



पावती

Original/Duplicate

Thursday, August 04, 2016

नोंदणी क्र. :39M

11:55 AM

Regn.:39M

पावती क्र.: 10315 दिनांक: 04/08/2016

गावाचे नाव: अंधेरी

दस्तावेजाचा अनुक्रमांक: वदर/1-8649-2016

दस्तावेजाचा प्रकार : गहाणखत

सादर करणाऱ्याचे नाव: - दिवान हाउसिंग फायनान्स कॉर्पोरेशन लिमिटेड चे ऑथोराईज सिप्रेटरी - अमित

चतुर्वेदी ( कर्ज देणार ) -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1620.00

पृष्ठांची संख्या: 81

एकूण:

रु. 31620.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:14 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.0/-

मोबदला रु.4650000000/-

भरलेले मुद्रांक शुल्क : रु. 1001000/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003227317201617S दिनांक: 04/08/2016

बँकेचे नाव व पत्ता:

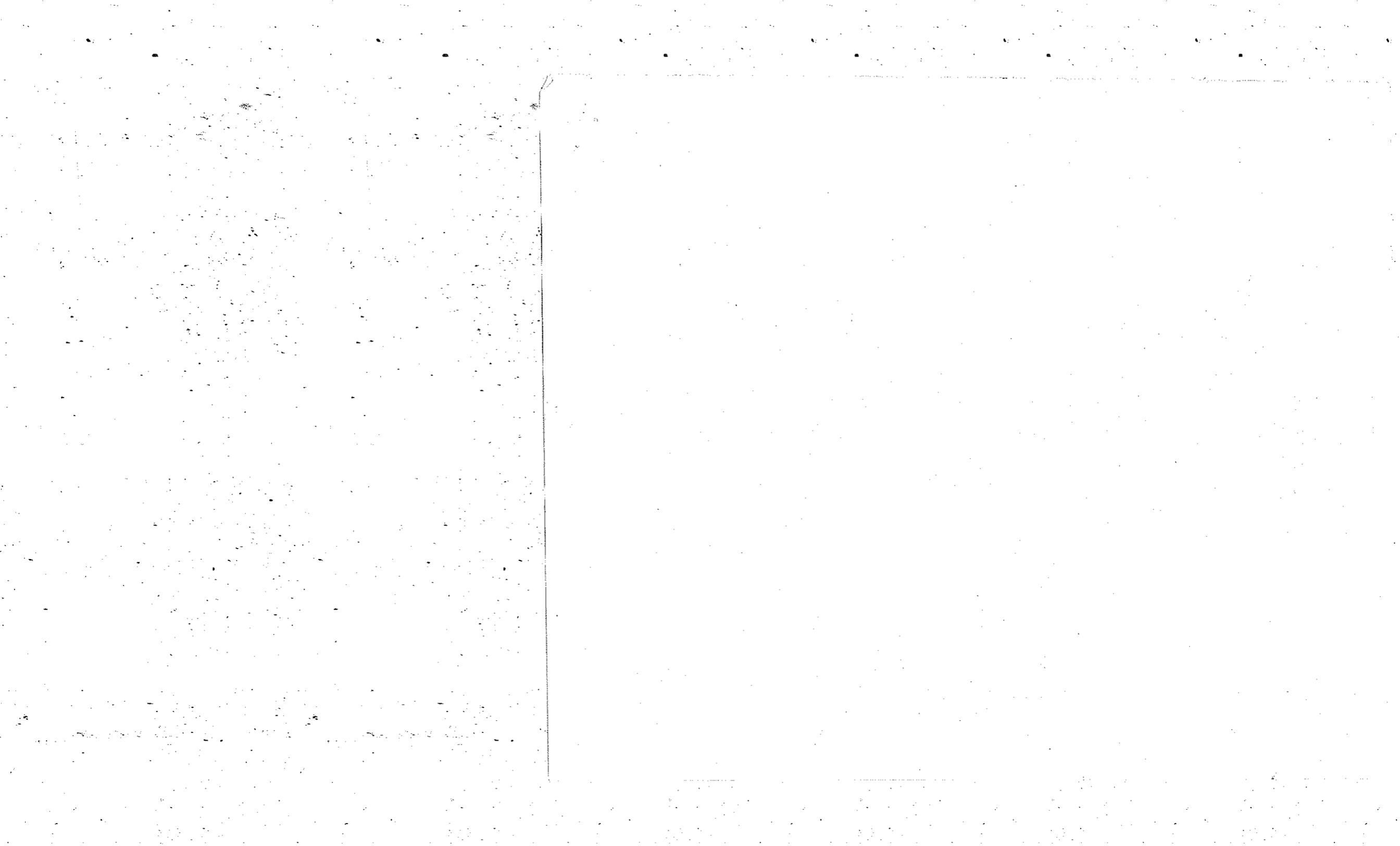
2) देयकाचा प्रकार: By Cash रकम: रु 1620/-

*Amir*

REGISTERED DOCUMENT  
DELEVERID ON. 04/08/2016

*Amir*  
दुय्यम निबंधक, अंधेरी-

सह. दुय्यम निबंधक अंधेरी-१.  
मुंबई उपनगर जिल्हा.



