



Thursday, November 24, 2016
12:52 PM

पावती

Original/Duplicate
नोंदणी क्र : 39म
Regn : 39M

पावती क्र.: 14792 दिनांक: 24/11/2016

गावाचे नाव: अंधेरी

दस्तावेजाचा अनुक्रमांक: वदर1-12411-2016

दस्तावेजाचा प्रकार: महाणखत

मादर करणाऱ्याचे नाव: - दिवान हाजसिंग कायदान्त कॉर्पोरेशन लिमिटेड चे ऑथोराईज सिप्रेटरी अमित चतुर्वेदी
(कर्ब देणार) -

नोंदणी फी	₹ 30000.00
दस्त हाताळणी फी	₹ 1200.00
पृष्ठांची संख्या: 60	

एकूण: ₹ 31200.00

आपणाला मूळ दस्त, संयमित प्रिंट, मुन्नी-२ अदाजे
1:05 PM ह्या वेळेत मिळेल.


दुय्यम निदेशक, अंधेरी-१

वाजार मूल्य: ₹.0/-

मोबदला ₹.5250000000/-

भरलेले मुद्रांक शुल्क: ₹. 1001000/-

सह. दुय्यम निदेशक, अंधेरी क्र.-१
मुंबई उपनगर जिल्हा

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: ₹.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005338847201617S दिनांक: 24/11/2016
विक्रेते नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रकम: ₹. 1200/-

Aceit

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON... 24.11.16...

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

14086830584382

Bank/Branch: IBXL - 6910332/MUMBAI - BANDRA WEST
 Stationery No: 14086830584382
 Pmt Txn Id : 103016631
 Print DtTime : 20-Oct-2016@11:03:25
 Pmt DtTime : 18-OCT-2016@17:27:12
 ChallanIDNo: 69103332016101951362
 GRAS GRN : MH0053388472016178
 District : 7101-MUMBAI
 Office Name : IGR186-BDRI_JT-SUB-REGI

StDuty Schm: 0030045501-75/STAMP DUTY
 StDuty Amt : R 10,01,000/- (Rs One Zero, Zero One, Zero Zero Zero only)

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

Article : 40(b)-mortgage deed(without Possession)
 Prop Mobity: Immoveable
 Consideration: R 5,25,00,00,000/-
 Prop Descr : FRSP SALE FSI, CTS NO 211 PART, VILLAGE ANDHERI, MUMBAI SUBURBAN, Maharashtra, 400058

Duty Payer: PAN-AABCW0846L, WAMIKA REAL ESTATE PRIVATE LIMITED
 Other Party: PAN-AAACD1977A, DEWAN HOUSING FINANCE CORPORATION LIMITED

Bank official 1 Name & Signature



Bank official 2 Name & Signature

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



बंदर-२		
पुस्तक क्र. १	२०११	१/१६
२०१२		



बदर-२	
पुस्तक नं०	२७७ २/५६
२००१	

DEED OF SIMPLE MORTGAGE

This Deed of Simple Mortgage is made and executed at Mumbai, on this 20th day of October, 2016 between:

Batal
Atul
M/S
Wamika Real Estate Private Limited a company, registered under the Companies Act, 2013 and having its registered office at Flat No. 902, Tower B, Satyam Tower, Thakur Complex, 90 DP Road, Near Asha Nagar, Kandivali – East, Mumbai 400101 through its Authorised Director Mr Singy Vaomtal Sheth, (hereinafter referred to as **the Mortgagors/Borrower**) which expression shall be deemed to include its executors, administrators assigns and successors in title and attorneys of the **FIRST PART**.

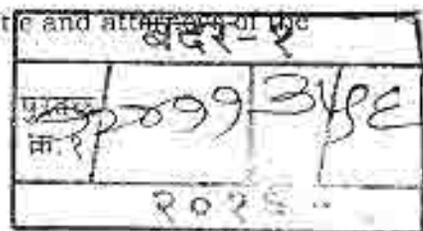
AND

Darshan Developers Private Limited a company, registered under the Companies Act, 1956 and having its registered office at 4th Floor, Capri, Sagar Avenue, S. V Road, Andheri (W), Mumbai- 400 058, through its Authorised Director Mr Madhuramban Sanghu, (hereinafter referred to as **the Confirming Party**) which expression shall be deemed to include its executors, administrators assigns and successors in title and attorneys of the **SECOND PART**.



AND

Batal
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 - 4000 001 represented by its authorized officer, Mr. Armit Chakravart (hereinafter referred to as "Mortgagee")



For WAMIKA REAL ESTATE PVT. LTD.

Batal
Director / Authorised Signatory

For DARSHAN DEVELOPERS PRIVATE LIMITED

M R Sankar
Authorised Signatory

For DEWAN HOUSING FINANCE CORP. LTD.

Atul
Authorised Signatory

which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successors and assigns, etc) of the **THIRD PART**.

WHEREAS

- A. The Mortgagors are the absolute owner seized and in possession of or otherwise well and sufficiently entitled to the development rights in the land and premises which is more particularly described in **Schedule I** hereunder written.
- B. The Confirming Party had vide Deed of Assignment dated 07th October 2016, assigned in favour of the Mortgagors the share, right, title, interest, benefits, entitlements alongwith development rights of Free Sale FSI on the said land and premises as described in **Schedule I**. As per the said Deed of Assignment, the Confirming Party is entitled to develop the Rehab Component and the Mortgagors are entitled to develop and transfer the Free Sale Component with Free Sale FSI generated on the said Land.
- C. The Mortgagors being in need of finance have requested the Mortgagee and the Mortgagee has sanctioned a Project loan of **Rs.525,00,00,000/- (Rupees Five Hundred Twenty Five Crore Only)** (hereinafter referred to as the said loan), against the security of the property as mentioned in the **Schedule I** hereunder written, 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 DHFL/2016-17/PF/RT/2660 dated Oct. 17, 2016 & on the terms and conditions as hereinafter appearing.
- D. The Mortgagee has called upon and required the Mortgagors to execute these documents, which the Mortgagors have agreed to do as hereinafter mentioned.

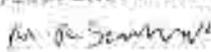
NOW THIS DEED OF SIMPLE MORTGAGE (WITHOUT POSSESSION) WITNESSETH AS FOLLOWS:

In consideration of the said loan lent and advanced by the Mortgagee to the Borrower, the Mortgagors hereby covenants with the Mortgagee that the Borrower shall repay to the Mortgagee the said loan of **Rs.525,00,00,000/- (Rupees Five Hundred Twenty Five Crore Only)** together with the interest @**3.30% p.a.** below DHFL's RPLR and costs, charges and expenses thereon, on the terms and conditions as specified herein and/or in the Sanction Letter No DHFL/2016-17/PF/RT/2660 dated Oct. 17, 2016 and /or various security documents executed by the Mortgagors/Borrower in favour of the Mortgagee herein.

