347 dated 9th November 2015 and he placed before the Board a copy of the said sanction letter for its perusal.

The Chairman further stated that the said facilities were to be secured by the securities mentioned in the said Sanction Letter.

Drafts of the facility documents and security documents were placed before the Board for its approval. The Board approved the same and passed the following Resolution:

"RESOLVED THAT the Company do avail from Dewan Housing Finance Corporation Ltd. (DHFL), financial facilities being Project loan of aggregate of Rs. 475 Cr on terms and conditions as mentioned in the said sanction letter dated 9th November 2015 (the financial facilities").

RESOLVED FURTHER THAT the Company agreed to create security by way of deposit of title Deeds or simple mortgage of their property and the development rights Exclusive charge by way of registered mortgage of the undivided share of development rights on the plot bearing CTS No. A/791 measuring 16089.21 sq.mts. and resulting in approximate free sale carpet area of 1,27,930 sqft inclusive of proportionate fungible area 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, Mumbai in favour of the DHFL for the due repayment, discharge and redemption of the Facilities granted to the Company.

RESOLVED FURTHER THAT Ms. Sayali Shirolkar, Director be and is hereby authorized to execute the facility agreements and security documents, in terms of the drafts placed before the Board and also execute such other undertakings and related documents as required by the DHFL under the financial facilities.

RESOLVED FURTHER THAT Ms. Sayali Shirolkar, Director be and is hereby authorized to draw, accept, sign, endorse, negotiate and deliver on behalf of the Company, 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 under the Common Seal of the Company.



KANITHA REAL ESTATE PRIVATE LIMITED

Reg. Office - FLAT NO 401, BLDG C -11, SHANTI VIHAR, OPP SECTOR 2, MIRA ROAD, THANE-401107
CIN:- U70102MH2015PTC265412

RESOLVED FURTHER THAT the Company also authorises Ms.Sayali Shirotkar, Director be and is hereby authorized to execute, sign and issue on behalf of the Company all such letters, documents, writings and instruments pertaining to the availing/ operations of said facilities.

RESOLVED FURTHER THAT the common seal of the Company be affixed wherever necessary in the presence of Mr.Shivaji Bate ,Director of the Company as per the provisions of Memorandum & Articles of the Company.

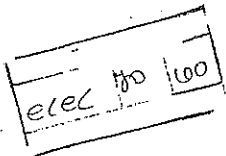
RESOLVED FURTHER THAT the Company do file the relevant forms with the Registrar of Companies concerned within the stipulated period as prescribed under law in order to register the charge.

"LASTLY RESOLVED that the DHFL is authorised to act and rely upon these resolutions until the DHFL actually receives written notice from the Company of their revocation."

**CERTIFIED TO BE TRUE EXTRACT
FOR KANITHA REAL ESTATE PRIVATE LIMITED**


(DIRECTOR)

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



RIP DEVELOPERS PRIVATE LIMITED.

CIN : U70102MH2013PTC247109

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

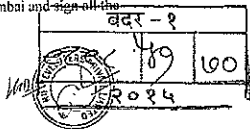
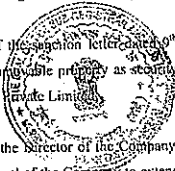
**EXTRACT OF THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF
RIP DEVELOPERS PVT LTD HELD ON 9th NOVEMBER 2015 at the
REGISTERED OFFICE.**

Mr. Gopal Shivram Dalvi, the Director of the Company placed before the Board a sanction letter dated 9th November 2015 of Dewan Housing Finance Corporation Ltd. (DHFL), having Registered Office at Warden House, 2nd floor, Sir, P. M. Road, Fort, Mumbai 400001 (DHFL) and has informed the company that DHFL has sanctioned various facilities to M/S Kanitha Real Estate Private Limited against the mortgage of the company's property situated at CTS No. A/791, Village Bandra, Bandra Reclamation, Mumbai.

Since the Board has agreed to accept the terms and conditions of the sanction letter dated 9th November 2015 of DHFL the following resolutions were passed:

"Resolved to accept the terms and conditions of the sanction letter dated 9th November 2015 and offer its abovementioned immovable property as security for the facilities sanctioned to Kanitha Real Estate Private Limited.