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

14068942062081

Bank/Branch: IBKL - 6910332/MUMBAI - BANDRA WEST  
Stationery No: 14068942062081  
Pmt Txn id : 96468433  
Print DTime : 03-Aug-2016@15:48:02  
Pmt DTime : 03-AUG-2016@15:30:01  
GRAS GRN : MH003227317201617S  
ChallanIdNo: 69103332016080350755  
Office Name : IGR189-BDR15\_JT SUB REG  
District : 7101-MUMBAI

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 Mvblty: Immovable  
Consideration: R 4,65,00,00,000/-  
Prop Defer : JUHU LANE, VILLAGE ANDHERI, TALUKA ANDHERI, MAHARASHTRA, 400058

Duty Payer: PAN-AAWCS3812P, SUVARAT REAL ESTATE DEVELOPERS PRIVATE LIMITED  
Other Party: PAN-AAACD1977A, DEWAN HOUSING FINANCE CORPORATION LIMITED

Bank official Signature



Bank official Signature

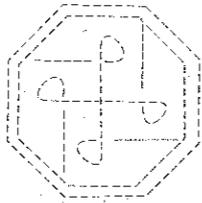


Space for Customer/office use



बदर-१  
पुस्तक क्र. १  
2016

e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.



DATE	20/11/19
BY	SKR
NO.	3035



**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 July 19, 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. 465,00,00,000/- (Rupees Four Hundred Sixty 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/2016-1500 dated July 27, 2016 & on the terms and conditions as hereinafter appearing.



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:**

1. 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. 465,00,00,000/- (Rupees Four Hundred Sixty Five Crore Only)** together with the interest @**3.30% p.a. below** and costs, charges and expenses thereon, on the terms and conditions as specified herein and/or in the Sanction Letter No DHFL/2016-1500 dated July 27, 2016 and /or various security documents executed by the Mortgagors/Borrower in favour of the Mortgagee herein.

गुणक	2016
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Borrower shall repay to the Mortgagee the said loan of Rs. 465,00,00,000/- (Rupees Four Hundred Sixty Five Crore Only) together with the interest @3.30% p.a. below and costs, charges and expenses thereon, on the terms and conditions as specified herein and/or in the Sanction Letter No DHFL/2016-1500 dated July 27, 2016 and /or various security documents executed by the Mortgagors/Borrower in favour of the Mortgagee herein.	

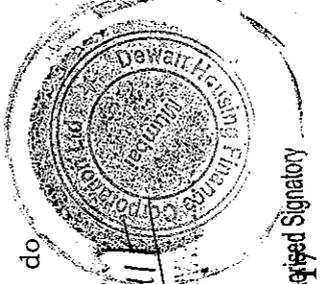
2. In consideration of the said loan lent and advanced/agreed to be lent and advanced or continued by the Mortgagee to the Borrower, the Mortgagors do

**For DARSHAN DEVELOPERS PRIVATE LIMITED**

Authorized Signatory

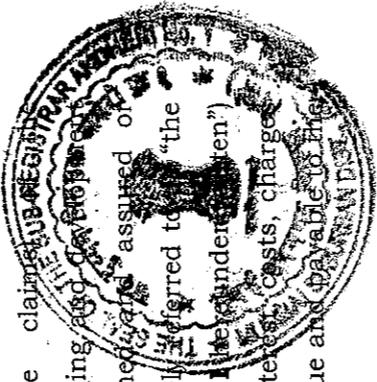
For SUVARAT REAL ESTATE DEVELOPERS PRIVATE LIMITED

Director/Authorised Signatory



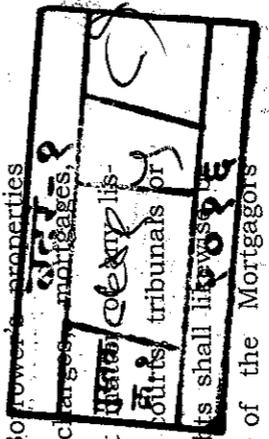
Director/Authorised Signatory

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 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 I** property and all other claims (including insurance claims) SUBMITTED BY THE Mortgagors/Borrower relating thereto (all which land, building and contents of the same 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") as securities for repayment of the said loan together with interest, costs, charge and expenses and payment of all monies for the time being due and payable to the Lender on the security of these presents.



