



**CHALLAN**  
MTR Form Number-6

GRN	MH001647869201314M	BARCODE					Date	17/02/2014 17:58:54	Form ID	40(b)
Department	Inspector General of Registration		DATE		REMARK		Payer Details IGR187(BDR4)			
Type of Payment	Registration Fee	AMOUNT	18/02/2014		323-15814					
Sr.No.	Deface Number	30000.00	PAX ID (If Any)							
Office Name	BDR4_JT SUB REGISTRAR ANDHERI 2		PAN No. (If Applicable)							
Location	MUMBAI		Full Name		Kamla Landmarc Real Estate Hol					
Year	2013-2014 One Time		Flat/Block No.		Izaara Bldg					
Account Head Details		Amount In Rs.	Premises/Building							
0030063301	Amount of Tax	30000.00	Road/Street		Plot No 435 CTS No F/94					
			Area/Locality		Khar West Mumbai					
			Town/City/District							
			PIN		4 0 0 0 5 2					
			Remarks (If Any)		PAN2--PN=DHFL-CA=					
			Amount In		Thirty Thousand Rupees Only					
Total		30000.00	Words							
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK							
Cheque-DD Details			Bank CIN	REF No.	69103332014021810366	37467358				
Cheque/DD No			Date	18/02/2014-12:10:22						
Name of Bank			Bank-Branch	IDBI BANK						
Name of Branch			Scroll No. , Date	Not Verified with Scroll						

Mobile No. : Not Available

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9900	9	357
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10,00,000/-

Customer Copy

Branch: V.P.(E) No. 191736  
Date: 03/12/2013  
Pay to: THE COSMOS CO-OPERATIVE BANK LTD.

Franking Value	₹	10,00,000/-
Service Charges	₹	—
Total	₹	10,00,000/-

Pan No. :  
In case of Cash deposit of ₹ 50,000/- or more

Name & Address of Stamp duty paying party  
Kamla Landmarc Real Estate  
Holding Pvt Ltd Shanti Vimal  
Ground Floor P.M. Road  
Vileparle (E) Mumbai - 400 057

Purpose of Transaction: AVAN  
For Franking Documents: EA  
Cash/DD/Pay Order/Debit Cheque No. 108165  
Bank Name: THE COSMOS CO-OPERATIVE BANK LTD.  
Branch: VILEPARLE (E) BRANCH

Purchaser's Signature  
(Paying Party)  
Nilesh L. Kavankar

(For Bank's Use only)  
Franking Sr. No. 24866  
Tran ID 108165

For The Cosmos Co-op. Bank Ltd.

Service Tax Reg. No. AAAAT0742KST001

Authorised Signatory

बुकर - ४  
१९८८  
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दस्तावेजाचा प्रकार (Nature of Documents) Deed of simple mortgage

दस्त नोंदणीचा तपशिल (Registration Details) - Registrable / Non Registrable  
Registrable Name of S. R.O. Antheni - II

दस्तावेजाचे युनिक नंबर (Franking Unique No.) 24866

पिढकऱ्याचे ब्रीफ व वर्णन (Property Description in brief)

मोबदला रक्कम (Consideration Amount)

मुद्रांक खरेदीदाराचे नाव पक्षकार-१ नंबर (Stamp Purchaser's Name) Kamla Landmarc Real Estate Holding Pvt.

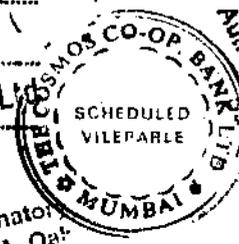
दस्तावेजातील दुसऱ्या पक्षकाराचे नांव (Name of the other Party) Mr. Jitendra R. Jain

हस्तो असल्यास नांव व पत्ता (If through Name & Address) Nilesh L. Kavankar

मुद्रांक शुल्काची रक्कम (Stamp Duty Amt.) अक्षरी (in words) Rs. 10,00,000/-

प्राधिकृत व्यक्तीचा पूर्ण स्वाक्षरी व शिक्का (Authorised Person's full Signature & Seal)

For The Cosmos Co-op. Bank Ltd.



Authorised Signatory Sanjay A. Oak

For The Cosmos Co-op. Bank Ltd. Authorised Signatory T.R.

The Cosmos Co-Operative Bank Ltd.  
Vile Parle Branch, Saraswati Niwas,  
Plot No-45, T.P.S-1 CTS No 807 A,  
Haramani Road, Vile Parle (E),  
Mumbai-400 057.

**DEED OF SIMPLE MORTGAGE**

Without Possession

This Deed of Simple Mortgage is made and executed at Mumbai, on this 18<sup>th</sup> day of

Feb 2014 ~~2013~~ between:

Kamla Landmarc Real Estate Holding Pvt. Ltd. company registered under the

Companies Act, 1956 and having its registered address at Ground Floor, Shanti Vimal,

P.M.Road, Vileparle(E), Mumbai-400 057 through its authorised director Mr. Jitendra

Jain (hereinafter collectively referred to as "the Borrower");

भारत 24866  
108165  
RS. 1000000/-  
DEC 03 2013  
Special  
16:22

Handwritten signatures and notes on the left side of the page, including names like 'Kavankar', 'Jain', and 'Shankar'.

Handwritten notes on the right side of the page, including '18 Feb 2014' and 'cos co op bank'.

उमट मुद्राक फ्रॉकिंग अल्ड्र व्हायलेट लेम्प खाली तपासेल व  
एस् एम् एस् / संबधीत प्राधिकृत अधिकाऱ्यांसी दूरध्वनी वरुन्  
संपर्क साधून, मेळ वरोबर आढळुन आला.

23  
3/12/13

सह. दुय्यम निबंधक अंधेरी - २



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-		

2. **Gulati Niwas Cooperative Housing Society Ltd** through its POA holder **Orno Infraprojects Private Limited**, company registered under the Companies Act, 1956 and having its registered address at Kamla Hub, Plot No 53, CTS No 48, Nr Costa Coffee Rest JVPD Scheme, Vile Parle West, Mumbai through its authorised directors **Mr. Jitendra R. Jain and Mr. Sukhpreet Avtarsingh Kalsi** (Power of Attorney dated \_\_\_\_\_ document bearing registration serial No. \_\_\_\_\_) (hereinafter referred to as "the Mortgagor No. 1").



M  
T.R.J.

3. **Mr. Jitendra Ramesh Jain**, Adult, Indian Inhabitant and **Orno Infraprojects Private Limited**, company registered under the Companies Act, 1956 and having its registered address at Kamla Hub, Plot No 53, CTS No 48, Nr Costa Coffee Rest JVPD Scheme, Vile Parle West, Mumbai through its authorised directors **Mr. Jitendra R. Jain and Mr. Sukhpreet Avtarsingh Kalsi**, the owner of Flat No 1 in **Gulati Niwas Cooperative Housing Society Ltd**. (hereinafter referred to as "the Mortgagor No. 2").

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M  
T.R.J.

4. **Mr. Jinendra Ramesh Jain**, Adult, Indian Inhabitant and **Orno Infraprojects Private Limited**, company registered under the Companies Act, 1956 and having its registered address at Kamla Hub, Plot No 53, CTS No 48, Nr Costa Coffee Rest JVPD Scheme, Vile Parle West, Mumbai through its authorised directors **Mr. Jitendra R. Jain and Mr. Sukhpreet Avtarsingh Kalsi**, the owner of Flat No 2 in

*Handwritten signatures and initials:*  
T.R.Jain  
S.S.B.  
Rajawade  
S.S.B.

**For Kamla Landmark Real Estate Holding Pvt. Ltd.**  
*Signature*  
**Directors**

**MRS. KAMLA'S BUSINESS PARK**  
*Signature*  
**DIRECTOR**

**MRS. KAMLA'S BUSINESS PARK**  
*Signature*  
**PARTNER**

**MRS. KAMLA'S BUSINESS PARK**  
*Signature*  
**PARTNER**

**For Kamla Shanti Landmark Property Pvt. Ltd.**  
*Signature*  
**Director**

**MRS. KAMLA'S BUSINESS PARK**  
*Signature*  
**PARTNER**

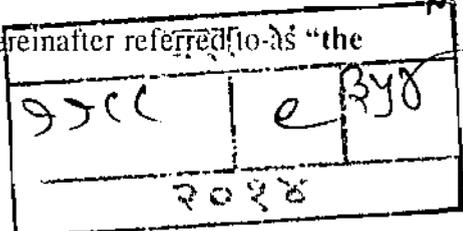
**MRS. KAMLA'S BUSINESS PARK**  
*Signature*  
**PARTNER**

Gulati Niwas Cooperative Housing Society Ltd. (hereinafter referred to as "the Mortgagor No. 3").

5. Mr. Ramesh Chouthmal Jain, Adult, Indian Inhabitant and Orno Infraprojects Private Limited, company registered under the Companies Act, 1956 and having its registered address at Kamla Hub, Plot No 53, CTS No 48, Nr Costa Coffee Rest JVPD Scheme, Vile Parle West, Mumbai through its authorised directors Mr. Jitendra R. Jain and Mr. Sukhpreet Avtarsingh Kalsi, the owner of Flat No 3 in Gulati Niwas Cooperative Housing Society Ltd. (hereinafter referred to as "the Mortgagor No. 4").



6. Mr. Gopal Shivram Dalvi, Adult, Indian Inhabitant and Orno Infraprojects Private Limited, company registered under the Companies Act, 1956 and having its registered address at Kamla Hub, Plot No 53, CTS No 48, Nr Costa Coffee Rest JVPD Scheme, Vile Parle West, Mumbai through its authorised directors Mr. Jitendra R. Jain and Mr. Sukhpreet Avtarsingh Kalsi, the owner of Flat No 4 in Gulati Niwas Cooperative Housing Society Ltd. (hereinafter referred to as "the Mortgagor No. 5").



7. Mr. Siddhivinayak Shivram Dalvi, Adult, Indian Inhabitant and Orno Infraprojects Private Limited, company registered under the Companies Act, 1956 and having its registered address at Kamla Hub, Plot No 53, CTS No 48, Nr Costa Coffee Rest JVPD Scheme, Vile Parle West, Mumbai through its authorised directors Mr. Jitendra R. Jain and Mr. Sukhpreet Avtarsingh Kalsi, the owner of Flat No 5 in

*Handwritten notes and signatures on the left margin:*  
Ramesh Jain  
Gopal Dalvi  
Siddhivinayak Dalvi  
T.R. Jain  
Dahi  
S.S.B.