For WAMIKA REAL ESTATE PVT. LTD.


Director / Authorised Signatory

For DARSHAN DEVELOPERS PRIVATE LIMITED


Authorised Signatory

For DEWAN HOUSING FINANCE CORPO. LTD.

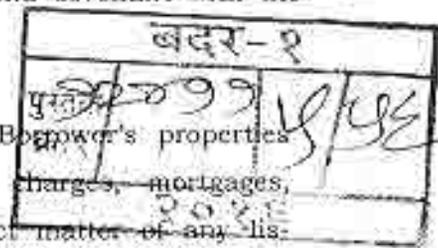

Authorised Signatory

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 Mortgagors 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 Mortgagors 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 Mortgagors or which they can without suit procure AND all the Receivables of the said **Schedule I** property including the receivables by way of sale/lease/leave and license of units etc. including the receivables from the units /Parking Spaces etc. already sold/agreed to be sold AND ALSO all the rights and benefits of the Development Agreements and all the Licenses and Approvals /Permissions of the Mortgagors/Borrower in respect of **Schedule** property and all other claims (including insurance claims) of the Mortgagors/Borrower 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 **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.



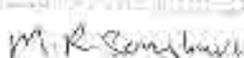
3. The Mortgagors /Borrower do hereby represent, declare and covenant with the Mortgagee as follows :

- a. That the said Mortgaged Premises are the Mortgagors /Borrower's properties and that the same are free from any prior charges, mortgages, encumbrances or claims., 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 Mortgagors /Borrower and they shall not allow any encumbrances to be created in whatsoever manner or attachment to be levied on the Mortgaged Premises or

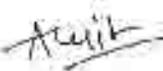


For WAMIKA REAL ESTATE PVT. LTD.


Director / Authorised Signatory

For DARSHAN REAL ESTATE PRIVATE LIMITED

M. R. Sanyal

For DEWANI HIRAJI, HIRAJI & CO. PVT. LTD.

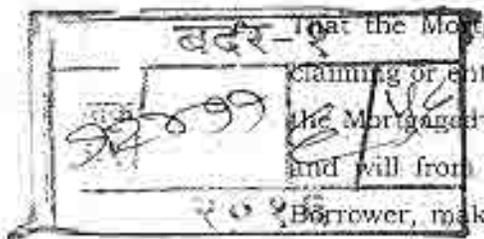

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any part thereof so long as the Borrower continues to be indebted or liable to the Mortgagee.

- b. The Mortgagors /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 Mortgagors /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 Mortgagors /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



d. That the Mortgagors /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 Property shall remain and continue to remain free from encumbrances of any nature whatsoever other than those in favour of the Mortgagee.



That the Mortgagors /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.

For WAMIKA REAL ESTATE PVT. LTD.

Director / Authorised Signatory

For DEWAN HOUSING FINANCE CORPO. LTD.

Authorised Signatory

For DARSHAN DEVELOPERS PRIVATE LIMITED Page 4 of 17

Authorised Signatory

as shall be reasonably required by the Mortgagee or such persons/entities at any time hereafter.

- f. The Mortgagors /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 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 an amount, 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 Mortgagors /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. The Confirming Party do hereby represent, declare and covenant with the Mortgagee as follows:

- a. The Confirming Party confirms and agrees that it shall at its own costs and expenses develop and construct or cause to develop and construct the Rehab Component on the rehab land and hand over the same to the SRA in accordance with the terms of the LOI(s) issued by the SRA and the prevalent rules and regulations.

For WAMIKA REAL ESTATE PVT. LTD.

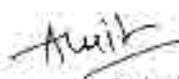

Director / Authorised Signatory

For DARSHAN DEVELOPERS PRIVATE LIMITED


Authorised Signatory

Authorised Signatory

For DEVAJI HOUSING FINANCE CORPO. LTD.


Authorised Signatory

b. The Confirming Party further agree and confirm to complete all compliances as per the Deed of Assignment executed with the Mortgagees and shall hand over the said Mortgaged Premises to the Mortgagees within the timelines agreed

5. 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 and or the Confirming Party 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 untrue or false or incorrect 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.

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 misutilizes /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

For DEWAN HOUSING FINANCE CORP. LTD.

For WAMIKA REAL ESTATE PVT. LTD.

Director / Authorised Signatory

For DARSHAN DEVELOPERS PRIVATE LIMITED

Authorised Signatory

Authorised Signatory

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.

6. The Mortgagors /Borrowers hereby further covenant and agree 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 and that the same shall subsist notwithstanding the grant of totally new facilities or new limits or relative accounts coming into credit or inter-changeability 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 manner and on the terms contained in all or any of the said Security Documents.

7. Rights & powers of the Mortgagee

- a. In case the Mortgagors /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 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 Mortgagors /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



Handwritten signature and date: 22/09/2022

For WAMIKA REAL ESTATE PVT. LTD.

Director / Authorised Signatory

For DARSHAN DEVELOPERS PRIVATE LIMITED

Authorised Signatory

For DEWAN RESUME FINANCE CORP. LTD

Authorised Signatory

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 Mortgagors /Borrower calling upon them to repair or replace the same or any part thereof and upon failure of the Mortgagors /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 repayment 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 sign boards on the Mortgaged Premises to indicate that the same are mortgaged to the Mortgagee.

d. It shall be lawful for the Mortgagee at any time or times hereafter without any further consent of the Mortgagors /Borrower to sell or concur with any other person or persons in selling the said Mortgaged Property or any part thereof either by public auction or private treaty 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 Property 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

for any loss or diminution occasioned thereby and with power also to execute all assurances and give effectual receipts for the purchase moneys and to 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 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.

e. 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



बदर-२
31/05/2019
37/09/2019
10/05/2019

For DEWAN HOUSING FINANCE CORP. LTD

For WAMIKA REAL ESTATE PVT. LTD.

[Signature]

Director / Authorised Signatory

[Signature]

Authorised Signatory

For DARSHAN DEVELOPERS PRIVATE LIMITED

Page 8 of 17

[Signature]

Authorised Signatory

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 in writing requiring the payment of the same shall have been given to the Borrower.

- f. 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 duly served if sent by post under certificate of posting or Registered Post A.D. at the last known address of the Borrower or affixed to some conspicuous part of the First Mortgaged Premises and such service shall be deemed to be made at the time at which such letter would in ordinary course be delivered.
- g. 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.
- h. Upon any such sale as aforesaid, the receipt of the Mortgagee for the purchase money shall effectively discharge the purchaser or purchasers there from and from being concerned to see to the application thereof or being answerable for the loss or misapplication thereof.
- i. 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 and for the provisions contained in the Securitisation Act and the Rules made thereunder which are not expressly provided for herein shall apply to this security.
- j. 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.



4/10/2023
2023

For DEWAN HOUSING FINANCE CORP. LTD.

Anil

Authorized Signatory

For WAMIKA REAL ESTATE PVT. LTD.