Resolved further that Mr. Gopal Shivram Dalvi, the Director of the Company, be and are hereby authorised under the common seal of the Company to extend security by way of deposit of title Deeds or simple mortgage of their property and the development rights Exclusive charge by way of registered mortgage of the undivided share of development rights on the plot bearing CTS No. A/791 (part) admeasuring 16089.21 sq.mts. and resulting in approximate free sale carpet area of 1,27,930 sqft inclusive of proportionate fungible area lying and being at Village Bandra, Bandra Reclamation, Mumbai and sign all the



RIP DEVELOPERS PRIVATE LIMITED.

CIN : U70102MH2013PTC247109

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

required loan documents and all such other related documents in respect of the
aforesaid security in favour of DHFL on behalf of the Company.

Resolved further that common seal of the company be affixed on all the
documents executed by the company in favour of DHFL in presence of Mr.
Nitin Suthar, the Authorised Signatory of the Company, as per the Company's
Memorandum and articles of Association.

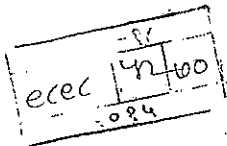
CERTIFIED TO BE TRUE EXTRACT
For RIP Developers Private Limited

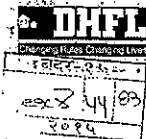


Seal of the company is
affixed in the presence of



Mr. Nitin Suthar, Authorised Signatory of
the company





LETTER OF AUTHORITY

I, the undersigned, Madhusudan Parbhi Vice President, Legal of the Company do hereby authorize the withinnamed 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/District 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.

Dk Naik
 (Mr. Dhiraj Naik)
 Authorized Signatory

For Dewan Housing Finance Corporation Limited

Madhusudan Parbhi
 (Madhusudan Parbhi)
 Vice President, Legal



Date: 26th September, 2014

Place: Mumbai

Dewan Housing Finance Corporation Ltd.
 Corporate Identification Number (CIN): L26100MH1998PLC028419
 Ground Floor, HDBL Tower, Sakinaka Road, Arant Kancher Marg, Bandra (E), Mumbai - 400 051
 Tel: +91 22 4161941/001101 / 150, 25470000/9 Fax: +91 22 7034 2178
 Regd. Office: HDBL House, 2nd Floor, 54-D/54, Road, Fort, Mumbai - 400 001. Toll Free Helpline: 1800 22 3426
 Customer Care No.: 10243 426759 Visit us at: www.dhfl.com E-mail: rts@dhfl.com

वदर-१		
ecec	13	00
२०१६		



F-2	
elec	4nt 60
2081	

जायकर विभाग

INCOME TAX DEPARTMENT

GOPAL SHYAM DALVI

CHITRAM GOPAL DALVI

07/02/1984

Permanent Account Number

AEUPD4365D

[Signature]

भारत सरकार

GOVT. OF INDIA



जायकर विभाग

INCOME TAX DEPARTMENT

SAHALI HEMANT SHIRODKAR

N. P. SHIMKHARDE

02/11/1972

AEFPEB1509F

[Signature]

भारत सरकार

GOVT. OF INDIA



02/11/1972

SAHALI HEMANT SHIRODKAR

N. P. SHIMKHARDE

02/11/1972

AEUPH1313M

[Signature]

[Signature]

DHFL



Dhruv Naik

Ext. Code: 01003160

Phone No. 020

Address: 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

वर्ष - १
elex 46 00
२०२५



1-8		
ecel	gE	wo
24		



बदल -	
elec	45/00

1953 श्री. निरुद्धादी तारी से मुंबई उप. नि. मन्त्रे के
 कार्यालय को मुंबई 34/35/पु. नि. दि. 23/10
 1952-53 का दिशान्तर्पत्र 20/5-53-ने. में से
 'मिनि' सि. 23/10/52 पत्रोत्र उप. पु. टी. का प्रो. 1/5/53
 न. नं. 1/5/53 न. मु. प्रो. 1/5/53-ने. में
 नी. 2/2/53 न. नं. 3-53 न. दि. 1/5/53-ने. 8.5.53-ने.
 नं. 1/5/53-ने.