**For Kamla Landmark Beelostata Holding Pvt. Ltd.**  
For ORNO INFRAPROJECTS PRIVATE LIMITED  
Director: *[Signature]*  
MRS. KAMLA'S BUSINESS PARTNER  
PARTNER: *[Signature]*  
For SAILEE DEVELOPERS PVT. LTD.  
DIRECTOR: *[Signature]*  
For Kamla Shanti Landmark Property Pvt. Ltd.  
Director: *[Signature]*  
MRS. KAMLA'S BUSINESS PARTNER  
PARTNER: *[Signature]*  
MRS. KAMLA'S BUSINESS PARK  
PARTNER: *[Signature]*  
MRS. KAMLA'S BUSINESS PARK  
PARTNER: *[Signature]*  
MRS. KAMLA'S BUSINESS PARK  
PARTNER: *[Signature]*

Gulati Niwas Cooperative Housing Society Ltd. (hereinafter referred to as "the Mortgagor No. 6").

8. Mr. Mandar Shivram Dalvi, Adult, Indian Inhabitant and Orno Infraprojects Private Limited, company registered under the Companies Act, 1956 and having its registered address at Kamla Hub, Plot No 53, CTS No 48, Nr Costa Coffee Rest JVPD Scheme, Vile Parle West, Mumbai through its authorised directors Mr. Jitendra R. Jain and Mr. Sukhpreet Avtarsingh Kalsi, the owner of Flat No 6 in Gulati Niwas Cooperative Housing Society Ltd. (hereinafter referred to as "the Mortgagor No. 7").



9. Mrs. Poonam Jitendra Jain, Adult, Indian Inhabitant and Orno Infraprojects Private Limited, company registered under the Companies Act, 1956 and having its registered address at Kamla Hub, Plot No 53, CTS No 48, Nr Costa Coffee Rest JVPD Scheme, Vile Parle West, Mumbai through its authorised directors Mr. Jitendra R. Jain and Mr. Sukhpreet Avtarsingh Kalsi, the owner of Flat No 7 in Gulati Niwas Cooperative Housing Society Ltd. (hereinafter referred to as "the Mortgagor No. 8").

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10. Mr. Sunny Bathija, Adult, Indian Inhabitant, residing at Flat no. 12 ; Dakshin Pali Building ; D'monte Park road ; Behind New Candy Rest ; Bandra W-50 the owner of Flat No 8 and

*Handwritten signatures and notes on the left margin:*  
Rajiv Jain  
Jitendra Jain  
P. J. Kulkarni  
T.R. Jain  
T.R. Jain  
S. Dalvi  
S. Dalvi

*Handwritten notes on the right margin:*  
M. Dalvi  
S. Dalvi  
D. Dalvi

*88B.* For ORNO INFRAPROJECTS PRIVATE LIMITED  
 For Kamla Landmark Real Estate Holding Pvt. Ltd. *Director*  
 MS. KAMLA'S BUSINESS PARK *Partner*  
 MS. KAMLA'S BUSINESS PARK *Partner*  
 MS. KAMLA'S BUSINESS PARK *Partner*  
 For ORNO INFRAPROJECTS PRIVATE LIMITED *Director*  
 FORM/S. SAI LEE DEVELOPERS PVT. LTD. *Director*  
 MS. KAMLA'S BUSINESS PARK *Partner*  
 MS. KAMLA'S BUSINESS PARK *Partner*  
 MS. KAMLA'S BUSINESS PARK *Partner*  
 For Kamla Shanti Landmark Property Pvt. Ltd. *Director*  
 MS. KAMLA'S BUSINESS PARK *Partner*  
 MS. KAMLA'S BUSINESS PARK *Partner*  
 MS. KAMLA'S BUSINESS PARK *Partner*

Garage No 2 in Gulati Niwas Cooperative Housing Society Ltd. (hereinafter referred to as "the Mortgagor No. 9").

11. Ms. Taradevi Ramesh Jain, Adult, Indian Inhabitant and Orno Infraprojects Private Limited, company registered under the Companies Act, 1956 and having its registered address at Kamla Hub, Plot No 53, CTS No 48, Nr Costa Coffee Rest JVPD Scheme, Vile Parle West, Mumbai through its authorised directors Mr. Jitendra R. Jain and Mr. Sukhpreet Avtarsingh Kalsi, the owner of Flat No 9 in Gulati Niwas Cooperative Housing Society Ltd. (hereinafter referred to as "the Mortgagor No. 10").

*[Handwritten signature]*

*Dushah*

12. Ms Dolly Ketan Shah, Adult, Indian Inhabitant and Orno Infraprojects Private Limited, company registered under the Companies Act, 1956 and having its registered address at Kamla Hub, Plot No 53, CTS No 48, Nr Costa Coffee Rest JVPD Scheme, Vile Parle West, Mumbai through its authorised directors Mr. Jitendra R. Jain and Mr. Sukhpreet Avtarsingh Kalsi, the owner of Flat No 10 in Gulati Niwas Cooperative Housing Society Ltd. (hereinafter referred to as "the Mortgagor No. 11").



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13. Orno Infraprojects Private Limited, company registered under the Companies Act, 1956 and having its registered address at Kamla Hub, Plot No 53, CTS No 48, Nr Costa Coffee Rest JVPD Scheme, Vile Parle West, Mumbai through its authorised directors Mr. Jitendra R. Jain and Mr. Sukhpreet Avtarsingh Kalsi, the owner of Flat No 11; Flat No 12; Flat No 12 A; Garage No 1 and Garage No 3 in

*Tyain*  
*Jain*  
*A. Jain*  
*Shankar*  
*T.R. Jain*  
*B. Jain*  
*888*

For Kamla Landmark Development Holding Pvt. Ltd.

*Jain* DIRECTOR FOR ORNO INFRAPROJECTS PRIVATE LIMITED

*Shah* DIRECTOR FOR SAILEE DEVELOPERS PVT. LTD.

*Tyain* PARTNER MRS. KAMLA'S BUSINESS PARK

*Shankar* PARTNER MRS. KAMLA'S BUSINESS PARK

*A. Jain* PARTNER MRS. KAMLA'S BUSINESS PARK

*Shankar* PARTNER MRS. KAMLA'S BUSINESS PARK

*888* PARTNER MRS. KAMLA'S BUSINESS PARK

For Kamla Shanti Landmark Property Pvt. Ltd.

Director



which expression shall be deemed to include all executors, administrators assigns and successors in title and attorneys of the **ONE PART.**

*Ryau*

The Borrower and the Mortgagor No. 1 to 15 are collectively referred to as "Mortgagors/Borrower".

*[Signature]*

AND

M/s. DEWAN HOUSING FINANCE CORPORATION LTD., a company incorporated under Companies Act 1956, having Registered Office at Warden House, 2<sup>nd</sup> Floor, Sir P M Road, Fort, Mumbai - 4000 001 and among others having a Branch Office at \_\_\_\_\_

*Dushah*

represented by its authorized officer Mr. \_\_\_\_\_ (hereinafter referred to as "the Mortgagee" which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successors and assigns, etc) of the **OTHER PART.**



*M  
S.S.*

WHEREAS

A. The Mortgagor No. 1 to 12 are the absolute owner seized and possessed of or otherwise well and sufficiently entitled to the land and premises thereon as mentioned in Schedule I hereunder written (hereinafter referred to as the said "Property") and are the absolute owners of such present and future development/construction on the said Property.

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*S.S.*

For Kamla Landmark Realstate Holding Pvt. Ltd.

For ORNO INFRAPROJECTS PRIVATE LIMITED  
Directors  
MRS. KAMLA'S BUSINESS PARK  
PARTNER

For ORNO INFRAPROJECTS PRIVATE LIMITED  
DIRECTOR

FOR SAILEE DEVELOPERS PVT. LTD.  
DIRECTOR

MRS. KAMLA'S BUSINESS PARK  
PARTNER  
*Ryau*

MRS. KAMLA'S BUSINESS PARK  
PARTNER

For Kamla Shanti Landmark Property Pvt. L

MRS. KAMLA'S BUSINESS PARK  
PARTNER  
*[Signature]*

MRS. KAMLA'S BUSINESS PARK  
PARTNER  
*[Signature]*

MRS. KAMLA'S BUSINESS PARK  
PARTNER  
*[Signature]*

Direct

B. The Mortgagor No. 13 has vide Development Agreement dated \_\_\_\_\_ registered and bearing serial number \_\_\_\_\_ received the development rights and thereby is the absolute owner seized and possessed of or otherwise well and sufficiently entitled to the premises as mentioned in **Schedule II** hereunder written (hereinafter referred to as the said "Property") and are the absolute owner of such present and future development/construction on the said Property.

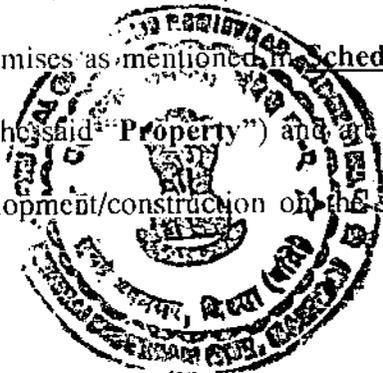
*Rejani*

*[Signature]*

C. The Mortgagor No. 14 has vide registered Development Agreement dated 30<sup>th</sup> August, 2006 and bearing serial number \_\_\_\_\_ received the development rights and thereby is the absolute owner seized and possessed of or otherwise well and sufficiently entitled to the premises as mentioned in **Schedule III** hereunder written (hereinafter referred to as the said "Property") and are the absolute owner of such present and future development/construction on the said Property.

*Dishah*

*888*



D. The Mortgagor No. 15 thereby is the absolute owner seized and possessed of or otherwise well and sufficiently entitled to the premises as mentioned in **Schedule IV** hereunder written (hereinafter referred to as the said "Property") and are the absolute owner of such present and future development/construction on the said Property.

*[Signature]*

*T.R. Jain*

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E. The Borrower being in need of finance has requested the Mortgagee and the Mortgagee has sanctioned a Mortgage Loan of Rs. 2,500,000,000/- (Rupees Two Hundred and Fifty Crores Only) (hereinafter referred to as the said "Loan"),

*[Signature]*  
*888*

For Kamla Landmark Real Estate Holding Pvt. Ltd.

*[Signature]*

**Directors**

**MRS. KAMLA'S BUSINESS PARK**

*Rejani*

**PARTNER**

For ORNO INFRAPROJECTS PRIVATE LIMITED

*[Signature]*

**DIRECTOR**

**MRS. KAMLA'S BUSINESS PARK**

*[Signature]*

**PARTNER**

**MRS. KAMLA'S BUSINESS PARK**

**DIRECTOR**

FOR SAILEE DEVELOPERS PVT. LTD.

*[Signature]*

**DIRECTOR**

For Kamla Shanti Landmark Property Pvt. Ltd.