Blacha

Director / Authorized Signatory

For DARSHAN DEVELOPERS PVT. LTD.

P. P. Samra

Authorized Signatory

8. 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 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 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;

c) 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, misfeasance, 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 /or Securitisation Act and the Rules made thereunder which are not

For DEWAN HOUSING FINANCE CORPO. LTD.

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For WAMIKA REAL ESTATE PVT. LTD.

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Director / Authorized Signatory

For DARSHAN DEVELOPERS PRIVATE LIMITED

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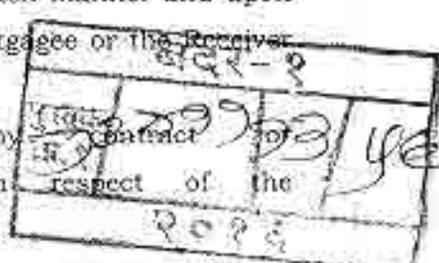
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Page 10 of 17

contrary to or inconsistent with the provisions hereof, shall apply to the Receiver appointed under this clause.

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

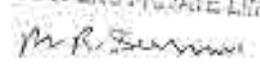
- to employ such experts, officers, agents, managers, clerks, accountants, advocates, servants, workmen, technicians, engineers and others upon such terms and conditions with such salaries, wages or remuneration as the Mortgagee or the Receiver shall think proper;
- settle, adjust and compromise any 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 Property 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 Property 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 Property 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 which 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 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 arrangement which may be subsisting in respect of the Mortgaged Property;
- 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 Property 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.



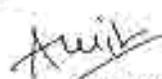
For WAMIKA REAL ESTATE PVT. LTD.


Director / Authorised Signatory

For DARSHAN DEVELOPERS PRIVATE LIMITED


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For DEWAN HOUSING FINANCE CORP. LTD.


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9. 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,

- a. the Mortgagee shall step into shoes of the developer of the said property and will have the right to take over the management of the whole of the said property as well as the right to complete the said project at the cost of the Borrowers and to assign the development right, 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 Borrowers 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 Borrowers themselves AND that if and when the Mortgagee shall take over the management of the said project of the Borrowers under the foregoing provisions, the Mortgagee shall have rights and powers as the owner of the assets forming part of the said project for all purposes and the Mortgagee shall be entitled to file or defend suits against the Borrowers and shall sue and be sued in the name of the Mortgagors /Borrowers 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 Borrowers 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 Borrowers to the Mortgagee under the said Loan Agreement and /or these presents and the residue of such moneys shall be paid over to the Borrowers 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



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2023	2023	2023

For DEWAN HOUSING FINANCE CORP. LTD.

WAMIKA REAL ESTATE PVT. LTD.

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Director / Authorised Signatory

For DARSRAJ DEVELOPERS PRIVATE LIMITED Page 12 of 17

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Authorised Signatory

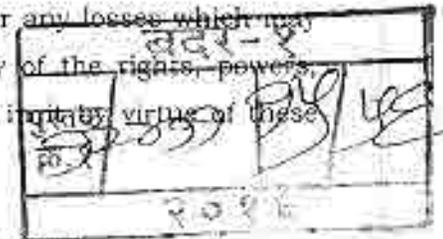
entrust completion work thereof to a third party on such terms and conditions as it shall think fit and the salary/remuneration and other costs of such manager /administrator(s) and third party for completion and management of the said project shall be to the account of the Borrowers.

- b. then it shall be lawful for the Mortgagee to enter into and upon and take possession of the Mortgaged Premises and henceforth 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 outgoing of the Mortgaged Premises as the agent of the Borrower and shall appropriate the surplus of such proceeds over the outgoing 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.

- c. The Mortgagors/Borrower shall not prevent the Mortgagee or any of its official/s duly appointed for the purpose from taking possession of the Mortgaged Premises or any part thereof in exercise of the right reserved unto the Mortgagee hereunder or under the law, nor use any force or object to the Police or any other authorities assisting the Mortgagee. The Mortgagors /Borrower and their officers / representatives shall assist and extend full co-operation for taking over possession of the Mortgaged Premises by the Mortgagee.



10. 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.



11. All the obligations of the Mortgagors /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 61, 65A and 67A respectively of the Transfer of Property Act, 1882, shall not apply to these presents or to the Mortgagors /Borrower or the Mortgagee interse and this shall be deemed to be a contract to the contrary for the purpose of those sections.

For WAMIKA REAL ESTATE PVT. LTD.

Director/Authorised Signatory

For DASHAN DEVELOPERS PRIVATE LIMITED

Authorised Signatory

For DEWAN HOUSING FINANCE CORPO. LTD

Authorised Signatory

12. Nothing herein contained shall prejudice any lien or set off or any other right which the Mortgagee has or is entitled 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.

13. The Mortgagors /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.

14. 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 Mortgagors /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 Mortgagors/Borrower through the Attorneys /Advocates and if the Mortgagors /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 date 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.

15. For all or any of the purposes aforesaid, including for sale /lease /leave and license, transfer and assignment of the Mortgagors /Borrower's Licences and Registrations including the building permissions /approvals for the said project and all other contracts and /or for execution of any deeds, documents or writings by the Mortgagors /Borrower, the Mortgagors /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 Attorney to do and execute jointly or severally and in the name and on behalf of the Mortgagors /Borrower all such acts, deeds, documents, writings, matters and things which the Mortgagors /Borrower ought to do under the covenants and provisions herein contained and generally to use the name of the

For DEWAN HOUSING FINANCE CORPD. LTD

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For DARSHAN DEVELOPERS PRIVATE LTD Page 4 of 17

M.R. Sharma

Authorised Signatory

Mortgagors/Borrower in exercise of all or any of the powers by these presents conferred on the Mortgagee or any Receiver appointed by it.

16. Any notice required to be served on the Mortgagors /Borrower shall, for the purposes of these presents, be deemed to be sufficiently served if it is left at their last known address or left or affixed to any part of the Mortgaged Premises and such notice shall also be deemed to be properly and duly served /effected if it is sent by post by a registered letter and such service shall be deemed to have been made at the time at which such registered letter would in the ordinary course of post be delivered even though returned un-served.

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 and 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 introduced pursuant to the said syndication.

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 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 Mortgagors /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.

For WAMIKA REAL ESTATE PVT. LTD.

Director / Authorized Signatory

For DEWAN HOUSING FINANCE CORPO. LTD.

Authorized Signatory

For DARSHAN DEBT FINANCE PRIVATE LIMITED

Authorized Signatory

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 /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.

SCHEDULE I ABOVE REFERRED TO
(Description of the property)

Exclusive charge by way of registered mortgage of the share of development rights of free sale FSI of 6815 sq.mts (Built up area) inclusive of proportionate fungible area in the proposed S. R Scheme (PTC) under 33 (14)D, on the plot bearing CTS No 211 (pt) of Village: Andheri, Andheri (W), Mumbai, along with present & future unsold construction thereon as per Exhibit A attached hereto.