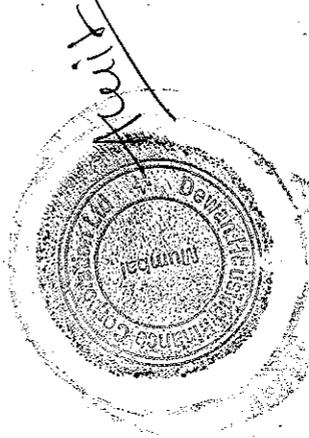
3. The Mortgagors /Borrower do hereby represent, declare and covenant with the Mortgagee as follows :

- 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 to any suits, proceedings or attachments or other proceedings before any courts, tribunals or authority and all the future assets, receivables and debts shall remain 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 any part thereof so long as the Borrower continues to be indebted or liable to the Mortgagee.



For DARSHAN DEVELOPERS PRIVATE LIMITED

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For SUVARAT REAL ESTATE DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory

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.

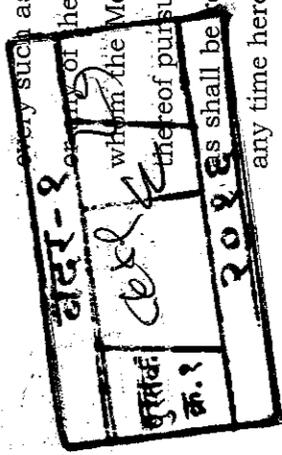
c. That the Mortgagors /Borrower shall at all times during the continuance of these presents and the security hereby created pay all the ground rents, land revenue, rates and taxes, present as well as future and all dues, duties and outgoings payable in respect of the said mortgaged premises immediately 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 otherwise.

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



of arrangements nor shall create in favour of any other party any mortgage 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.

e. 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 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.



For DARSHAN DEVELOPERS PRIVATE LIMITED  
For SUVARAT REAL ESTATE DEVELOPERS PRIVATE LIMITED



Director / Authorised Signatory of SUVARAT REAL ESTATE DEVELOPERS PRIVATE LIMITED

Authorised Signatory

Director / Authorised

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 Mortgagor 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 Mortgagor at its sole discretion) with some insurance Company or Companies of repute to be determined in writing by the Mortgagor 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 Mortgagor 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 applied in trust for better securing to the Mortgagor for the payment of all moneys hereby secured and subject thereto in trust for the Borrower and in the event the Borrower failing to insure the Mortgaged Premises for any period, it shall pay such amount as penalty as may be decided by the Mortgagor. 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 Mortgagor in writing.

4. The Confirming Party do hereby represent, declare and covenant with the Mortgagor as follows:

a. The Confirming Party confirms and agrees that it shall bear 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.

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

SRA-8	
DATE: 26/09/19	BY: [Signature]
FOR SUVARAT REAL ESTATE DEVELOPERS PRIVATE LIMITED	

For DARSHAN DEVELOPERS PRIVATE LIMITED  
 [Signature]  
 Authorised Signatory



For SUVARAT REAL ESTATE DEVELOPERS PRIVATE LIMITED  
 [Signature]  
 Director / Authorised Signatory

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;  
Borrower ceases to carry on business or threatens not to carry on business;  
If any of the above 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 any other security documents which are subject to the Loan;

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 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.

For DARSHAN DEVELOPERS PRIVATE LIMITED

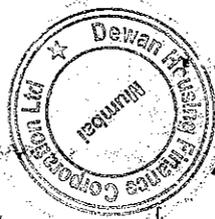
Authorised Signatory

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Director / Authorised Signatory

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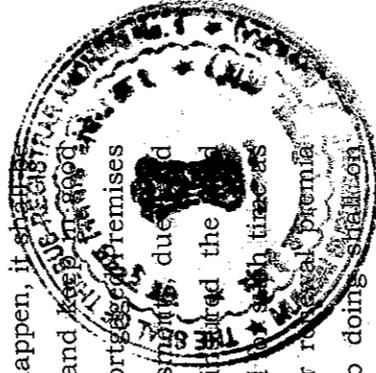
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6. The Mortgagors /Borrowers hereby further covenant and agree that the security hereby created on the Mortgaged Premises shall secure all the earlier, present and future facilities, limits, indebtedness and outstandings of the Borrower under the Security 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 the Premises 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 Mortgaged Premises in their full value or any lesser value and to pay such rates, taxes, assessments, dues and duties 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 rebuilding and reinstating the Mortgaged Premises or any part thereof or towards the payment of the principal sum of the said Loan and interest and a proportionate part of the time being remaining due on the security of these premises or to any other purpose as may be determined by 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 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



₹ 5000/-  
Moneys for the  
S.F. & C.E.S. 59  
and its employees

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For DARSHAN DEVELOPERS PRIVATE LIMITED

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



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Authorised Signatory

FOR SUVARAT REAL ESTATE DEVELOPERS PRIVATE LIMITED

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Director / Authorised Signatory  
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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 or such sale shall, so far as the safety and protection of purchasers is concerned, be deemed to be valid and effectual accordingly and the remedies of the Borrower in respect of any breach of the provisions herein before 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 money shall effectively discharge the purchaser or purchasers thereof 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/or 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 Document of 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.