**Director**

**MRS. KAMLA'S BUSINESS PARK**

*[Signature]*

**PARTNER**

**MRS. KAMLA'S BUSINESS PARK**

*[Signature]*

**PARTNER**

**MRS. KAMLA'S BUSINESS PARK**

*[Signature]*

**PARTNER**

*888*

against the security of the properties as mentioned in the Schedule I, II, III and IV whose rights vests in the undersigned Mortgagors, who at the request of the Borrower have agreed to mortgage the properties hereunder written in Schedule I, II, III and IV (hereinafter referred to as "Mortgaged Property"), with a view to secure the repayment of the aforesaid amount, together with interest thereon and all other cost and expenses as hereinafter provided, subject to the terms and conditions mentioned in the **Sanction Letter No. DHFL/2013-14/PF/KAM/1349 dated 23<sup>rd</sup> December 2013** & the terms and conditions as hereinafter appearing, at the request of the Borrower.

x RT  
Rijant

Jan  
Jan  
Jan

F. The Mortgagee has called upon and required the Mortgagors/Borrower to execute these presents, which the Mortgagors/Borrower has agreed to do as hereinafter mention.



Dushah  
x DS  
4

**NOW THIS DEED OF SIMPLE MORTGAGE WITNESSETH AS FOLLOWS:**

1. In consideration of the said Loan lent and advanced by the Mortgagee to the Borrower, the Mortgagors/Borrower hereby covenants with the Mortgagee that the Mortgagors/Borrower shall repay to the Mortgagee the said Loan of Rs. 2,500,000,000/- (Rupees Two Hundred and Fifty Crores Only) together with the interest of RPLR - 2.50% and costs, charges and expenses thereon, on the terms and conditions as specified herein and/or in the **Sanction Letter No. DHFL/2013-14/PF/KAM/1349 dated 23<sup>rd</sup> December 2013** and/or various security documents executed by the Mortgagors/Borrower in favour of the Mortgagee herein

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x TJ  
T. R. Jain  
Dahi  
RJB

For Kamla Landmark & Orissa State Housing Pvt. Ltd.

For ORNO INFRAPROJECTS PRIVATE LIMITED  
Directors

MRS. KAMLA'S BUSINESS PARK  
PARTNER

DIRECTOR  
MRS. KAMLA'S BUSINESS PARK  
PARTNER

MRS. KAMLA'S BUSINESS PARK  
PARTNER

For ORNO INFRAPROJECTS PRIVATE LIMITED  
DIRECTOR

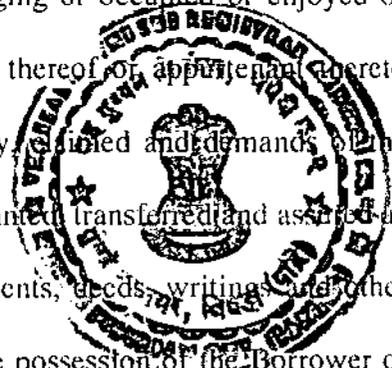
For Kamla Shanti Landmark Property Pvt. Ltd.  
DIRECTOR

MRS. KAMLA'S BUSINESS PARK  
PARTNER

MRS. KAMLA'S BUSINESS PARK  
PARTNER

MRS. KAMLA'S BUSINESS PARK  
PARTNER

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 / Borrower do hereby grant, transfer, assign and assure unto the Mortgagee, as and by way of SIMPLE MORTGAGE as first and exclusive mortgage/charge, the property as mentioned in the Schedule I, II, III and IV hereunder written TOGETHER WITH ALL AND SINGULAR the houses, outhouses, 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, claims and demands of the Borrower into and upon the said Property hereby granted transferred and assured as aforesaid or intended so to be AND all the documents, deeds, writings and other evidences of title in any way relating thereto in the possession of the Borrower or which they can without suit procure AND all the Receivables of the said Project including the receivables by way of sale/lease/leave and license of Flats/Units/Parking Spaces etc. in the said Project, as per the Sanction Letter interalia including the receivables from the Flats/Units/Parking Spaces etc. already sold/agreed to be sold AND ALSO all the Licenses and Approvals/Permissions for the said Project and all other claims (including insurance claims) of the Borrower relating thereto (all which land, building and other rights etc. as hereinabove 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



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*[Handwritten signatures and initials on the left margin]*  
 T.R. Jain  
 R. R. Jain

*[Handwritten signatures and initials on the right margin]*  
 Shreshth  
 M

**For Kamla Landmark Coelestate Holding Pvt. Ltd.**  
*[Signature]*  
 Director

**For ORNO INFRAPROJECTS PRIVATE LIMITED**  
*[Signature]*  
 Director

**For SAILEE DEVELOPERS PVT. LTD.**  
*[Signature]*  
 Director

**MS. KAMLA'S BUSINESS PARK**  
*[Signature]*  
 PARTNER

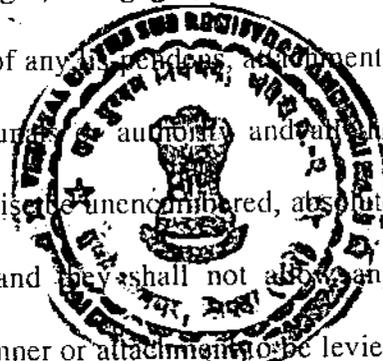
**For Kamla Shanti Landmarc Property Pvt. Ltd.**  
*[Signature]*  
 Director

mentioned in the Schedule I, II, III and IV 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 is the Mortgagors/Borrower's property wherein development rights have been assigned to the Mortgagors/Borrower and that the same is free from any prior charges, mortgages, encumbrances or claims and the same are not subject matter of any proceedings, attachments or other proceedings before any courts, tribunals, authorities and all the future assets, receivables and debts shall likewise be unencumbered, absolute and disposable properties of the Borrower and they shall not allow any encumbrances to be created in whatsoever manner or attachment to be levied on the Mortgaged Premises or any part thereof so long as the Borrower continues to be indebted or liable to the Mortgagee.

b. The Borrower/Mortgagors 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



398	348
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For ORNO INFRAPROJECTS PRIVATE LIMITED

For ORNO INFRAPROJECTS PRIVATE LIMITED

FOR SAILEE DEVELOPERS PVT. LTD. DIRECTOR

MRS. KAMLA'S BUSINESS PARK PARTNER

For Kamla Shanti Landmarc Property Pvt. Ltd. Director

MRS. KAMLA'S BUSINESS PARK PARTNER

MRS. KAMLA'S BUSINESS PARK PARTNER

Director

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Handwritten initials and signature on the right margin, including 'Mishra' and 'M'.

Handwritten initials 'S.S.B.' in the middle left area.

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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, rates 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 or arrangements nor shall create in favour of any other party any mortgage, lien, charge or third party rights or interest howsoever nor create any encumbrances of any kind whatsoever on the Mortgaged Premises or any part thereof or any interest in or over the same to the intent and purposes that the Mortgaged Premises shall remain and continue to remain free from encumbrances of any nature whatsoever other than those in favour of the Mortgagee PROVIDED HOWEVER THAT the Borrower being the builder of the said Project shall be entitled to sell or lease or give on Leave & License the Flats/Units/Parking Spaces etc. in the said Project forming part of the Mortgaged Premises by obtaining prior written permission of the Mortgagee for the same.



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T.R. Jain

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D.S.

*4*

For ORNO INFRAPROJECTS PRIVATE LIMITED

*Shah*  
DIRECTOR

FOR SAILEE DEVELOPERS PVT. LTD.  
*Shah*  
DIRECTOR

For ORNO INFRAPROJECTS PRIVATE LIMITED

For Kamla Landmark Real Estate Holding Pvt. Ltd.

*Jain*  
Directors

DIRECTOR

MRS. KAMLA'S BUSINESS PARK  
PARTNER

*Ryans*  
PARTNER

MRS. KAMLA'S BUSINESS PARK

*Shah*  
PARTNER

MRS. KAMLA'S BUSINESS PARK  
PARTNER

*Shah*  
PARTNER

MRS. KAMLA'S BUSINESS PARK

*Shah*  
PARTNER

MRS. KAMLA'S BUSINESS PARK  
Kamla Shanti Landmark Property Pvt. L

*Shah*  
PARTNER

*Shah*  
DIRECTOR

*888*

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 Mortgagors/Borrower, make and do or cause and procure to be executed made or done every such assurance act and thing for further and more perfectly assuring all or any of the Mortgaged Premises unto and to the use of the Mortgagee or to whom the Mortgagee may sell or transfer the Mortgaged Premises or any part thereof pursuant to its rights hereunder or under the law, as the case may be, as shall be reasonably required by the Mortgagee or such persons/entities at any time hereafter.

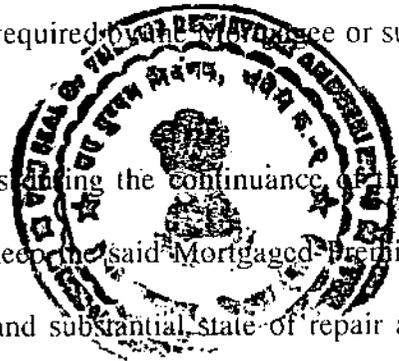
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f. The Mortgagors/Borrower will at all times during the continuance of these presents and the security hereby created keep the said Mortgaged Premises and every part and item thereof in good and substantial state of repair and working order and will 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 commotions 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

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T. R. Jain

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Rajan

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For ORNO INFRAPROJECTS PRIVATE LIMITED

FOR SAILEE DEVELOPERS PVT. LTD. DIRECTOR

For ORNO INFRAPROJECTS PRIVATE LIMITED

*[Handwritten signature]*  
DIRECTOR

*[Handwritten signature]*

For Kamla Shanti Landmark Real Estate Holding Pvt. Ltd.

*[Handwritten signature]*

DIRECTOR

MRS. KAMLA'S BUSINESS PARK PARTNER

MRS. KAMLA'S BUSINESS PARK PARTNER

MRS. KAMLA'S BUSINESS PARK PARTNER

*[Handwritten signature]*  
PARTNER

*[Handwritten signature]*  
PARTNER

MRS. KAMLA'S BUSINESS PARK PARTNER

888/

MRS. KAMLA'S BUSINESS PARK

*[Handwritten signature]*  
PARTNER

MRS. KAMLA'S BUSINESS PARK

*[Handwritten signature]*  
PARTNER

For Kamla Shanti Landmark Property Pvt. Ltd.

*[Handwritten signature]*  
Director

with the Mortgagee all original policies of such insurance or insurances and all receipts for premia therefore and shall not do or suffer or cause to be done or suffered any act or commit or allow to be committed any default whereby any such insurance shall be rendered void or voidable or any increased premium becomes payable therefore and all moneys to be received under such policies shall be upon trust for better securing to the Mortgagee for the payment of all moneys hereby secured and subject thereto in trust for the Borrower. In the event of the Borrower failing to insure the Mortgaged Premises for any period, it shall pay such amount as penalty 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.

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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.