On or towards the North by : CTS No. 214
On or towards the South by : 4.82 Mtr wide Internal Road
On or towards the East by : PTC Building No.2 (PTC-2)
On or towards the West by : 27.45 Mtr wide DP Road



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

Signed Sealed and Delivered by
by the **Mortgagor** within named

Wamika Real Estate Private Limited
through its Authorized director,
Mr. Sonjay Vasantlal Shuk

Seal of Wamika Real Estate Private Limited is affixed
in the presence of Mr. K.A. KUMAR, ACP, FY



For **WAMIKA REAL ESTATE PVT. LTD.**

[Signature]

Director / Authorized Signatory



[Signature]



Signed Sealed and Delivered by
by the **Confirming Party** within named

Darshan Developers Private Limited,
through its Authorized director,
Mr. Madhusudan Sanghavi.....

Seal of Darshan Developers Private Limited is affixed
in the presence of Mr. As. H. R. Patil.....

As. H. R. Patil




SIGNED AND DELIVERED
by the **Mortgagee** within named
**DEWAN HOUSING FINANCE
CORPORATION LIMITED,** through
its authorized official/representative
Mr. Arvind Chakravarti

who has set his hand hereto
in the presence of:
Sunil Shinde - Jun 20th

Exhibit A

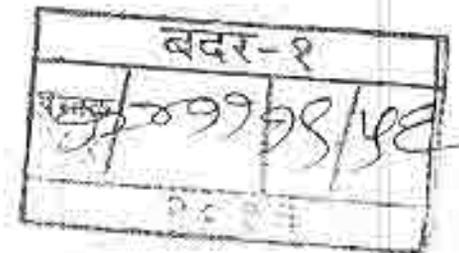
For **DARSHAN DEVELOPERS PRIVATE LIMITED**

M. R. Sankar
Authorized Signatory



For **DEWAN HOUSING FINANCE CORP. LTD**

Amit
Authorized Signatory





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Ref: DHFL/2016-17/PF/RT/2660

Oct. 17, 2016

Wamika Real Estate Private Limited
Flat No. 902, Tower B, Satyam Tower,
Thakur Complex, 90 DP Road,
Near Asha Nagar,
Kandivall - East, Mumbai 400101

Kind Attn: Mr. Raghunath Sricharan Acharya
Sanction of Project Loan of Rs.525 crore

With reference to your application for financial assistance, Dewan Housing Finance Corporation Limited (DHFL) is pleased to sanction a project loan of **Rs.525 crore** in favor of your company, **Wamika Real Estate Private Limited** (hereinafter referred to as borrower) for your SRA project at Andheri (W), Mumbai under the following major terms and conditions:

A	Borrower	: Wamika Real Estate Private Limited (WREPL)
B	Loan limit	: Project Loan of Rs.525 crore
C	Repayment of Loan	: In 36 equated monthly installments commencing after 48 months from the date of first disbursement. The interest is to be serviced during the moratorium period. The interest is payable by the 15th of every month 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). The Due date of repayment will be the 15th day of every month.
D	Processing fees	: Rs.50 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 15th of every month 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).

For WAMIKA REAL ESTATE PVT. LTD. For WAMIKA REAL ESTATE PVT. LTD.

Raghunath Acharya

Director / Authorised Signatory

Raghunath Acharya

Director / Authorised Signatory



Page 1 of 7

F	Interest in case of default	<p>: Additional interest @ 24% p.a. payable at monthly rests will be charged on the overdue amount of Interest (PEMI) and/or EMI.</p> <p>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 at monthly rests.</p>
G	Primary Security	<p>1. Exclusive charge by way of registered mortgage of the development rights in the proposed S. R Scheme (PTC) under 33 (14)D, on the plot bearing CTS No 211 (pt) of Village Andheri, Andheri (W), Mumbai), Tal. Andheri. of free sale BUA of 6291 sq.mts inclusive of proportionate fungible area along with present & future unsold construction thereon as per Exhibit A annexed to this note.</p> <p>2. Exclusive charge by way of hypothecation on the receivables arising out of the sold and unsold units from present and future construction thereon.</p>
H	Disbursement	<p>: After execution of the loan documents, loan amount will be disbursed as per project need. However, the discretion of DHFL for the disbursement shall be sole and final.</p>
	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. @90% from unsold units/flats.</p> <p>The minimum sale rate for unsold units/flats is stipulated at</p>

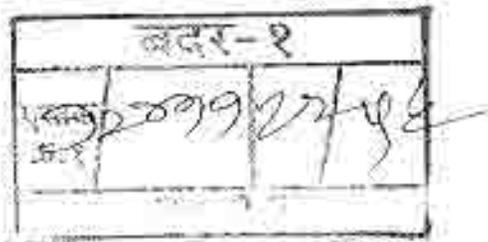


For WAMIKA REAL ESTATE PVT. LTD.

Rajendra Ashay
Director / Authorised Signatory

For WAMIKA REAL ESTATE PVT. LTD.

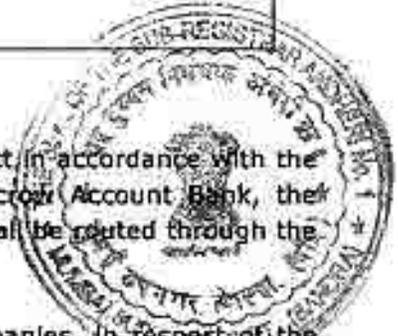
Rajendra
Director / Authorised Signatory



		Rs.90,000 per sq. ft. on FSI / Built-up area. If for any reason, the sale is below the stipulated rate, the borrower will arrange to prepay the loan for the differential amount. No prepayment penalty will be charged by DHFL for such payments.
J	Event of Default	: DHFL will have the right to recall all or part of the loan or levy additional interest in an event of non-compliance of any of the terms and conditions.
K	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.

L. Other terms and conditions

- 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.
- 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.



For WAMIKA REAL ESTATE PVT. LTD. For WAMIKA REAL ESTATE PVT. LTD.

Sagunak Arora
Director / Authorised Signatory

S. S. S.
Director / Authorised Signatory



Page 3 of 7

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- 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:
- 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.
- 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 48 months, only interest (PEMI) needs to be paid every month. If there is a default in payment of Interest or

For WAMIKA REAL ESTATE PVT. LTD.

Raghuveer Arora
Director / Authorised Signatory

For WAMIKA REAL ESTATE PVT. LTD.

[Signature]
Director / Authorised Signatory



Principal for 2 consecutive months, it shall be construed as violation of the terms of sanction and the entire loan may be recalled. At the end of 4 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.