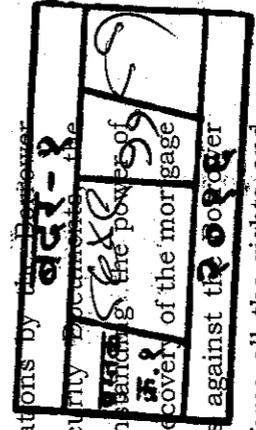
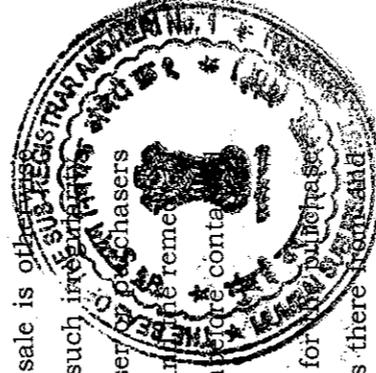
8. The Mortgagee may, at any time after the security hereby constituted shall have become enforceable, upon occurrence of any event of default, by writing appointing

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Director / Authorised Signatory

Director / Authorised Signatory



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 licence and 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 lease 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;

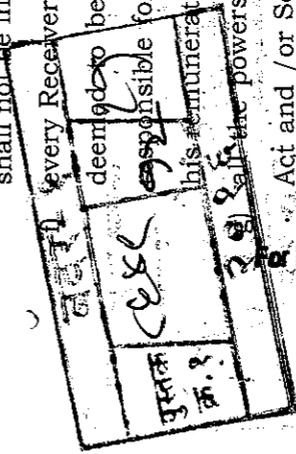
authorized by the Mortgagee, such Receiver may exercise all or any of the powers, directions and authorities herein or by law vested in the Mortgagee; such Receiver shall in exercise of his rights, powers, authorities and discretions conform to the regulations and directions from time to time made and given by the Mortgagee;

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;

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;

the powers, provisions and trusts, contained in the Transfer of Property Act and /or Securitisation Act and the Rules made thereunder which are not 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.;



For **DARSHAN DEVELOPERS PRIVATE LIMITED**



Authorized Signatory

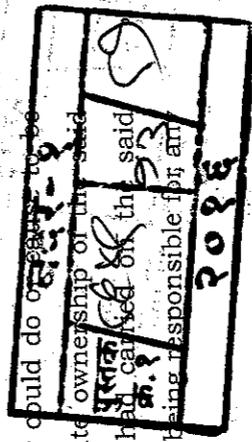
For **SUVARAT REAL ESTATE DEVELOPERS PRIVATE LIMITED**

Director / Authorized Signatory

Page 10 of 17

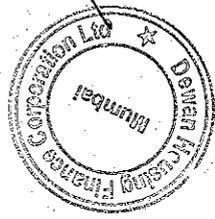
- to employ such experts, officers, agents, managers, clerks, accountants, advocates, servants, workmen, technicians, engineers and others upon such terms and conditions with such salaries, wages or remuneration as the Mortgagee or the Receiver shall think proper;
- settle, adjust and compromise any 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 appearances necessary and proper to the Receiver in relation to any of the purposes aforesaid;
- subject to any direction of the Mortgagee, demise or lease thereof (save and license the Mortgaged Premises or any part or parts thereof (save and except the Flats /Units sold by the Borrower with Mortgagee's permission) for such term and at such rents and generally in such manner and upon such terms, conditions and stipulations as the Mortgagee or the Receiver shall think fit;
- assent to the modification of any contract or arrangement which may be subsisting in respect of the Mortgaged 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.

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



For DARSHAN DEVELOPERS PRIVATE LIMITED

Authorised Signatory



For SUVARAT REAL ESTATE DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory

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,

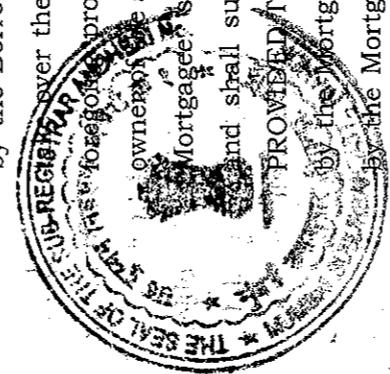
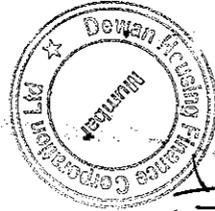
a. the Mortgagee shall step into shoes of the developer of the said property and will have the right to take over the management of the whole of the said property as well as the right to complete the said project at the cost of the Borrowers and to assign the development right, sell, let out and /or 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 over the management of the said project of the Borrowers under the 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 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 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

PRIVATE LIMITED  
For SUVARAT REAL ESTATE DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory  
*[Signature]*



गुणवत् क्र. १	२०१६	२०१६
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For DARSHAN DEVELOPERS PRIVATE LIMITED

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Authorised Signatory

For SUVARAT REAL ESTATE DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory

and management of the said project shall be to the account of the Borrowers.