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

For ORNO INFRAPROJECTS PRIVATE LIMITED

For ORNO INFRAPROJECTS PRIVATE LIMITED

FOR SAILEE DEVELOPERS PVT. LTD. DIRECTOR

Shanti Landmark Realstate Holding Pvt. Ltd.

DIRECTOR

DIRECTOR

MRS. KAMLA'S BUSINESS PARTNER

MRS. KAMLA'S BUSINESS PARTNER

MRS. KAMLA'S BUSINESS PARK PARTNER

MRS. KAMLA'S BUSINESS PARTNER

MRS. KAMLA'S BUSINESS PARK PARTNER

For Kamla Shanti Landmark Property Pvt. Ltd. Director

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T.R. Jain

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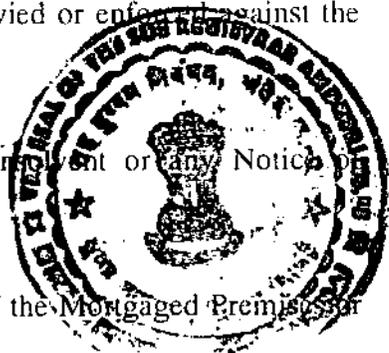
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MRS. KAMLA'S BUSINESS PARTNER

MRS. KAMLA'S BUSINESS PARK PARTNER

Director

- a) The Borrower committing any breach or default in the performance or observance of any of the terms contained herein and/or the Sanction Letter and/or the various security documents executed by the Borrower in favour of the Mortgagee.
- b) If any of the representations or the documents furnished by the Borrower in its application are found to be 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 of which affects adversely the Borrower's capacity to repay any amounts under the said Loan;
- i) If the Borrower does not submit the required statements and accounts or mis-utilizes/diverts the monies or any assets comprised in the Mortgaged Premises without the prior permission /knowledge of the Mortgagee:



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For ORNO INFRAPROJECTS PRIVATE LIMITED

For ORNO INFRAPROJECTS PRIVATE LIMITED

FOR SAILEE DEVELOPERS PVT. LTD  
DIRECTOR

For Kamla Landmark Real Estate...  
*[Handwritten signature]*

MRS. KAMLA'S BUSINESS PARK  
DIRECTOR

MRS. KAMLA'S BUSINESS PARK  
PARTNER

MRS. KAMLA'S BUSINESS PARK  
PARTNER

MRS. KAMLA'S BUSINESS PARK  
PARTNER

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MRS. KAMLA'S BUSINESS PARK  
PARTNER

MRS. KAMLA'S BUSINESS PARK  
PARTNER

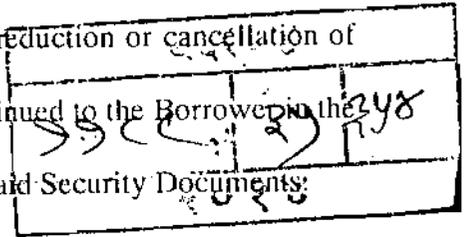
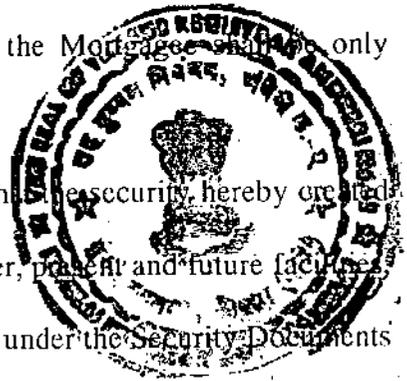
For Kamla Shanti Landmark Property Pvt. L  
DIRECTOR

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

PROVIDED ALWAYS THAT the Mortgagee may in its discretion refrain from forthwith enforcing its rights hereunder in- spite of happening of any of the above events

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

5. The Borrower hereby further covenants and agrees that the security hereby created on the Mortgaged Premises shall secure all the earlier, present and future facilities, limits, indebtedness and outstanding of the Borrower under the Security Documents executed by the Borrower in favour of the Mortgagee including the above mentioned mortgage debt and that the same shall subsist notwithstanding the grant of 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:



6. 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

For ORNO INFRAPROJECTS PRIVATE LIMITED

For ORNO INFRAPROJECTS PRIVATE LIMITED

For Kamla Landmarc Realstate Holding Pvt. Ltd.

Shahin DIRECTOR FOR SAILEE DEVELOPERS PVT

MRS. KAMLA'S BUSINESS PARTNER

DIRECTOR

Singh

MRS. KAMLA'S BUSINESS PARTNER

MRS. KAMLA'S BUSINESS PARTNER

PARTNER

MRS. KAMLA'S BUSINESS PARTNER

MRS. KAMLA'S BUSINESS PARK

MRS. KAMLA'S BUSINESS For Kamla Shanti Landmarc Property Pvt. Lt

PARTNER

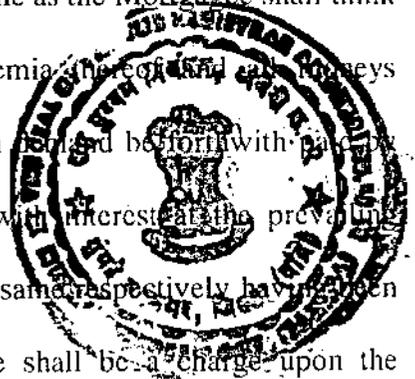
PARTNER

Directo

T.R. Jain  
Ryans  
D.S.  
88B

D.S.  
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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 thereof 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 Mortgagors/Borrower to the Mortgagee with interest at the prevailing lending rate of the Mortgagee from the time the same respectively have 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.



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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

For ORNO INFRAPROJECTS PRIVATE LIMITED

For ORNO INFRAPROJECTS PRIVATE LIMITED

For Kamla Landmark Realstate Holding Pvt. Ltd.

*[Signature]*  
 DIRECTOR  
 MRS. KAMLA'S BUSINESS PARK  
 PARTNER

*[Signature]*  
 DIRECTOR  
 MRS. KAMLA'S BUSINESS PARK  
 PARTNER

*[Signature]*  
 DIRECTOR  
 FOR SAILEE DEVELOPERS PVT.  
 PARTNER

*[Signature]*  
 DIRECTOR  
 MRS. KAMLA'S BUSINESS PARK  
 PARTNER

MRS. KAMLA'S BUSINESS PARK

*[Signature]*  
 PARTNER

MRS. KAMLA'S BUSINESS PARK  
*[Signature]*  
 PARTNER

For Kamla Shanti Landmark Property Pvt. Ltd.

*[Signature]*  
 Director

*[Signature]*

T.R. Jain

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 Rajan

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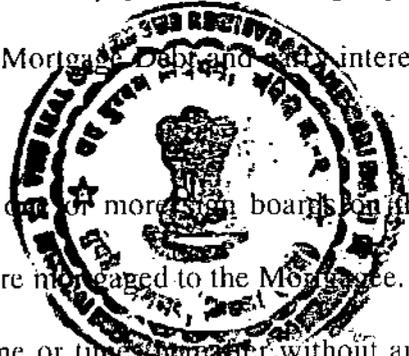
times to enter into and upon the Mortgaged Premises and to inspect the same and if in the opinion of the Mortgagee the Mortgaged Premises or any part thereof requires repairs or replacement, the Mortgagee shall give notice thereof to the Mortgagors/Borrower calling upon them to repair or replace the same or any part thereof and upon failure of the Mortgagors/Borrower to do so within 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 Mortgagors/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 interest at the rate aforesaid.

c. The Mortgagee shall be at liberty to display one or more signs boards on the Mortgaged Premises to indicate that the 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 Premises or any part thereof (save and except the Flats/Units already sold by the Borrower in respect of

which the Mortgagee will have lien on the sale proceeds 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 Premises or any part thereof at any sale by auction or to rescind or vary any contract for the sale thereof and to resell the premises which shall have been so bought in or as to which the contract for sale shall have been so rescinded without being answerable for any



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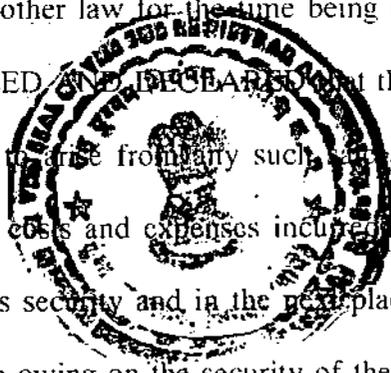
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 R. Jain

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 D.S.  
 M.

**For ORNO INFRAPROJECTS PRIVATE LIMITED**  
 For Kamla Landmark Belestia Holding Pvt. Ltd.  
*[Signature]*  
 DIRECTOR  
**MRS. KAMLA'S BUSINESS PARK**  
*[Signature]*  
 PARTNER  
**For ORNO INFRAPROJECTS PRIVATE LIMITED**  
*[Signature]*  
 DIRECTOR  
**FOR SAILEE DEVELOPERS PVT. LTD.**  
 DIRECTOR  
**MRS. KAMLA'S BUSINESS PARK**  
*[Signature]*  
 PARTNER  
**MRS. KAMLA'S BUSINESS PARK**  
*[Signature]*  
 PARTNER  
**For Kamla Shanti Landmark Property Pvt. Ltd**  
 Director

loss or diminution occasioned thereby and with power also to execute assurances and give effectual receipts for the purchase moneys and do all acts and things for completing the sale which the persons or person exercising the power of sale shall think proper and the aforesaid power shall be deemed to be the power to sell and concur in selling the Mortgaged Premises without the intervention of any Court of law within the meaning of Section 69 of the Transfer of Property Act, 1882 (Act IV of 1882) (hereinafter referred to as "the Transfer of Property Act") and/or under Section 13 of The Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (hereinafter referred to as "the Securitisation Act") or any other law for the time being in force AND IT IS HEREBY 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 Mortgagors/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 Mortgagors/Borrower in favour of the Mortgagee or any default shall have been made by the Mortgagors/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



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T.R. Jain

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*[Signature]*

*Ryan*

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*[Signature]*

*88B*

*[Signature]*

*Dushah*  
*DS*  
*[Signature]*

For ORNO INFRAPROJECTS PRIVATE LIMITED

For ORNO INFRAPROJECTS PRIVATE LIMITED

For Kamla Landmark Societate Holding Pvt. Ltd.

*Jan*

*[Signature]*  
DIRECTOR

*[Signature]*  
MRS. KAMLA'S BUSINESS PARK PARTNER

*[Signature]*  
PARTNER

MRS. KAMLA'S BUSINESS PARK

*[Signature]*  
PARTNER

*88B*

*[Signature]*  
PARTNER

*[Signature]*  
DIRECTOR

MRS. KAMLA'S BUSINESS PARK

*[Signature]*  
PARTNER

MRS. KAMLA'S BUSINESS PARK

*[Signature]*  
PARTNER

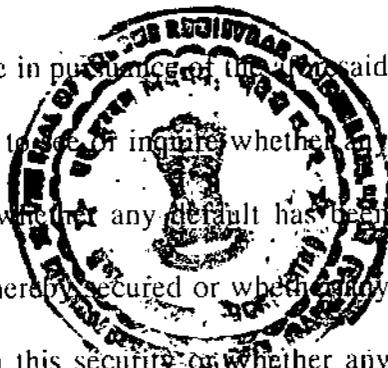
For Kamla Shanti Landmarc Property Pvt. Ltd.