- 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. **Darshan Developers Pvt. Ltd.** shall join as a confirming party to the mortgage.
- w. An appropriate Indemnity cum undertaking from **Darshan Developers Pvt. Ltd.** & the borrower will be obtained, indemnifying DHFL from any financial, legal or project specific risk.
- x. Any revision in the project approvals and related plans/approvals will be initiated with prior written consent from DHFL.
- y. Till such time DHFL loan is fully repaid, the borrower 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 of the 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 making 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.



For WAMIKA REAL ESTATE PVT. LTD.

Kajlesh Arora
Director / Authorised Signatory

For WAMIKA REAL ESTATE PVT. LTD.

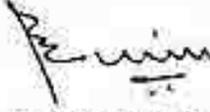
Bhola
Director / Authorised Signatory

बदर-१	
११/११/११	Page 5 of 7
२०११	

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



(Accepted Terms & Conditions of your sanction letter no.DHFL/2016-17/PF//RT/2661 dated Oct. 17, 2016)

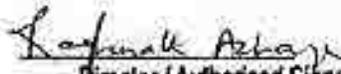
Terms and conditions accepted

For WAMIKA REAL ESTATE PVT. LTD.


Director / Authorised Signatory

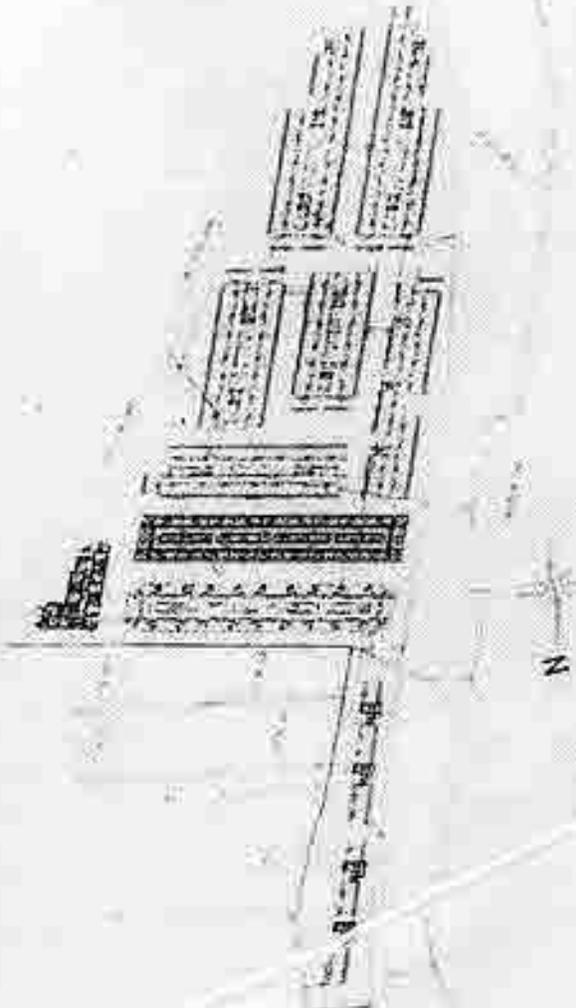


For WAMIKA REAL ESTATE PVT. LTD.


Director / Authorised Signatory
Director

बंदर-१
2019/10/18
बंदर-१

Exhibit-A



बदल-२	
2099	24/38
२०२६	

For WAMIKA REAL ESTATE PVT. LTD.

[Signature]

Director / Authorised Signatory

For WAMIKA REAL ESTATE PVT. LTD.

[Signature]

Director / Authorised Signatory





बदर-२	
28/2/2022	28/2



2	299	304E
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MAHARASHTRA

AA 170567



प्रधान मुद्रांक कार्यालय, मुंबई
पा. नु. वि. क्र. ६००००१२
- 4 OCT 2016
सक्षम अधिकारी

INDEMNITY BOND
Dewan Housing Finance Corporation Limited

The Sub Registrar, Mumbai Sub-urban District.

Reference: Deed of Simple Mortgage

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.

For Dewan Housing Finance Corporation Limited



Handwritten signature

Authorized Signatory

बदर-१
पुस्तक क्र. १
२०१६

BEFORE ME

Dr. S.C. SRIVASTAVA
NOTARY MAHARASHTRA
(Govt. Of India)
18 OCT 2016

फॉर्म नं. २ / Annexure-2
मुद्रांक दिवसी नोंदवही अनु. क्रमांक/दिनांक
(Serial No./Date)

012571 3 OCT 2016

दस्तावेजा प्रकार
(Nature of document)

UNDERTAKING

Indemnity Bond

दस्त नोंदणी वारपदा आहेत का ?
(Whether it is to be registered?)

DEWAN HOUSING FINANCE CORPN. LTD.

निष्कातीचे शीटव्याप्त वर्णन
(Property Description in brief)

HDL TOWER, 6TH FLOOR,
A K MARL NEAR MSEB,
BANDRA (E) MUMBAI 400051
TEL 71503333/34

मुद्रांक दिवसी घेण्याचा वेळ व रक्क
(Stamp Purchaser's Name & Signature)

हस्त अंतर्गत न्याये नथ, एना व राही
(If through other person then Name, Address
Signature)

6 दुसऱ्या एककातचे नाव
(Name of the other Party)

sub registration

2. मुद्रांक शुल्क रक्कम
(Stamp Duty Amount)

१. परवानाधारक मुद्रांक विक्रीतानी राही व परवाना जारी
तसेच मुद्रांक विक्रीचे डिपॉझिट वर

Bengal

परवाना क्रमांक ८००००१३
मुद्रांक विक्रीचे दिनांक/वर्ष: सौ. सुब्रह्मण्य बडोकर
१०/१०/१०, सौ. कोटेशनमोर, ए. के. मार्ग, चॅट्टी बंग, मुंबई-४०००५१
च कारणावधती ज्यांनी मुद्रांक खरेदी करणक त्यांनी नाव
दंक ४२/१० नं. नाथपूरम १, मलिव्या नगर, मुंबई-४०००५१



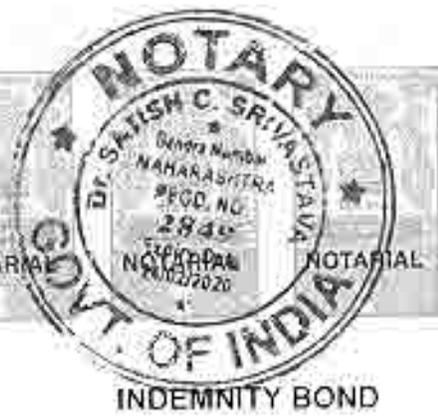
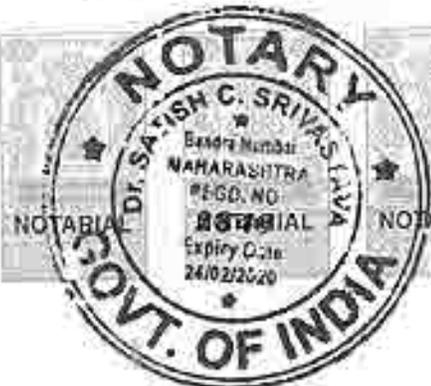
पुस्तक नं. २०११/३२/५४		
२०११	३२	५४



MAHARASHTRA

2016

AA 170564



पहिले मुद्रांक कार्यालय, मुंबई
प. मु. वि. क्र. ८००००९९
- 4 OCT 2016
लक्षन अधिकारी 2

श्री. रा. कृ. पोटले



The Sub Registrar, Mumbai Sub-urban District,

Reference: Deed of Simple Mortgage

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.