1953 श्री. निरुद्धादी तारी से मुंबई उप. नि. मन्त्रे के
 कार्यालय को मुंबई 34/35/पु. नि. दि. 23/10
 1952-53 का दिशान्तर्पत्र 20/5-53-ने. में से
 'मिनि' सि. 23/10/52 पत्रोत्र उप. पु. टी. का प्रो. 1/5/53
 न. नं. 1/5/53 न. मु. प्रो. 1/5/53-ने. में
 नी. 2/2/53 न. नं. 3-53 न. दि. 1/5/53-ने. 8.5.53-ने.
 नं. 1/5/53-ने.

पट्टेदार

दि. बॉम्बे काटि सो. न्यायदी



23/10/53
 न. नं. 34/35/पु. नि. दि. 23/10/53

श्री. निरुद्धादी तारी से मुंबई उप. नि. मन्त्रे के कार्यालय को मुंबई 34/35/पु. नि. दि. 23/10/53 का दिशान्तर्पत्र 20/5-53-ने. में से 'मिनि' सि. 23/10/52 पत्रोत्र उप. पु. टी. का प्रो. 1/5/53 न. नं. 1/5/53 न. मु. प्रो. 1/5/53-ने. में नी. 2/2/53 न. नं. 3-53 न. दि. 1/5/53-ने. 8.5.53-ने. नं. 1/5/53-ने.

1-1-5
 elec 500
 1084

100001 RULED CARD



संख्या	11/2000	भांड पत्र संख्या	66/1987
अर्ज का मसौदा	13/12		
पं. संख्या/30/21		गदायालू लॉज्ज रली लिमिटेड	
अर्ज संख्या - 13/12		लंदन	
डेट: 13/12		सेवा सुमारे 9.05 अक्षरों पर 10 अक्षरों	
पं. संख्या/30/21		कंपनी का नाम है - गदायालू लॉज्ज रली लिमिटेड	
गोपनीयता का प्रमाण		राज्य द्वारा दिवस 1 अक्षरों	
पं. संख्या/30/21		कंपनी का नाम है - गदायालू लॉज्ज रली लिमिटेड	
पं. संख्या/30/21		कंपनी का नाम है - गदायालू लॉज्ज रली लिमिटेड	
पं. संख्या/30/21		कंपनी का नाम है - गदायालू लॉज्ज रली लिमिटेड	
पं. संख्या/30/21		कंपनी का नाम है - गदायालू लॉज्ज रली लिमिटेड	
पं. संख्या/30/21		कंपनी का नाम है - गदायालू लॉज्ज रली लिमिटेड	
पं. संख्या/30/21		कंपनी का नाम है - गदायालू लॉज्ज रली लिमिटेड	
पं. संख्या/30/21		कंपनी का नाम है - गदायालू लॉज्ज रली लिमिटेड	

बंद - १
 66/1987/100
 2084

११११००३ ...
 ११११००३ ...
 ११११००३ ...
 ११११००३ ...
 ११११००३ ...
 ११११००३ ...
 ११११००३ ...
 ११११००३ ...

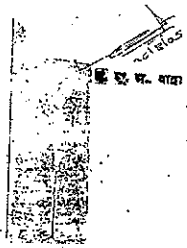
२१.१.०१ ...

...
 ...

...
 ...



...
 ...
 ...
 ...
 ...
 ...
 ...
 ...
 ...
 ...



...
elec	...	100

Summary! (GoshwariBhag-1)

XXXXXXXX

गुणवार: 26 नोव्हेंबर 2015 12:29 प म.

दस्ता मोपकारा भाग-1

बंदर1

दस्ता क्रमांक: 9898/2015

दस्ता क्रमांक: बंदर1/9898/2015

बाजार शुल्क: रु. 00/-

मोसदला रु. 4,75,00,00,000/-

प्रत्येक मुद्रांक शुल्क: रु. 10,01,000/-

डू. नि. मू. डू. नि. बंदर1 यांचे कार्यालय
म. क्र. 9898 बंदर दि. 26-11-2015
वेळी 12:24 प.म. धा. हजर येता.