*[Signature]*  
Director.

after the notice in writing requiring the payment of the same shall have been given to the Mortgagors/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 said 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



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*T.R. Jain*  
*Ryan*  
*Pranav*

*Dushah*  
*RF*

*88B*

For ORNO INFRAPROJECTS PRIVATE LIMITED

For ORNO INFRAPROJECTS PRIVATE LIMITED

For Kamla Landmark Besiasteta Holding Pvt. Ltd.

FOR SAILEE DEVELOPERS PVT. LTD.  
DIRECTOR

*Jain*  
DIRECTOR

MRS. KAMLA'S BUSINESS PARK

MRS. KAMLA'S BUSINESS PARK  
PARTNER

MRS. KAMLA'S BUSINESS PARK  
PARTNER

*Pranav*  
PARTNER

MRS. KAMLA'S BUSINESS PARK  
PARTNER

For Kamla Shanti Landmark Property Pvt. Ltd.  
Director

MRS. KAMLA'S BUSINESS PARK

*Vishal Sh*  
PARTNER

MRS. KAMLA'S BUSINESS PARK  
PARTNER

For Kamla Shanti Landmark Property Pvt. Ltd.

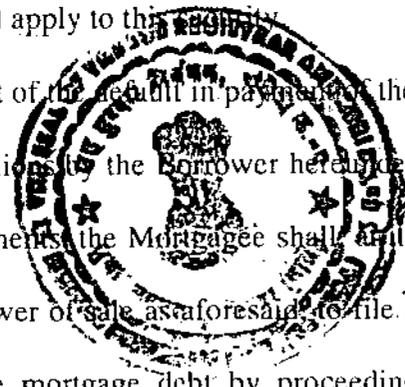
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breach of the provisions hereinbefore contained or any irregularity in such sale shall be in damages only.

h. Upon any such sale as aforesaid, the receipt of the Mortgagee for the purchase money shall effectively discharge the purchaser or purchasers therefrom 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 mortgage.

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.



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7. The Mortgagee may, at any time after the security hereby constituted shall have become enforceable, upon occurrence of any event of default, by writing appoint a Receiver of the Mortgaged Premises or any part thereof from amongst any officers of the Mortgagee or any outside person/agency and remove any Receiver so appointed and/or appoint another in his place. The Mortgagee shall be entitled to exercise all its

For ORNO INFRAPROJECTS PRIVATE LIMITED

FOR SAILEE DEVELOPERS PVT. LTD

For ORNO INFRAPROJECTS PRIVATE LIMITED

DIRECTOR

MRS. KAMLA'S BUSINESS PARK

DIRECTOR

Directors

DIRECTOR

MRS. KAMLA'S BUSINESS PARK

MRS. KAMLA'S BUSINESS PARK

PARTNER

MRS. KAMLA'S BUSINESS PARK

MRS. KAMLA'S BUSINESS PARK

MRS. KAMLA'S BUSINESS PARK

For Kamla Shanti Landmarc Property Pvt. Ltd.

PARTNER

PARTNER

Director

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*[Signature]*

T. R. Jain

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*Ryans*

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*Shubh*

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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 Mortgagors/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 license 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.

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T.R. Jain

*Jain*

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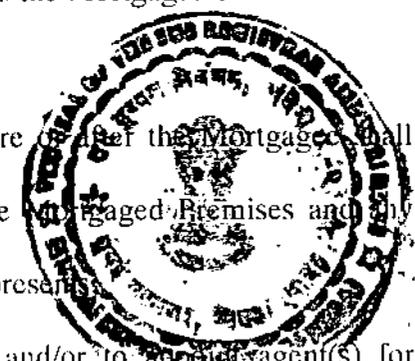
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Rps

- a) Such appointment may be made either before or after the Mortgagee shall have entered into or taken possession of the Mortgaged Premises and any future assets that may be comprised in these presents.
- b) Such Receiver shall be entitled to collect and/or to appoint agent(s) for collection of unpaid purchase moneys from the purchasers of the Flats/Units/Parking Spaces etc. in the said project and/or to sell the remaining Flats/Units/Parking Spaces etc. in the said project for such consideration as the Mortgagee may deem fit and if so required by the Mortgagee, shall lease let out or give on leave and licence or sub-lease the First Mortgaged Premises or any part thereof for generating income from the First Mortgaged Premises on such terms and conditions as may be deemed fit or as may be directed by the Mortgagee;



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For Kamla Landmark Realstate Holding Pvt. Ltd.

For ORNO INFRAPROJECTS PRIVATE LIMITED

For ORNO INFRAPROJECTS PRIVATE LIMITED

FOR SAILEE DEVELOPERS PVT. LTD. DIRECTOR

*jar*

*jar*  
DIRECTOR

*Shr*  
DIRECTOR

*SSB*

*Ryauw*

MS. KAMLA'S BUSINESS PARK PARTNER

MS. KAMLA'S BUSINESS PARK PARTNER

MS. KAMLA'S BUSINESS PARK PARTNER

*Ryauw*  
PARTNER

*SSB*

MS. KAMLA'S BUSINESS PARK PARTNER

For Kamla Shanti Landmark Property Pvt. Ltd. Director

*SSB*

MS. KAMLA'S BUSINESS PARK PARTNER

MS. KAMLA'S BUSINESS PARK PARTNER

For Kamla Shanti Landmark Property Pvt. Ltd. Director



such terms and conditions with such salaries, wages or remuneration as the Mortgagee or the Receiver shall think proper;

b. 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;

c. insure the Mortgaged Premises of the insurable nature against such risks and in such sum or sums as the Mortgagee or the Receiver shall think fit;

d. pay all outgoings as may be required to be paid for paying/safeguarding/ maintaining the Mortgaged Premises and carrying on the said business;

e. bring, take, defend and compromise and discontinue any actions, suits or proceedings whatsoever civil or criminal in relation to the business of the Borrower and/or the Mortgaged Premises or any part thereof;

f. allow time for payment of the debts either with or without security;

g. execute and do all such acts, deeds and things as may appear necessary and proper to the Mortgagee or the Receiver in relation to any of the purposes aforesaid;

h. 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



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2008		

**For ORNO INFRAPROJECTS PRIVATE LIMITED**

**For ORNO INFRAPROJECTS PRIVATE LIMITED**

For Kamla Landmark Real Estate Holding Pvt. Ltd.

*[Signature]*  
DIRECTOR

**FOR SAILEE DEVELOPERS PVT. LTD.**  
*[Signature]*  
DIRECTOR

M/S. KAMLA'S BUSINESS PARK

*[Signature]*  
DIRECTOR

M/S. KAMLA'S BUSINESS PARK

*[Signature]*  
PARTNER

M/S. KAMLA'S BUSINESS PARK

PARTNER

M/S. KAMLA'S BUSINESS PARK

M/S. KAMLA'S BUSINESS PARK M/S. KAMLA'S BUSINESS PARK

For Kamla Shanti Landmark Property Pvt. Ltd.

*[Signature]*  
PARTNER

*[Signature]*  
PARTNER

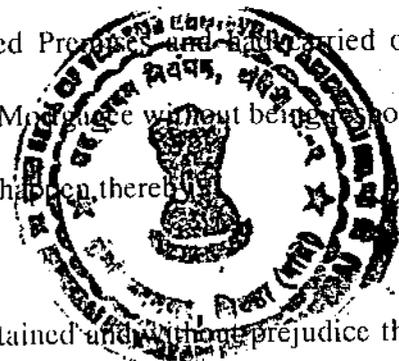
*[Signature]*  
Director

*[Handwritten notes and signatures on the left margin, including 'T.R. Jain', 'Ryans', 'Sch', 'Ryans', '88B', '88B']*

*[Handwritten signature and notes on the right margin, including 'Dushah']*

manner and upon such terms, conditions and stipulations as the Mortgagee or the Receiver shall think fit;

- i. assent to the modification of any contract or arrangement which may be subsisting in respect of the Mortgaged Premises;
- j. And generally to do and cause to be done all such acts, deeds and things and to enter into such arrangements and contracts in respect of the Mortgaged Premises as the Mortgagee or Receiver could do or cause to be done as if the Mortgagee or Receiver had absolute ownership of the said business and/or the Mortgaged Premises and to carry on the said business for the benefit of the Mortgagee without being responsible for any loss or damage which may happen thereon;



8. Over and above the other provisions herein contained and without prejudice thereto, in the event of the Borrower making any default in payment of the Mortgage Debt hereby secured or the Borrower failing to comply with any of the terms and provisions hereof and/or the said Sanction Letter and/or other documents executed to be executed by the Borrower in favour of the Mortgagee,

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a. the Mortgagee shall have the right to take over the management of the whole of the said Project as well as the right to complete the said Project at the cost of the Borrower and to sell, let out and/or give on leave and license 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

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*[Handwritten signature]*

T.R. Jain

*[Handwritten signature]*

*[Handwritten signature]*

Kyans

*[Handwritten signature]*

*[Handwritten signature]*

S.S.B.

Dushah

*[Handwritten mark]*

M/S. KAMLA'S BUSINESS PARK

*[Handwritten signature]*  
PARTNER

M/S. KAMLA'S BUSINESS PARK

*[Handwritten signature]*  
PARTNER

M/S. KAMLA'S BUSINESS PARK  
*[Handwritten signature]*  
PARTNER

For Kamla Landmark Realstate Holding Pvt. Ltd.

*[Handwritten signature]*

Directors

M/S. KAMLA'S BUSINESS PARK

*[Handwritten signature]*  
PARTNER

M/S. KAMLA'S BUSINESS PARK  
*[Handwritten signature]*  
PARTNER

For Kamla Shanti Landmark Property Pvt. Ltd.

*[Handwritten signature]*  
Director

M/S. KAMLA'S BUSINESS PARK FOR ORNO INFRAPROJECTS PRIVATE LIMITED

*[Handwritten signature]*  
PARTNER

*[Handwritten signature]*  
DIRECTOR

FOR SAILEE DEVELOPERS PVT. LTD.