For **Wamika Real Estate Private Limited**

For **Darshan Developers Private Limited**

Authorized Signatory

पुस्तक क्र. 2099/3348
2016

Authorized Signatory

BEFORE ME

DR. SATISH C. SRIVASTAVA
NOTARY PUBLIC, MAHARASHTRA
(Govt. of India)

PA

18 OCT 2016

012544

13 OCT 2016

जोड़पत्र-१/Annexure-1

मुद्रांक विक्री नोंदवही अनु. क्रमांक-/दिनांक
(Serial No./Date)

दस्तावा प्रकार
(Nature of document)

दस्त नोंदणी करणार आहेत का ?
(Whether it is to be registered?)

मिळकतीचे थोडक्यात वर्णन-
(Property Description in brief)

मुद्रांक विकत घेणाऱ्याचे नांव व सही
(Stamp Purchaser's Name & Signature)

हस्ते असल्यास त्याचे नांव, पत्ता व सही
(If through other person then Name, Address
Signature)

७. दुसऱ्या पक्षकाराचे नाव
(Name of the other Party)

८. मुद्रांक शुल्क रक्कम
(Stamp Duty Amount)

९. परवानाधारक मुद्रांक विक्रेत्याची सही व परवाना क्रमांक
तसेच मुद्रांक विक्रीचे ठिकाण/पत्ता

परवाना क्रमांक ८००००११

मुद्रांक विक्रीचे ठिकाण/पत्ता: श्री. कल्पित हर्षद वोंगळे

सोपे नं. १०, वांद्रे कोर्टासमोर, ए. के. मार्ग, वांद्रे पूर्व, मुंबई-४०००५५

या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्यांना एका
दांक खरेदी वेळापत्रासून ६ महिन्यात बांधणे संधन आहे.

UNDERTAKING

Tranerny Boaf (B)

WAMIKA REAL ESTATE PVT. LTD.
FLAT NO. 902, TOWER B SATYAM TOWER THAKUR
COMPLEX, 90 DP ROAD, NEAR ASHA NAGAR,
KANDIVALI (EAST), Mumbai City MH 400101 IN

DEWAN HOUSING FINANCE CORPN. LTD.
HDL TOWER, 6TH FLOOR
A K MARC, NEAR MSEB,
BANDRA (E), MUMBAI 400051
TEL 71583333/34

Sub registration

Boangale



बंदर-१
२०१६

Darshan Developers Private Limited

EXTRACT OF THE MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF DARSHAN DEVELOPERS PVT LTD HELD ON 05th October 2016 AT REGISTERED OFFICE AT 4TH FLOOR, SAGAR AVENUE, S.V.ROAD, ANDHERI-WEST, MUMBAI-400058.

Mr. Parag Sanghavi and/or Mr. Madhusudan Sanghavi, the director placed before the Board a sanction letter Ref No. DHFL/2016-17/PF/RT/2660 dated 17th October 2016 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 Wamika Real Estate Private Limited against the mortgage of the development rights in the proposed S. R Scheme (PTC) under 33 (14)D, on the plot bearing CTS No 211 (pt) of Village Andheri, Andheri (W), Mumbai, Tal. Andheri. of free sale BUA of 6815 sq.mts inclusive of proportionate fungible area along with present & future unsold construction thereon.

Since the board has agreed to accept the terms and conditions of the sanction letter dated 17th October 2016 of DHFL the following resolutions were passed::

Resolved to accept the terms and conditions of the sanction letter dated 17th October 2016 and offer its abovementioned immovable property as security for the facilities sanctioned to Wamika Real Estate Private Limited.



Resolved further that Mr. Parag Sanghavi and/or Mr. Madhusudan Sanghavi the director of the Company, be and is hereby authorised under the common seal of the Company to extend the scope of Registered Mortgage of the development rights in the proposed S. R Scheme (PTC) under 33 (14)D, on the plot bearing CTS No 211 (pt) of Village Andheri, Andheri (W), Mumbai, Tal. Andheri. of free sale BUA of 6815 sq.mts inclusive of proportionate fungible area along with present & future unsold construction thereon and sign the mortgage documents and all such other related documents in respect of the aforesaid security in favour of DHFL on behalf of the Company.

पुस्तक संख्या - 3
दिनांक 05/10/2016
[Handwritten signature]

PS [Handwritten signature]



229998154
208E

Darshan Developers Private Limited

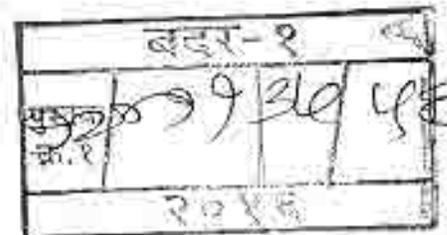
Resolved further that common seal of the company be affixed on all the documents executed by the company in favour of DHFL in presence of Mr. Parag Sanghavi and/or Mr. Madhusudan Sanghavi the director of the Company, as per the Company's Memorandum and articles of Association.

M.R. Sanghavi

CERTIFIED TO BE TRUE EXTRACT

For Darshan Developers Private Limited

Parag Sanghavi
Director





बदर-१			
पुस्तक क्र. १	२०११	३६५४	

WAMIKA REAL ESTATE PRIVATE LIMITED

Regd. Off.: - Flat No: 902, Tower B, Satyam Tower, Thakur Complex, 90 D P Road, Near Asha Nagar, Kandivali-East, Mumbai- 400101

CIN: - U70109MH2011PTC216060

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS HELD ON 18TH OCTOBER, 2016 AT REGISTERED OFFICE OF THE COMPANY AT MUMBAI

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. 525 Crores on the terms and conditions set out in the said sanction letter Ref. No. DHFL/2016-17/PF/ RT/2660 dated 17.10.2016 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 aggregating to Rs. 525 Crores in terms and conditions as mentioned in the said sanction letter ("the financial facilities").

RESOLVED FURTHER THAT the Company agreed to create security by way of registered mortgage of the development rights in the proposed S.R. Scheme (PTC) under 33 (14)D, on the plot bearing CTS No 211 (pt) of Village Andheri, Andheri (W), Mumbai, Tal. Andheri. of free sale BUA of 6815 sq.mts inclusive of proportionate fungible area along with present & future unsold construction thereon.