पावळी: 13094

पावळी दिनांक: 26/11/2015

बादलकरघातणे नाव: - विधान सभेतील बाबतानक कोर्पोरेशन
नि. वे. ऑपोजीटिव सिस्टीम- विरल गाईक -

Amick

गोपनी फी रु. 30000.00

दस्त हाताळणी फी रु. 1400.00

पुढांकी संख्या: 70

दस्त हजर करतानाची सही:

एकूण 31400.00

Srinivasan
सह. दुसरे नियंत्रक, पोलीस क्र. १

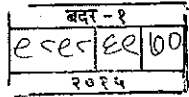
Srinivasan
सह. दुसरे नियंत्रक, पोलीस क्र. १

दस्ताचा प्रकार: महापत्रक

मुद्रांक शुल्क: (२-1) एक लाख देवा रुमी

दिनांक: 1 26 / 11 / 2015 12 : 24 : 51 PM ची वेळ: (सादरीकरण)

दिनांक: 2 26 / 11 / 2015 12 : 27 : 20 PM ची वेळ: (फी)





26/11/2015 12:34:06 PM

नमोपचार भाग-2

बंदर 1
दस्त क्रमांक:9898/2015

दस्त क्रमांक: बंदर(1)/9898/2015
पदावका प्रकार :-पदुपचार

अनु क्र.	नमोपचारपत्रे नमो व पदाव	पदावकावका प्रकार	पदावकावका	भंगकावका टापा
1	नाम:- राजनिधा रिमल इन्डेट का. लि. वे संभावनक - मापसी मिर्नामकर - पता: X-03, विजिल - सी - ११, गंडी विठ्ठल, Sector Maha, सींग रोड, सींग रोड, MAHARASHTRA, THANE, Non-Government पिन नंबर:AAFCK9558F	बंदर वेपार बंदर -43 स्वतःरी -		
2	नाम:- अर अर सी इन्व्हेस्टमेंट प्रा लि. वे संभावनक - मोवाण छापी - पदाव अरि नं. अरि नं. २३, माछा नं. १४०१/०२/०३, इमारतीनं नाम: इमार हाउस, अरि नं. बाजीबा खेकी जवळ, रोड नं; वे सी पी डी म्नीय - विने पार्ले, बंदरवाड, मुंबई. पेठ नंबर:AGCR6723E	बंदर वेपार बंदर :-31 स्वतःरी		
3	नाम:- विमान हाउसिंग फायनान्स सर्वोपेक्षन लि वे अभोराईज मिडिटेरी - शिखर मार्वड - पता:- २ वा मजला, बंदर हाउस, पोस्ट - पुर्व, सी पी एच रोड, बंदरवाड, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर:AAACD1977A	बंदर वेपार बंदर -42 स्वतःरी -		



दस्तार ठावणपेठ बंदरवाड वा दस्त टोपन अस्त दिव्यावे अनुक्रम क्रमांक
दिनांक २३ नोवेंबर २०१५ ११ / २०१५ १२ : २९ : ५२ PM

बंदर - १
०००० ००/००
मोवाणका टापा

- पदाव ४ वा मजला एच डी अर एच टोपन अस्त कावेकर मार्वड बांडा पूर्ण स्वतःरी
दिनांक:400051
- 2 नाम:प्रथमेश - विमर
बंदर:31
पदाव:४ वा मजला एच डी अर एच टोपन अस्त कावेकर मार्वड बांडा पूर्ण स्वतःरी
दिनांक:400051

दिनांक ४.4 वे नोवेंबर:26 / 11 / 2015 12 : 30 : 25 PM

प्रमाणित कावरेण वेने की, वा
दस्तावेजो एकूण १०० वावे जावें.
पुनःक्र. १/बंदर-१/क्रमांक: ९८९८ २०१५
२६ नोवेंबर दिनांक - 26 NOV 2015

दिनांक ४.5 वे नोवेंबर:26 / 11 / 2015 12 : 31 : 37 PM मोवाणी पुनःक्र

नाम: पुण्यम विभवक, अरि नं. ११

1. Employment Details.

पुण्यम विभवक, अरि नं. ११
मुंबई उपनगर जिल्हा.

sf Employment Number
1 MH005004758201516S

Deplacement Number
0003069896201516

Know Your Rights as Registrants
1. Verify Scanned Documents for correctness through email trail (4 pages on a side) printed after scanning
2. Get pre and free CD of scanned document along with original document, immediately after registration.
For feedback, please write to us at feedback@raj@raj.com