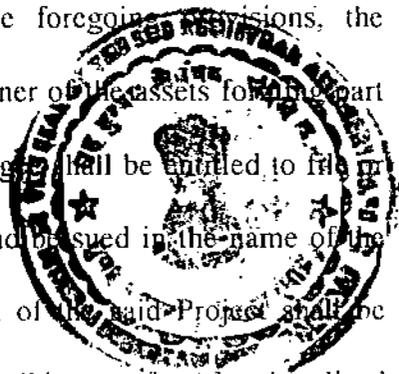
*[Handwritten signature]*  
DIRECTOR

FOR ORNO INFRAPROJECTS PRIVATE LIMITED

*[Handwritten signature]*  
DIRECTOR

DIRECTOR

mortgaged or assigned to the Mortgagee and the Borrower shall in such an event forthwith on demand by the Mortgagee handover charge and management of the whole of the said Project to the Mortgagee and any transfer of the said Project and/or any of the properties and assets forming part thereof made by the Mortgagee in exercise of any of the powers under the foregoing provisions or hereunder or as to the property or assets transferred shall be deemed as if such sale, transfer, lease or leave and license had been made by the Borrower themselves AND that if and when the Mortgagee shall take over the management of the said Project of the Borrower under the foregoing provisions, the Mortgagee shall have rights and powers as the owner of the assets forming part of the said Project for all purposes and the Mortgagee shall be entitled to file and defend suits against the Borrower and shall sue and be sued in the name of the Borrower PROVIDED THAT if the management of the said Project shall be taken over by the Mortgagee and/or any property shall be transferred and realized by the Mortgagee, then all costs charges and expenses properly incurred by the Mortgagee, incidental to such completion, management and/or transfer and realization, shall be recoverable from the Borrower and the moneys which shall be received by the Mortgagee from such management and/or transfer and all other realization shall be held by the Mortgagee in trust and be applied first in payment of all the costs, charges and expenses of such taking over of the management and/or completion of the said Project and transfer and realization of the Mortgaged Premises and secondly in discharge of the Mortgage Debt due and payable by the Borrower to the Mortgagee under the said Loan Agreement and/or these presents and the residue of such moneys shall be paid over to the Borrower



30/08/2008	30/08/2008
30/08/2008	30/08/2008

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T.R. Jain  
*[Handwritten signature]*

Ryan  
*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

Dishah  
*[Handwritten signature]*

888

MS. KAMLA'S BUSINESS PARK  
*[Handwritten signature]*  
PARTNER

MS. KAMLA'S BUSINESS PARK  
*[Handwritten signature]*  
PARTNER

MS. KAMLA'S BUSINESS PARK  
*[Handwritten signature]*  
PARTNER

For Kamla Landmark Baalastate Holding Pvt. Ltd.

*[Handwritten signature]*  
DIRECTOR

MS. KAMLA'S BUSINESS PARK  
*[Handwritten signature]*  
PARTNER

MS. KAMLA'S BUSINESS PARK  
*[Handwritten signature]*  
PARTNER

MS. KAMLA'S BUSINESS PARK  
*[Handwritten signature]*  
PARTNER  
FOR ORNO INFRAPROJECTS PRIVATE LIMITED

FOR SAILEE DEVELOPERS PVT. LTD.

*[Handwritten signature]*  
DIRECTOR

For Kamla Shanti Landmarc Property Pvt. Ltd.

*[Handwritten signature]*  
DIRECTOR  
*[Handwritten signature]*  
DIRECTOR

or the persons entitled thereto PROVIDED LASTLY that in the event the management of the said Project shall be taken over by the Mortgagee, the Mortgagee shall have the right to appoint an administrator or administrators and manager or managers of the said Project and/or to entrust completion work thereof to a third party on such terms and conditions as it shall think fit and the salary/remuneration and other costs of such manager/administrator(s) and third party for completion and management of the said Project shall be to the account of the Borrower.

b. then it shall be lawful for the Mortgagee to enter into and upon and take possession of the Mortgaged Premises and thenceforth to hold, possess and complete the same and receive the rents, income and profits thereof without any denial, let, eviction, interruption, claim or demand by the Borrower or any person or persons whatsoever and that in such cases 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 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 force nor object to the Police or any other authorities



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*Jan*

*T.R. Jain*

*Ryans*

*Jan*

*[Signature]*

*Dushah*

MS. KAMLA'S BUSINESS PARK

MS. KAMLA'S BUSINESS PARK

For Kamla Landmark Real Estate Holding Pvt. Ltd.

*[Signature]*  
PARTNER

*[Signature]*  
PARTNER

*Jan*

MS. KAMLA'S BUSINESS PARK  
*[Signature]*  
PARTNER

MS. KAMLA'S BUSINESS PARK  
*[Signature]*  
PARTNER

MS. KAMLA'S BUSINESS PARK  
*[Signature]*  
PARTNER

MS. KAMLA'S BUSINESS PARK

FOR SAILEE DEVELOPERS PVT. LTD.

For Kamla Shanti Landmark Property Pvt. Ltd.

*[Signature]*  
PARTNER

*[Signature]*  
DIRECTOR

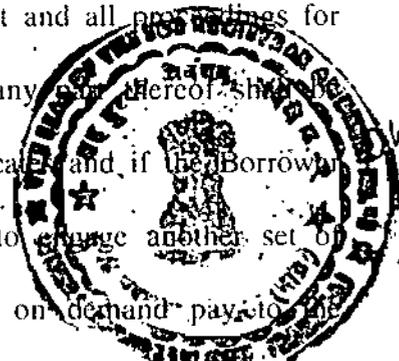
FOR ORNO INFRA PROJECTS PRIVATE LIMITED  
*[Signature]*  
DIRECTOR

*[Signature]*  
DIRECTOR



the Borrowers for or in respect of the mortgage debt hereby secured, the Mortgagee is at liberty and is entitled to treat each of the mortgaged properties as joint and several mortgage for the repayment and satisfaction and redemption of the mortgage debt.

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



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gaur  
gaur  
gaur  
Ryans  
S.S.B.  
S.S.B.

**T.R. Jain**  
For Kamla Landmark Real Estate Holding Pvt. Ltd.  
Directors

**MRS. KAMLA'S BUSINESS PARK**  
*[Signature]*  
PARTNER

**MRS. KAMLA'S BUSINESS PARK**  
*[Signature]*  
PARTNER  
**MRS. KAMLA'S BUSINESS PARK**  
*[Signature]*  
PARTNER

**MRS. KAMLA'S BUSINESS PARK**  
*[Signature]*  
PARTNER

**FOR ORNO INFRAPROJECTS PRIVATE LIMITED**  
*[Signature]*  
DIRECTOR

**FOR SAILEE DEVELOPERS PVT LTD**  
*[Signature]*  
DIRECTOR

**MRS. KAMLA'S BUSINESS PARK**  
*[Signature]*  
PARTNER

**MRS. KAMLA'S BUSINESS PARK**  
*[Signature]*  
PARTNER

**For Kamla Shanti Landmark Property Pvt. Ltd.**  
*[Signature]*  
Director



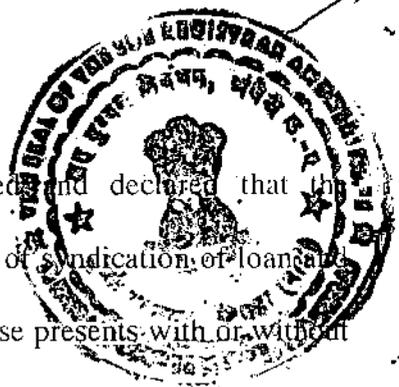
without underlying securities and the benefits of all covenants and provisions contained herein and/or in the said Sanction Letter or any of the documents in connection with the said Loan to any person or persons including any financial institutions/banks and the Borrower shall, whenever required by the Mortgagee during the currency of the said Loan, do and execute and join in doing and executing, at the costs of the Borrower, all such acts, deeds, documents and things as the Mortgagee may require for or in connection with such assignment.

*[Handwritten signature]*

*Ryanti*

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.



*[Handwritten signature]*

It is agreed between the parties hereto that if the Mortgagee opt for the syndication of loan then in such case there is no need of fresh loan documentation and such syndication shall be governed by the provisions of this Mortgage deed and/or in the said Sanction Letter or any of the documents in connection with the said loan as if the new Lender have been added herein as the case may be and the

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*[Handwritten signatures]*

T.R. Jain

*[Handwritten signature]*

*[Handwritten signature]*

For Kamla Landmarc Deelastate Holding Pvt. Ltd.

*[Handwritten signature]*

DIRECTOR  
MS. KAMLA'S BUSINESS PARK

*[Handwritten signature]*  
PARTNER

FOR ORNO INFRAPROJECTS PRIVATE LIMITED

*[Handwritten signature]*  
DIRECTOR  
MS. KAMLA'S BUSINESS PARK

*[Handwritten signature]*  
PARTNER MS. KAMLA'S BUSINESS PARK

FOR SAILEE DEVELOPERS PVT. LTD.

*[Handwritten signature]*  
DIRECTOR

*[Handwritten signature]*  
DIRECTOR

*[Handwritten signature]*

For Kamla Shanti Landmarc Property Pvt. Ltd.

*[Handwritten signature]*

MS. KAMLA'S BUSINESS PARK  
*[Handwritten signature]*  
PARTNER

MS. KAMLA'S BUSINESS PARK  
*[Handwritten signature]*  
PARTNER

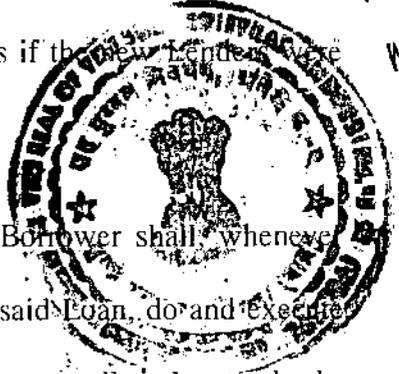
MS. KAMLA'S BUSINESS PARK  
*[Handwritten signature]*  
PARTNER

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

It is declared and agreed by and between the Parties hereto that notwithstanding anything to the contrary contained herein or in the Securities created or purported to have been created by the Borrower in respect of the said Loan in favour of the Mortgagee, the provisions contained herein shall apply not only to the Mortgagee herein but also such other Lenders inducted pursuant to the Syndication of loan by the Mortgagee during the currency of the said Loan as if the new Lenders were the original Parties hereto.

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

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.



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*Ryans*  
*Jain*  
*Jain*  
*Pranav*

*DK Shah*  
*M*

*T.R. Jain*

For Kanda Landmarks Real Estate Holding Pvt. Ltd.