RESOLVED FURTHER THAT Mr. Raghunath Sricharan Acharya and/or Mr. Sanjay Vasantlal Shah, Directors of the Company be and are hereby singly 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.

Sibal *Raghunath Acharya*

बदर-१	
पुस्तक क्र. १	२०१६/१९
२०१६	

WAMIKA REAL ESTATE PRIVATE LIMITED

Regd. Off.:- Flat No: 902, Tower B, Satyam Tower, Thakur Complex, 90 D P Road, Near Asha Nagar, Kandivali-East, Mumbai- 400101

CIN: - U70109MH2011FTC216060

-: 2 :-

RESOLVED FURTHER THAT Mr. Raghunath Sricharan Acharya and/or Mr. Sanjay Vasantlal Shah, Directors of the Company be and are hereby singly 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.

RESOLVED FURTHER THAT Mr. Raghunath Sricharan Acharya and/or Mr. Sanjay Vasantlal Shah, Directors of the Company be and are hereby singly 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. Raghunath Sricharan Acharya and/or Mr. Sanjay Vasantlal Shah, Directors 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 **WAMIKA REAL ESTATE PRIVATE LIMITED**



(DIRECTOR)

बदर-९	
पुस्तक क्र. २०११००/५६	
२०११	

Date: 15th November, 2016

DHFL/2016-17/PFI/2425

National Office : HDIL Towers, 6th Floor,
Anant Kanekar Marg, Station Road,
Bandra (East), Mumbai - 400051.
T - 91 22 7158 3333 / 2559 3333
F - 91 22 7158 3344

LETTER OF AUTHORITY

I, the undersigned **Mr Pradeep Sawant**, Head legal of the Company do hereby authorize the within named **Mr. Amit Chaturvedi**, who is presently employed with the Company at Mumbai Location, to represent for and on behalf of the Company before the Sub-Registrar office and to execute and register a **Mortgage Deed** in favour of Dewan Housing Finance Corporation Limited, for properties of Wamika Real Estate Pvt Ltd mentioned below:

Description of the property to be Mortgage is as given below:

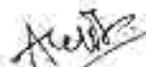
Exclusive charge by way of registered mortgage of the share of development rights of free sale FSI of 6815 sq.mts (Built up area) inclusive of proportionate fungible area in the proposed S. R Scheme (PTC) under 33 (14)D, on the plot bearing CTS No 211 (pt) of Village Andheri, Andheri (W), Mumbai), along with present & future unsold construction thereon

For Dewan Housing Finance Corporation Limited,



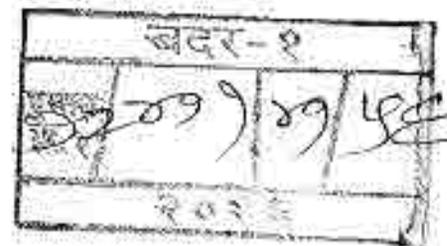
(Mr. Pradeep Sawant)

Head Legal



Mr. Amit Chaturvedi

Authorized Signatory





जुद्धर-१			
३३३३	[Handwritten Signature]		
२०११	[Handwritten Signature]		

बदर-६
 २०२६

राष्ट्रीय आवास बैंक
NATIONAL HOUSING BANK

Established on 14.12.1972 under Section 3 of the Reserve Bank of India Act, 1934



पंजीकरण प्रमाणपत्र
CERTIFICATE OF REGISTRATION

NO / No. 6914, 01

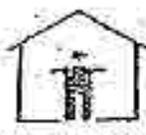
एक ही राष्ट्रीय आवास बैंक के अधिनियम की धारा 29A से प्राप्त
 राष्ट्रीय आवास बैंक द्वारा प्रदान की गई है और प्रत्येक प्रमाणपत्र

दीवान हाउसिंग फाइनेंस कॉर्पोरेशन लिमिटेड

को प्रदान किया गया है।
 अधिनियम की धारा 29A के अधिनियम के अंतर्गत / अधिनियम की धारा 29A
 पर पंजीकरण प्रमाणपत्र प्रदान किया गया है।
 In exercise of the powers conferred on the National Housing Bank by
 Section 29A of The National Housing Bank Act, 1977

Dewan Housing Finance Corporation Limited

is hereby granted Certificate of Registration
 to incorporate / carry on the business of a Housing Finance Institution
 subject to the conditions given on the certificate.
 यह प्रमाणपत्र दीवान हाउसिंग फाइनेंस कॉर्पोरेशन लिमिटेड को प्रदान किया गया है।
 यह अधिनियम की धारा 29A के अधिनियम के अंतर्गत / अधिनियम की धारा 29A
 पर पंजीकरण प्रमाणपत्र प्रदान किया गया है।
 Given under my hand at New Delhi this Thirteenth day of the month of July
 1977 in the year two thousand One.



पंजीकरण
 प्रमाणपत्र
 6914, 01
 NATIONAL HOUSING BANK

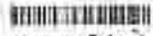
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बदर-९
 पंजीकरण
 क्र. १ / ७९१ / ७३५६
 २०१६



बखर-१	
१२/११/२१	१२/११/२१
२०२१	



गुरुवार, 24 नोव्हेंबर 2016 12:52 म.न.

दस्त घोषवारा भाग-1

बदर-1

दस्त क्रमांक: 12411/2016

दस्त क्रमांक: बदर-1 /12411/2016

वाजार मुल्य: रु. 00/-

मोबदला: रु. 5,25,00,00,000/-

भरलेले मुद्राक शुल्क: रु.10,01,000/-

दु. नि. सह. दु. नि. बदर-1 याचे कार्यालय

पावती:14792

गावती दिनांक: 24/11/2016

अ. क्र. 12411 वर दि. 24-11-2016

सादरकरणाचे नाव: - दिवान हाउसिंग फायनान्स कॉर्पोरेशन लिमिटेड चे ऑफोराईज सिप्रेटरी अमित चतुर्वेदी (कर्ज देणार) -

राजी 12:49 म.न. वा. हजर केला

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1200.00

पृष्ठांची संख्या: 60

दस्त हजर करणाऱ्याची सद्दो:

एकुण: 31200.00

सह. सुकर्म निबंधक, अंधेरी क्र. ६

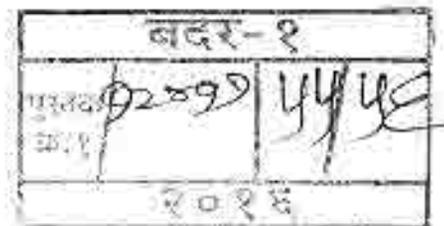
सह. सुकर्म निबंधक, अंधेरी क्र. ६

दस्ताचा प्रकार: गहाणखत

मुद्राक शुल्क: (३) जेव्हा उपोक्त प्रमाण कव्हा दिलेला नसेल किंवा देण्याचे कव्हा केले तसेच तेव्हा