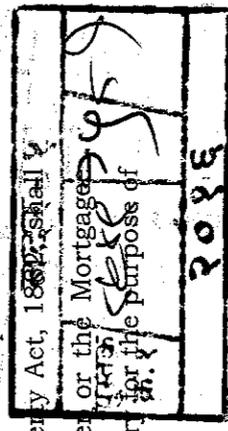
b. then it shall be lawful for the Mortgagee to enter into and upon and take possession of the Mortgaged Premises and henceforth to hold, possess and complete the same and receive the rents, income and profits thereof without any denial, let, eviction, interruption, claim or demand by the Borrower or 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 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.

c. The Mortgageors/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 rights reserved unto the Mortgagee hereunder or under the law, nor use force nor report to the Police or any other authorities assisting the Mortgagee and the Mortgageors/Borrower and their officers / representatives shall assist and extend full co-operation for taking over possession of the Mortgaged Premises by the Mortgagee.



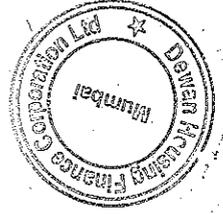
10. The Mortgagee shall not be answerable or accountable for any losses which may occur in or about the said exercise or execution of any of the rights, powers, authorities, discretions and trusts which may be vested in it by virtue of these presents and/or by any provisions of law.

11. All the obligations of the Mortgageors /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 Mortgageors /Borrower or the Mortgagee and this shall be deemed to be a contract to the contrary for the purpose of those sections.



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 Mortgageors /Borrower and whether jointly or singly with one another or others.

For SUVARAT REAL ESTATE DEVELOPERS PRIVATE LIMITED



*Acrit*

*[Signature]*

Director / Authorised Signatory

Director / Authorised Signatory

For DARSHAN DEVELOPERS PRIVATE LIMITED

*[Signature]*

Authorised Signatory

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 to 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 Mortgagee 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 before public or other officers wherein the Mortgagee shall be required 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 Mortgagors/Borrower in exercise of all or any of the powers by these presents conferred on the Mortgagee or any Receiver appointed by it.

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For DARSHAN DEVELOPERS PRIVATE LIMITED

Authorised Signatory



For SUVARAT REAL ESTATE DEVELOPERS PRIVATE LIMITED

For SUVARAT REAL ESTATE DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory



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 10194.88 sq.mts inclusive of proportionate fungible area on the plot bearing CTS No. 210 of village Andheri, K/W ward of MCGM, Andheri (w), Mumbai for Sai Darshan SRA CHS Ltd & CTS no 208/A/1(1pt), 210, 211 (pt), 212 (pt), 215 (pt), 224 (pt) of village Andheri, K/W ward of MCGM, Andheri (W), Mumbai for Sarvadharmiya SRA CHS (prop). lying and being at Village Andheri, Mumbai along with present & future unsold construction thereon as per Exhibit A attached hereto.

On or towards the North by : 12.20 mtr wide DP Road

On or towards the South by : 3.0 mtr wide Internal Road

On or towards the East by : 3.0 mtr wide Internal Road

On or towards the West by : Sale building 7 (b)



**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

**Suvarat Real Estate Developers Private Limited**

through its Authorized director,

Mr. **AYAN VADHISHANKAR**.....

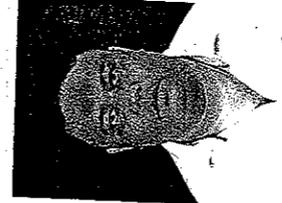
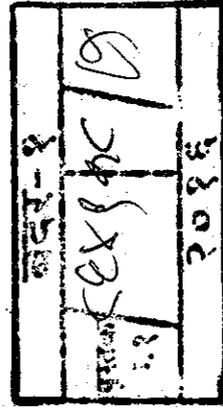
Seal of Suvarat Real Estate Developers Private Limited is affixed

In the presence of Mr. **Satish Singh**.....

**FOR SUVARAT REAL ESTATE DEVELOPERS PRIVATE**

**Director / Authorised Signatory**

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



Darshan Developers Private Limited.

through its Authorized director,

Mr. Suresh Singhani.....

Seal of Darshan Developers Private Limited is affixed  
In the presence of Mr. ....

SIGNED AND DELIVERED

by the Mortgagee within named

**DEWAN HOUSING FINANCE**

**CORPORATION LIMITED**, through

its authorized official/representative

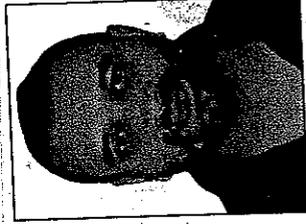
Mr. Amit Chavhan;

who has set his hand hereto

in the presence of:

Sunil Shirde - Junidhiram  
Shraddha Samalkar Samalkar

Exhibit A



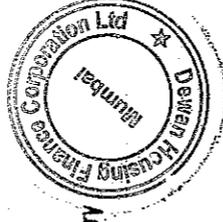
For **DARSHAN DEVELOPERS PRIVATE LIMITED**

Authorized Signatory

For **DEWAN HOUSING FINANCE CORPO. LTD.**

Amit

Authorized Signatory



REG-8	
STAMPED & FILED	95
2024	

Summary1 (GoshwaraBhag-1)



गुरुवार, 04 ऑगस्ट 2016 11:56 म.पू.