*Jain*  
DIRECTOR  
MS. KANLA'S BUSINESS PARK  
PARTNER

FOR ORNO INFRAPROJECTS PRIVATE LIMITED  
*Jain*  
DIRECTOR  
MS. KANLA'S BUSINESS PARK  
PARTNER

*Shah*  
DIRECTOR  
FOR SAILEE DEVELOPERS PVT. LTD.  
DIRECTOR

MS. KANLA'S BUSINESS PARK  
*Ryans*  
PARTNER

PARTNER  
Kamla Shanti Landmark Property Pvt. Ltd.  
Director

MS. KANLA'S BUSINESS PARK  
*Pranav*  
PARTNER

MS. KANLA'S BUSINESS PARK  
*Vishu B. Shetty*  
PARTNER

MS. KANLA'S BUSINESS PARK  
*Jain*  
PARTNER

*888*

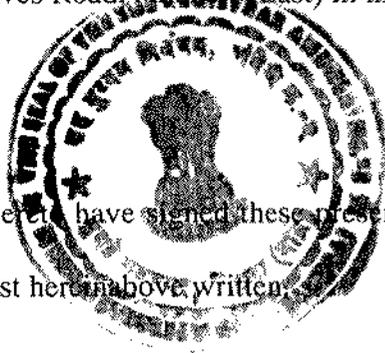




**SCHEDULE IV ABOVE REFERRED TO**

Exclusive charge by way of registered mortgage of unit nos. 201, 202, 203 & 204 (4 units) admeasuring 12925 sq ft saleable area, situated at 2<sup>nd</sup> Floor, Kamla Corporate Park standing on plot of land bearing Plot No. 9A, bearing CTS no. 46/27, Village Mulgaon, Mahal Industrial Estate, Off. Mahakali Caves Road, Andheri (East) in the name of Kamla Shanti Landmarc Property Pvt. Ltd.

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



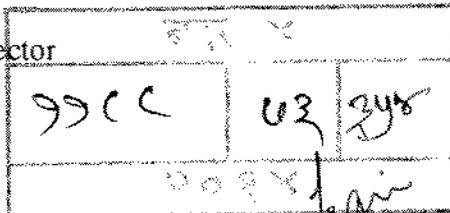
SIGNED SEALED AND DELIVERED

by the **Borrower** within named

**Kamla Landmarc Real Estate Holding Pvt. Ltd.**

through its authorized director

**Mr. Jitendra Jain**



Seal of the company is affixed

In the presence of Jitendra Jain & Jinendra Jain

Pursuant to Resolution dated \_\_\_\_\_

For Kamla Landmarc Real Estate Holding Pvt. Ltd.

Directors

For ORNO INFRAPROJECTS PRIVATE LIMITED

DIRECTOR

FOR SAILEE DEVELOPERS PVT LTD

DIRECTOR

For Kamla Landmarc Real Estate Holding Pvt. Ltd.

Directors

For ORNO INFRAPROJECTS PRIVATE LIMITED

DIRECTOR

MRS. KAMLA'S BUSINESS PARK PARTNER

MRS. KAMLA'S BUSINESS PARK PARTNER

MRS. KAMLA'S BUSINESS PARK PARTNER

For Kamla Shanti Landmarc Property Pvt. Ltd.

Director

MRS. KAMLA'S BUSINESS PARK

PARTNER

MRS. KAMLA'S BUSINESS PARK PARTNER

MRS. KAMLA'S BUSINESS PARK PARTNER

SIGNED SEALED AND DELIVERED BY

Mortgagor No.1 within named

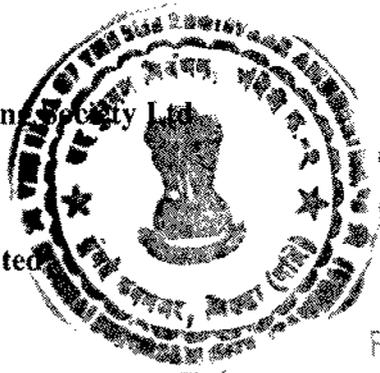
Gulati Niwas Cooperative Housing Society Ltd

through its POA holder

Orno Infraprojects Private Limited

through its authorized director

Mr. Jitendra R. Jain and Mr. Sukhpreet Avtarsingh Kalsi



For ORNO INFRAPROJECTS PRIVATE LIMITED

*Jain*  
*Shahni*  
DIRECTOR

Seal of the company is affixed

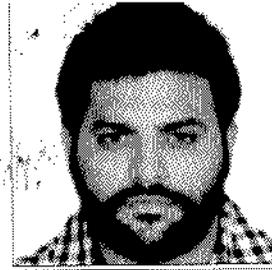
In the presence of \_\_\_\_\_

Pursuant to Resolution dated \_\_\_\_\_

*T.R. Jain*  
*Jain*

*Shahni*

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३३२४		



SIGNED SEALED AND DELIVERED BY

Mortgagor No.2 and owner of Flat No. 1 within named

a) Mr. Jitendra Ramesh Jain

and

b) Orno Infraprojects Private Limited

through its authorized director

Mr. Jitendra R. Jain and Mr. Sukhpreet Avtarsingh Kalsi

*Ryansh*  
*Shahni*

*Jain*

For ORNO INFRAPROJECTS PRIVATE LIMITED

*Jain*  
*Shahni*  
DIRECTOR

Seal of the company is affixed

In the presence of \_\_\_\_\_

Pursuant to Resolution dated \_\_\_\_\_

*Ryansh*

*Shahni*

For ORNO INFRAPROJECTS PRIVATE LIMITED

*Shahni*  
DIRECTOR  
FOR SAILEE DEVELOPERS PVT. LTD.



For Kamla Landmark Real Estate Holding Pvt. Ltd.

For ORNO INFRAPROJECTS PRIVATE LIMITED

*Jain*  
DIRECTOR  
MRS. KAMLA'S BUSINESS PARK  
PARTNER

*Shahni*  
DIRECTOR  
MRS. KAMLA'S BUSINESS PARK  
PARTNER

*Shahni*  
DIRECTOR  
For Kamla Shanti Landmark Property Pvt. Ltd.

MRS. KAMLA'S BUSINESS PARK  
*Ryansh*  
PARTNER

MRS. KAMLA'S BUSINESS PARK  
*Vishal*  
PARTNER

MRS. KAMLA'S BUSINESS PARK  
*Jain*  
PARTNER

MRS. KAMLA'S BUSINESS PARK  
*Ryansh*  
PARTNER

*Dushah*  
D.S.

SIGNED SEALED AND DELIVERED BY

Mortgagor No.3 and owner of Flat No. 2 within named

a) Mr. Jinendra Ramesh Jain

and

b) Orno Infraprojects Private Limited

through its authorized director

Mr. Jitendra R. Jain and Mr. Sukhpreet Avtarsingh Kalsi



*Jain*

For ORNO INFRAPROJECTS PRIVATE LIMITED

*Jain*  
DIRECTOR

*Shahi*  
DIRECTOR

Seal of the company is affixed

In the presence of Sukhpreet Kalsi

Pursuant to Resolution dated \_\_\_\_\_

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2028		



SIGNED SEALED AND DELIVERED BY

Mortgagor No.4 and owner of Flat No. 3 within named

a) Mr. Ramesh Chouthmal Jain

and

b) Orno Infraprojects Private Limited

through its authorized director

Mr. Jitendra R. Jain and Mr. Sukhpreet Avtarsingh Kalsi

*Ramesh*



For ORNO INFRAPROJECTS PRIVATE LIMITED

*Jain*  
DIRECTOR

*Shahi*  
DIRECTOR

Seal of the company is affixed

In the presence of Sukhpreet Kalsi

Pursuant to Resolution dated \_\_\_\_\_



For ORNO INFRAPROJECTS PRIVATE LIMITED

For Kamla Landmark Realstate Holding Pvt. Ltd.

*Jain*  
DIRECTOR  
MS. KAMLA'S BUSINESS PARK PARTNER  
*Ryan*  
PARTNER

*Shahi*  
DIRECTOR  
MS. KAMLA'S BUSINESS PARK PARTNER  
*Ramesh*  
PARTNER

MS. KAMLA'S BUSINESS PARK PARTNER  
*Vishal B She*  
PARTNER  
*D.S. Dhillon*

MS. KAMLA'S BUSINESS PARK PARTNER  
*Jain*  
PARTNER  
*Shahi*

MS. KAMLA'S BUSINESS PARK PARTNER  
*Ramesh*  
PARTNER

FOR SAILEE DEVELOPERS PVT. LTD.

For Kamla Shanti Landmark Property Pvt. Ltd.

DIRECTOR

Director

SIGNED SEALED AND DELIVERED BY

Mortgagor No.5 and owner of Flat No. 4 within named

a) Mr. Gopal Shivram Dalvi

and

b) Orno Infraprojects Private Limited

through its authorized director

Mr. Jitendra R. Jain and Mr. Sukhpreet Avtarsingh Kalsi

Seal of the company is affixed

In the presence of Sukhpreet Kalsi

Pursuant to Resolution dated \_\_\_\_\_

For ORNO INFRAPROJECTS PRIVATE LIMITED

*Jain*  
*Shahi*  
DIRECTOR

SIGNED SEALED AND DELIVERED BY

Mortgagor No.6 and owner of Flat No. 5 within named

a) Mr. Siddhivinayak Shivram Dalvi

and

b) Orno Infraprojects Private Limited

through its authorized director

Mr. Jitendra R. Jain and Mr. Sukhpreet Avtarsingh Kalsi

Seal of the company is affixed

In the presence of Sukhpreet Kalsi

Pursuant to Resolution dated \_\_\_\_\_

For ORNO INFRAPROJECTS PRIVATE LIMITED

*Jain*  
*Shahi*  
DIRECTOR

1000		1000
1000	1000	1000
2000		2000

*Ryan* *Jain* *Shahi*

For Kamla Shanti Landmarc Property Pvt. Ltd.  
Director *Nishah*

T.R. Jain  
For Kamla Landmarc Real Estate Holding Pvt. Ltd.

For ORNO INFRAPROJECTS PRIVATE LIMITED

*Jain*  
DIRECTOR

*Shahi*  
DIRECTOR

*Ryan*  
PARTNER

*Shahi*  
PARTNER

FOR SAILEE DEVELOPERS PVT. LTD.

*Hammit*  
DIRECTOR

*Jain*

*Aspinski*  
PARTNER

*Jain*  
PARTNER

MS. KAMLA'S BUSINESS PARK

*Vishal B. She*  
PARTNER

SIGNED SEALED AND DELIVERED BY

Mortgagor No.7 and owner of Flat No. 6 within named

a) Mr. Mandar Shivram Dalvi

and

b) Orno Infraprojects Private Limited

through its authorized director

Mr. Jitendra R. Jain and Mr. Sukhpreet Avtarsingh Kalsi



Handwritten signature of Mr. Mandar Shivram Dalvi.



For ORNO INFRAPROJECTS PRIVATE LIMITED  
Handwritten signature of Jitendra R. Jain and Sukhpreet Avtarsingh Kalsi.  
DIRECTOR

Seal of the company is affixed

In the presence of Sukhpreet Kalsi

Pursuant to Resolution dated \_\_\_\_\_



SIGNED SEALED AND DELIVERED BY

Mortgagor No.8 and owner of Flat No. 7 within named

a) Mrs. Poonam Jitendra Jain

and

b) Orno Infraprojects Private Limited

through its authorized director

Mr. Jitendra R. Jain and Mr. Sukhpreet Avtarsingh Kalsi



Handwritten signature of Poonam Jitendra Jain.