शिफा क्र. 1 24 / 11 / 2016 12 : 43 : 57 PM ची वेळ: (सादरीकरण)

शिफा क्र. 2 24 / 11 / 2016 12 : 45 : 46 PM ची वेळ: (फी)





24/11/2016 12:54:19 PM

दस्ता गोपवारा भाग-2

बदर 1
दस्ता क्रमांक: 12411/2016

दस्ता क्रमांक : बदर 1/12411/2016
दस्ताचा प्रकार :-गहाणखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यानाधिकार	अंगठ्याचा ठसा
1	नाव - वामिका रीजल इस्टेट प्रा. लि. चे ऑथोराईज मिश्रेटरी मंडळ प्रसंतलाल झाडू (कर्ज देणार) - पत्ता:प्लॉट नं: ठाकूर कॉम्प्लेक्स, माळा नं: महानिका क्र. 902, इमारतीचे नाव: टॉवर क्री, सत्यम टॉवर, ब्रॉक नं: कादिचली - पूर्व, मुंबई रोड नं: आशा नगर जवळ .90 डीपी रोड, महाराष्ट्र, मुंबई. पिन नंबर: AABCW0846L	कर्ज देणार वय :-58 स्वाक्षरी-		
2	नाव:- दर्शन डेक्लरपतं प्रा लि चे ऑथोराईज मिश्रेटरी मधुसूदन साधवी (मान्यता देणार) - पत्ता:402... - सागर अवेन्यु, 54 वी, अंधेरी - पश्चिम, मुंबई, एम. वी रोड, अंधेरी हाईकॉर्वा स्टाडीअँप, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर: AACCD2985L	जामीनदार वय :-74 स्वाक्षरी:-		
3	नाव:- दिवान हाउसिंग फायनान्स कॉर्पोरेशन लिमिटेड चे ऑथोराईज मिश्रेटरी अमित नतुवंदी (कर्ज देणार) - पत्ता:प्लॉट नं: - माळा नं: 2 रा मजला, इमारतीचे नाव: बार्देन हाउस, ब्रॉक नं: फोर्ट, मुंबई, रोड नं: वर पी एम रोड, महाराष्ट्र, मुंबई. पिन नंबर: AAACD1977A	कर्ज देणार वय :-37 स्वाक्षरी:-		



कर्ज देणार तथाकथित गहाणखत चा दस्ता देवज करून दिल्याचे कवुल करतात.
दिनांक: 24 / 11 / 2016 12 : 47 : 16 PM

बदर-१
पुस्तक क्र. १
क्र. १
दिनांक २०१६

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यानाधिकार	अंगठ्याचा ठसा
1	नाव:लिवेश - बेंद्रे वय:29 पत्ता:4 था मजला, एच डी आय एल टॉवर, अनंत काणेकर मार्ग, वॉटा पूर्व -मुंबई पिन कोड:400051	स्वाक्षरी		
2	नाव:नरेंद्र - ओशाली वय:50 पत्ता:4 था मजला, एच डी आय एल टॉवर, अनंत काणेकर मार्ग, वॉटा पूर्व -मुंबई पिन कोड:400051	स्वाक्षरी		

प्रमाणित करणेत येते की, या दस्तामधले एच.पी. ... पाने आहेत.

क्र.4 वी वेळ: 24 / 11 / 2016 12 : 47 : 16 PM

क्र.5 वी वेळ: 24 / 11 / 2016 12 : 48 : 04 PM तोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक, अंधेरी क्र. १

बदर-१/२०१६/२०१६
पुस्तक क्रमांक १, क्रमांक.....वर नोंदला
दिनांक : 24 NOV 2016

सह. दुय्यम निबंधक, अंधेरी क्र. १
मुंबई उपनगर जिल्हा

EPayment Details.

sr.	Epayment Number
1	MH005338847201617S

Defacement No. 0003479803201617



24/11/2016

सूची क्र.2

दुय्यम निबंधक - सह दु.नि. अंधेरी 1

दस्त क्रमांक : 12411/2016

नोंदणी :

Regn.63m

गावाचे नाव 1) अंधेरी

(1)दिलेखाचा प्रकार	महाणखन
(2)मोबदला	5250000000
(3) बाजारभाव/भाडेपट्ट्याच्या आवृत्तितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन, पोटहिसा व घरक्रमांक (अमल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन :- इतर माहिती: विलेज अंधेरी सी टी एस नं. 211 (पार्ट) ऑफ एस आर म्निम(पी टी सी)रजि. 33(14)सी अंधेरी - पश्चिम म्री एन एस आय 6815 सी.सी.(शोर्धीव)आणि प्रमाणित पत्रनिवळ एफ एस आय. ((C.T.S. Number : 211 (पार्ट)))
(5) क्षेत्रफळ	1) 6815 चौ.मीटर
(8)आकारणी किंवा जुडी देण्यात अनेज नव्हा	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- शामिका रीअल इस्टेट प्रा. ली. चे ऑथोराईज सिधेटरी मजबूत वमतलाल शाह (कर्ज देणार) - वय:-58; पत्ता:-प्लॉट नं: ठाकूर कॉम्प्लेक्स, माळा नं: सदतिका क्र. 902, इमारतीचे नाव: डॉक्टर श्री , मलयम डॉक्टर, ब्लॉक नं: कादिकली - पूर्व, मुंबई, रोड नं: आशा नगर जवळ, 90 सीपी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400101 पॅन नं:-AABCW0846L 2): नाव:- दर्शन रेव्हलपर्स प्रा. लि.चे ऑथोराईज सिधेटरी मधुसूदन मांघवी (मान्यता देणार) - वय:-74; पत्ता:-402, - सागर अवेन्यू, 54 वी, अंधेरी - पश्चिम, मुंबई, एम. वी. रोड, अंधेरी राईडवॉरि स्टडीअॉण, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400058 पॅन नं:-AACCD2985L
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- दिवान हाउसिंग फायनान्स कॉर्पोरेशन लिमिटेड चे ऑथोराईज सिधेटरी अमित चतुर्वेदी (कर्ज देणार) - वय:-37; पत्ता:-प्लॉट नं: - माळा नं: 2 रा मजला, इमारतीचे नाव: वार्टन हाउस, ब्लॉक नं: फोर्ट, मुंबई, रोड नं: सर पी एम रोड, महाराष्ट्र, मुम्बई पिन कोड:- 400001 पॅन नं:-AAACD1977A
(9) दस्तऐवज करून दिल्याचा दिनांक	20/10/2016
(10)दस्त नोंदणी केल्याचा दिनांक	24/11/2016
(11)अनुक्रमांक, खंड व पृष्ठ	12411/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1001000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद



मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाना तपशील दस्तप्रकारानुसार आवश्यक नाही

b) When possession is not given

दस्तासोबत सुची II दिली.

सह. दुय्यम निबंधक, अंधेरी क्र. १
मुंबई उपनगर