दस्त गोषवारा भाग-1

वदर1

दस्त क्रमांक: 8649/2016

दस्त क्रमांक: वदर1 /8649/2016

बाजार मूल्य: रु. 00/-

मोबदला: रु. 4,65,00,00,000/-

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

दु. नि. सह. दु. नि. वदर1 यांचे कार्यालयात

अ. क्र. 8649 वर दि. 04-08-2016

रोजी 11:53 म.पू. वा. हजर केला.

पावती: 10315

पावती दिनांक: 04/08/2016

सादरकारणाराचे नाव: - दिवान हाउसिंग फायनान्स कॉर्पोरेशन लिमिटेड चे चे ऑथोराईज सिग्रेटरी - अमित चतुर्वेदी ( कर्ज देणार ) -

नोंदणी फी

रु. 30000.00

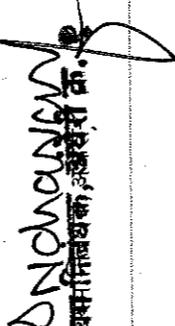
दस्त हाताळणी फी

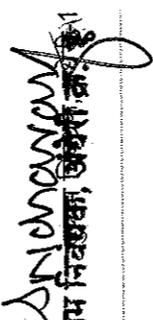
रु. 1620.00

पृष्ठांची संख्या: 81

दस्त हजर करणाऱ्याची सही:

एकुण: 31620.00

  
सह. मुख्य निबंधक, अर्थ सेवा क्र. १

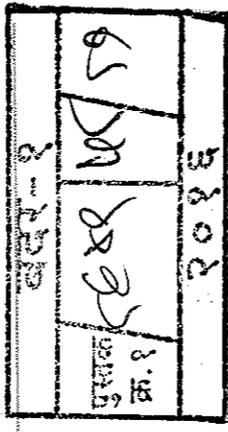
  
सह. मुख्य निबंधक, अर्थ सेवा क्र. १

दस्ताचा प्रकार: गहाणखत

मुद्रांक शुल्क: ब) जेव्हा उपोक्त प्रमाणे कब्जा दिलेला नसेल किंवा देण्याचे कबूल केले नसेल तेव्हा

शिक्षा क्रं. 1 04 / 08 / 2016 11 : 52 : 49 AM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 04 / 08 / 2016 11 : 54 : 12 AM ची वेळ: (फी)



Summary-2(दस्त गोपवारा भाग - २ )



04/08/2016 11 57:07 AM

दस्त क्रमांक :वदर1/8649/2016

दस्ताचा प्रकार :-गहाणखत

दस्त गोपवारा भाग-2

वदर1  
दस्त क्रमांक:8649/2016

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 पक्षकाराचा प्रकार कर्ज देणार - बँक  
नाव:- दिवान हाउसिंग फायनान्स कॉर्पोरेशन लिमिटेड चे चे कर्ज देणार - बँक  
ऑथोरिज्ड सिमेंटरी - अमित चतुर्वेदी ( कर्ज देणार ) - वय :-38  
पत्ता:- 2 रा मजला, बार्डन हाउस, फोर्ट, मुंबई, सर पी एम स्वाक्षरी:-  
रोड, बाळासाहेब, MAHARASHTRA, MUMBAI, Non-  
Government.  
पॅन नंबर:AAACD1977A
  - 2 नाव:- सुवरात रिअल इस्टेट डेव्हलपर्स प्रा. ली. चे संचालक - कर्ज घेणार - पार्टी  
अरुण वाशिष्ठा ( कर्ज घेणार ) - वय :-43  
पत्ता:सी - 11, सबनिका क्र. 401, शांती विहार, सेक्टर 2  
समोर, सीरा रोड, ठाणे, सीरा रोड, MAHARASHTRA,  
Government.  
पॅन नंबर:AAAWCS3812P