For ORNO INFRAPROJECTS PRIVATE LIMITED  
Handwritten signature of Jitendra R. Jain and Sukhpreet Avtarsingh Kalsi.  
DIRECTOR

Seal of the company is affixed

In the presence of Sukhpreet Kalsi

Pursuant to Resolution dated \_\_\_\_\_

5900	4)	3/5/08
5900		



Handwritten signatures of Poonam Jain and Jitendra Jain.

Handwritten signature of Jitendra R. Jain.

Handwritten signature of Sukhpreet Avtarsingh Kalsi.

T.R. Jain

Handwritten signature of Poonam Jain.

For Kamla Shanti Landmark Property Pvt. Ltd.

Handwritten signature of T.R. Jain.

Director

For ORNO INFRAPROJECTS PRIVATE LIMITED

MS. KAMLA'S BUSINESS PARK

Handwritten signature of Jitendra R. Jain and Sukhpreet Avtarsingh Kalsi.  
DIRECTOR

Handwritten signature of Poonam Jain.  
PARTNER

For Kamla Landmark Real Estate Holding Pvt. Ltd.

Handwritten signature of Jitendra R. Jain.  
DIRECTOR

Handwritten signature of Poonam Jain.  
PARTNER

FOR SAILRE DEVELOPERS PVT. LTD.

Handwritten signature of Sukhpreet Avtarsingh Kalsi.  
PARTNER

MS. KAMLA'S BUSINESS PARK

Handwritten signature of Poonam Jain.  
PARTNER

MS. KAMLA'S BUSINESS PARK

Handwritten signature of Jitendra R. Jain.  
PARTNER

SIGNED SEALED AND DELIVERED BY

Mortgagor No.9 and owner of Flat no. 8 &

Garage no. 2 within named]

Mr. Sunny Bathija

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|  
|  
|



Sunny Bathija

558-8		
99CC	C3	348
2028		

SIGNED SEALED AND DELIVERED BY

by the Mortgagor No.10 and owner of Flat No.9 within named

a) Ms. Taradevi Ramesh Jain

and

b) Orno Infraprojects Private Limited

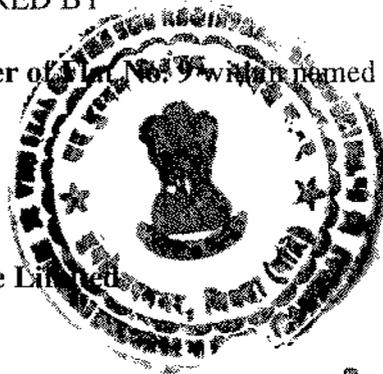
through its authorized director

Mr. Jitendra R. Jain and Mr. Sukhpreet Avtarsingh Kalsi

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T. R. Jain



R.stp orno

For ORNO INFRAPROJECTS PRIVATE LIMITED  
Sukhpreet Avtarsingh Kalsi  
DIRECTOR



Seal of the company is affixed

In the presence of \_\_\_\_\_

Pursuant to Resolution dated \_\_\_\_\_

*[Signatures]*  
For Kamla Landmark Real Estate Holding Pvt. Ltd.

*[Signatures]*  
For ORNO INFRAPROJECTS PRIVATE LIMITED

For Kamla Landmark Real Estate Holding Pvt. Ltd.

For ORNO INFRAPROJECTS PRIVATE LIMITED

For ORNO INFRAPROJECTS PRIVATE LIMITED

M/S. KAMLA'S BUSINESS PARK  
*[Signature]*  
PARTNER

M/S. KAMLA'S BUSINESS PARK  
*[Signature]*  
PARTNER

M/S. KAMLA'S BUSINESS PARK  
*[Signature]*  
PARTNER

FOR M/S. SAI LEE DEVELOPERS PVT. LTD.  
*[Signature]*  
DIRECTOR

M/S. KAMLA'S BUSINESS PARK  
*[Signature]*  
PARTNER

M/S. KAMLA'S BUSINESS PARK  
*[Signature]*  
PARTNER

M/S. KAMLA'S BUSINESS PARK  
*[Signature]*  
PARTNER  
Director

SIGNED SEALED AND DELIVERED BY

Mortgagor No.11 and owner of Flat No. 10 within named

a) Ms Dolly Ketan Shah

and

b) Orno Infraprojects Private Limited

through its authorized director

Mr. Jitendra R. Jain and Mr. Sukhpreet Avtarsingh Kalsi

Seal of the company is affixed

In the presence of Sukhpreet Kalsi

Pursuant to Resolution dated \_\_\_\_\_



DS

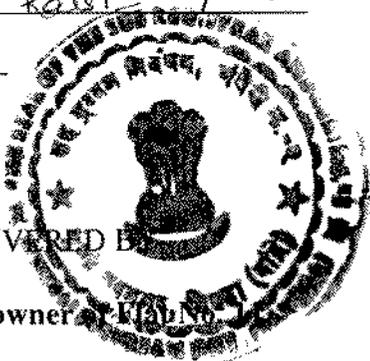
Dolly Shah

For ORNO INFRAPROJECTS PRIVATE LIMITED

Jain

Shahi

DIRECTOR



SIGNED SEALED AND DELIVERED BY

by the Mortgagor No.12 and owner of Flat No. 1

Flat no. 12, Flat no. 12 A, Garage No. 1 & Garage No. 3 within named]

Orno Infraprojects Private Limited

through its authorized director

Mr. Jitendra R. Jain and Mr. Sukhpreet Avtarsingh Kalsi

Seal of the company is affixed

In the presence of Sukhpreet Kalsi

Pursuant to Resolution dated \_\_\_\_\_

For ORNO INFRAPROJECTS PRIVATE LIMITED

Jain Shahi

DIRECTOR



Ryan

Jain

Jain

T.R. Jain

Ryan

Ryan

Ryan

For ORNO INFRAPROJECTS PRIVATE LIMITED

FOR SAILEE DEVELOPERS PVT. LTD.

MRS. KAMLA'S BUSINESS PARK

PARTNER

For Kamla Landmark Real Estate Holding Pvt. Ltd.

MRS. KAMLA'S BUSINESS PARK DIRECTOR

Shahi

DIRECTOR

Ryan

DIRECTOR

MRS. KAMLA'S BUSINESS PARK PARTNER

MRS. KAMLA'S BUSINESS PARK

MRS. KAMLA'S BUSINESS PARK PARTNER

MRS. KAMLA'S BUSINESS PARK

Vishal Bishnoi

PARTNER

For Kamla Shanti Landmark Property Pvt. Ltd.

Ryan

DIRECTOR

Ryan

PARTNER

SIGNED SEALED AND DELIVERED BY

by the Mortgagor No.13 within named

Sailee Developers Private Limited

through its authorized director

Mr. Mangesh Sawant

FOR SAILEE DEVELOPERS PVT. LTD.



*Mangesh Sawant*  
DIRECTOR

Seal of the company is affixed

In the presence of Manish Sawant *Manish Sawant*

Pursuant to Resolution dated \_\_\_\_\_

SIGNED SEALED AND DELIVERED BY

by the Mortgagor No.14 within named

Brahans Rubber Pvt. Ltd., through its POA holder

Kamla's Business Park

Mr. Ramesh Chouthmal Jain

Smt. Sheetal Jinendra Jain

Smt Poonam Jitendra Jain

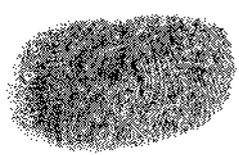
Mr. Ashok Kishoresingh Rajpurohit

Mr. Vishal Bhawarlal Shah

Mr. Mohan Lalwani

२०१४		
१९८८	८८	३५४
२०१४		

MS. KAMLA'S BUSINESS PARK



*Ramesh Chouthmal Jain*



*Sheetal Jain*



*Poonam Jain*



*Ashok Rajpurohit*



*Vishal Shah*



*Mohan Lalwani*

*T.R. Jain*

For Kamla Landmark Realstate Holding Pvt. Ltd.

FOR ORNO INFRAPROJECTS PRIVATE LIMITED

For Kamla Shanti Landmark Property Pvt. Ltd.

*[Signature]*  
DIRECTOR

DIRECTOR

MS. KAMLA'S BUSINESS PARK

Director

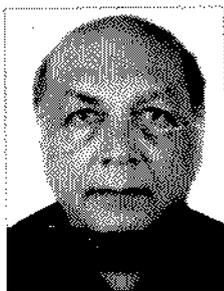
MS. KAMLA'S BUSINESS PARK

*Vishal B. Shah*  
PARTNER

*Rajpurohit*  
PARTNER



(Sheetal Jain)



(Mohan Lalwani)



(Vishal Shah)



(Ashok Rajpurohit)

SIGNED SEALED AND DELIVERED BY

by the Mortgagor No.15 within named

**Kamla Shanti Landmarc Property Pvt. Ltd.**

through its authorized director

**Mr. Ketan Shah**



For Kamla Shanti Landmarc Property Pvt. Ltd.

*[Signature]*

Director

Seal of the company is affixed

In the presence of Sitendra Jain & Junendra Jain

Pursuant to Resolution dated \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_



SIGNED SEALED AND DELIVERED

by the Mortgagee within named

**DEWAN HOUSING FINANCE**

**CORPORATION LIMITED**, through

its authorized official/representative

Mr. AJAY B. MEHTA

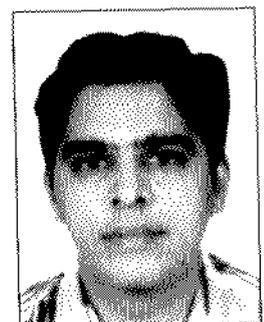
who has set his hand hereto

in the presence of:

बदर-४		
१५८८	१६	३५४
२०१४		



*Ajay B. Mehta*



*[Signatures]*

*[Signatures]*  
T.R. Jain

*[Signatures]*

*[Signatures]*

*[Signatures]*

*[Signatures]*  
Dushah

Kamla Landmarc Real Estate Holding Pvt. Ltd.

For ORNO INFRA PROJECTS PRIVATE LIMITED  
Directors  
DIRECTOR

MS. KAMLA'S BUSINESS PARK  
PARTNER

MS. KAMLA'S BUSINESS PARK  
PARTNER

MS. KAMLA'S BUSINESS PARK  
PARTNER

For Kamla Shanti Landmarc Property Pvt. Ltd.

MS. KAMLA'S BUSINESS PARK  
Director  
PARTNER

MS. KAMLA'S BUSINESS PARK  
PARTNER

FOR SAILEE DEVELOPERS PVT. LTD.  
DIRECTOR

*[Signature]*  
DIRECTOR