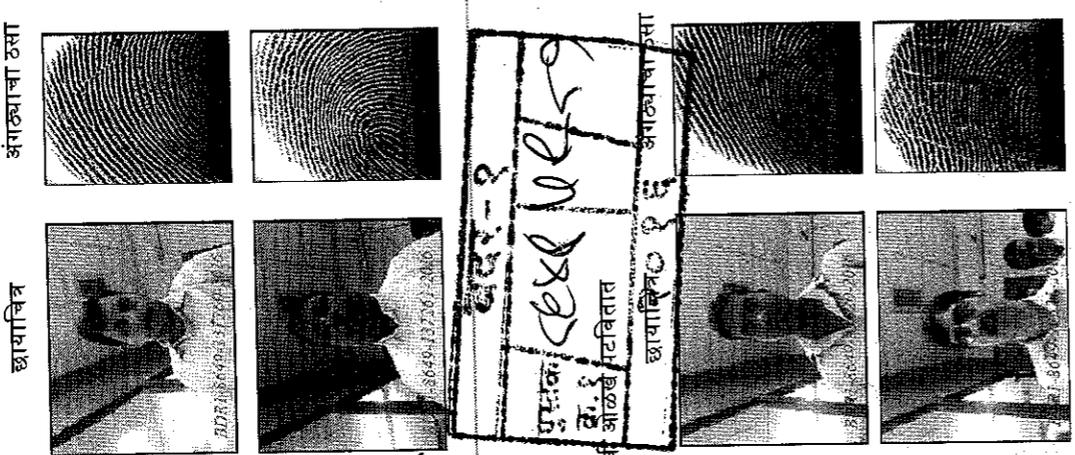


तथाकथीत गहाणखत चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
ओळखी म असे निवेदन करतात की ते दस्तऐवज करून देणा-याना व्यक्तीशः ओळखतात, व त्यांची  
अनु क्र. पक्षकाराचे नाव व पत्ता  
सुबई 29

*Nivedya*

पत्ता:4 था मजला, एच डी आय एल टोवर अनंत काणेकर मार्ग, बांद्रा पूर्व स्वाक्षरी  
-मुंबई  
पिन कोड:400051

2 नाव:नरेंद्र - ओछानी  
वय:50  
पत्ता:4 था मजला, एच डी आय एल टोवर अनंत काणेकर मार्ग, बांद्रा पूर्व स्वाक्षरी  
-मुंबई  
पिन कोड:400051



खालील पक्षकाराची कबुली उपलब्ध नाही.

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 - दर्शन डेव्हलपर्स प्रा. लि.चे ऑथोरिज्ड सिमेंटरी - पराग सांगवी ( मान्यता देणार ) :-  
सागर अवेन्यू, 4 था मजला, कॅम्प्री, अंधेरी - पच्छिम, मुंबई, एस. वी. रोड, अन्धेरी राईव्हाई स्टार्टीअप,  
MAHARASHTRA, MUMBAI, Non-Government.  
AACCD2985L

*Anshuman*  
सा. सुयम निबंधक, अंधेरी क्र. १

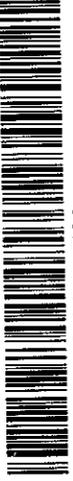
EPayment Details.

sr. EPayment Number  
1 MH003227317201617S

Defacement Number  
0001901570201617

8649 /2016

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दस्त गोषवारा भाग-2

वदर1  
दस्त क्रमांक:8649/2016

दस्त क्रमांक :वदर1/8649/2016

दस्ताचा प्रकार :-गहाणखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- दर्शन डेव्हलपर्स प्रा. लि.चे ऑथोराईज सिग्रेटरी - पराग सांगवी ( मान्यता देणार ) - पत्ता:सागर अवेन्यू, 4 था मजला, कॅम्प्री, अंधेरी - पच्छिम, मुंबई, एस. वी. रोड, अन्धेरी राईलबा स्टाटीऑण, MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:AAACCD2985L	जामीनदार वय :-44 स्वाक्षरी:-		

वरील दस्ताऐवज करून देणार तथाकथीत गहाणखत चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिकका क्र.3 ची वेळ:06 / 08 / 2016 02 : 09 : 34 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्ताऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

अंगठ्याचा ठसा

1 नाव:निलेश -वेद्रे

वय:29



पत्ता:रामचंद्र

वय:30

पत्ता:4

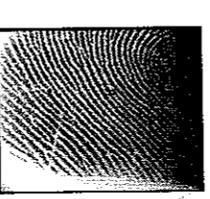
पिन कोड:00051

पत्ता:एच डी आय एल टोवर अनंत काणेकर मार्ग,

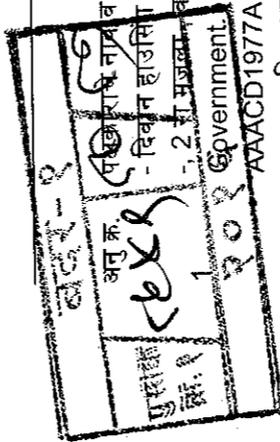
स्वाक्षरी

स्वाक्षरी

Nivedra



खालील पक्षकाराची कबुली उपलब्ध आहे .



अनु क्र. पक्षकाराचे नाव व पत्ता

1 दिवान हाउसिंग फायनान्स कॉर्पोरेशन लिमिटेड चे चे ऑथोराईज सिग्रेटरी - अमित चतुर्वेदी ( कर्ज देणार ) :-  
पत्ता:दिवान हाउसिंग फायनान्स कॉर्पोरेशन लिमिटेड चे चे ऑथोराईज सिग्रेटरी - अमित चतुर्वेदी ( कर्ज देणार ) :-  
- 2 था मजला, वार्डन हाउस, फोर्ट, मुंबई, सर पी एम रोड, बाळानाटे, MAHARASHTRA, MUMBAI, Non-  
Government.  
AAACD1977A

- सुवरात रिअल इस्टेट डेव्हलपर्स प्रा. ली. चे संचालक - अरुण वाशिषठा ( कर्ज देणार ) :-

सी - 11, सदनिका क्र. 401, शांती विहार, सेक्टर 2 समोर, मीरा रोड, ठाणे, मीरा रोड, MAHARASHTRA, THANE,  
Non-Government.  
AAWCS3812P

2

खालील पक्षकाराची कबुली उपलब्ध आहे .

अनु क्र.

पक्षकाराचे नाव व पत्ता

1 दिवान हाउसिंग फायनान्स कॉर्पोरेशन लिमिटेड चे चे ऑथोराईज सिग्रेटरी - अमित चतुर्वेदी ( कर्ज देणार ) :-

- 2 रा मजला, वार्डन हाउस, फोर्ट, मुंबई, सर पी एम रोड, बाळानाटे, MAHARASHTRA, MUMBAI, Non-  
Government.  
AAACD1977A

- सुवरात रिअल इस्टेट डेव्हलपर्स प्रा. ली. चे संचालक - अरुण वाशिषठा ( कर्ज देणार ) :-

सी - 11, सदनिका क्र. 401, शांती विहार, सेक्टर 2 समोर, मीरा रोड, ठाणे, मीरा रोड, MAHARASHTRA, THANE,  
Non-Government.  
AAWCS3812P

2

शुक्रवार ०६/०८/२०१६ १०:४६ PM नोंदणी पुस्तक १ मध्ये

सह दुय्यम निबंधक, अंधेरी क्र. १

EPayment Details.

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8649 /2016

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

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

बदर-१/६४९/२०१६  
पुस्तक क्रमांक १, क्रमांक.....वर  
नोंदला.

दिनांक : ०६ AUG 2016

बदर-१	६४९/२०१६
पुस्तक क्र. १	२०१६

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



08/08/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1  
दस्त क्रमांक : 8649/2016  
नोदंगी :  
Regn:63m

गावाचे नाव : 1) अंधेरी

(1) विलेखाचा प्रकार:	गहापाखत
(2) मोबदला	4650000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन : इतर माहिती: अंधेरी विलेज,सीटीएस न. 210,एस आर स्कीम ऑफ साई दर्शन सीएचएस लि.,आणि सीटीएस न. 208/ए/1(पाटे),210,211 (पाटे),212(पाटे),215(पाटे),224(पाटे)ऑफ एस आर स्कीम ऑफ सर्वधर्मिय सीएचएस. वरील पूर्णतः गहाणखत फ्री सेल एफ एस आई एरिया 10,194.88 चौ.मी.(बिल्ट अप)एरिया(( C.T.S. Number : - : ) )
(5) क्षेत्रफळ	1) 0 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-- दिवान हाउसिंग फायनान्स कॉर्पोरेशन लिमिटेड चे चे ऑथोराईज सिग्रेटरी - अमित चतुर्वेदी ( कर्ज देणार ) - वय:-38; पत्ता:-- 2 रा मजला , वार्डन हाउस, फोर्ट, मुंबई, सर पी एम रोड , बाळासाहेब, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:- 400001 पॅन नं:-AAACD1977A 2): नाव:-- दर्शन डेव्हलपर्स प्रा. लि.चे ऑथोराईज सिग्रेटरी - पराग सांगवी ( मान्यता देणार ) - वय:-44; पत्ता:सागर अवेन्यू, 4 था मजला, कॅप्री, अंधेरी - पच्छिम, मुंबई, एस. वी. रोड, अंधेरी राईल्वार्ड स्टाडीऑन, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400058 पॅन नं:-AACC2985L
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-- सुवरात रिअल इस्टेट डेव्हलपर्स प्रा. ली. चे संचालक - अरुण वाशिषठा ( कर्ज घेणार ) - वय:-43; पत्ता:-सी - 11, सदनिका क्र. 401, शांती विहार, सेक्टर 2 समोर , मीरा रोड , ठाणे , मीरा रोड, MAHARASHTRA, THANE, Non-Government. पिन कोड:- 401107 पॅन नं:-AAWCS3812P
(9) दस्तऐवज करून दिल्याचा दिनांक	04/08/2016
(10)दस्त नोंदणी केल्याचा दिनांक	06/08/2016
(11)अनुक्रमांक,खंड व पृष्ठ	8649/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1001000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-  
मुल्यांकनासाठी आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-  
b) When possession is not given