

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती

Thursday, August 04, 2016

11:51 AM

पावती क्र.: 10314 दिनांक: 04/08/2016

गावाचे नाव: अंधेरी

दस्तावेजाचा अनुक्रमांक: वदर1-8648-2016

दस्तावेजाचा प्रकार : गहाणखत

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

चतुर्वेदी ( कर्ज देणार ) -

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 81

रु. 30000.00

रु. 1620.00

रु. 31620.00

एकूण:

आपणास मूळ दस्त अंबनेल प्रिंट, सूची-२ अंदाजे

12:09 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 0/-

मोबदला रु. 58000000000/-

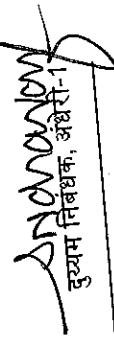
भरलेले मुद्रांक शुल्क : रु. 1001000/-

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

डीडी/क्षनादेश/पे ऑर्डर क्रमांक: MH003227196201617S दिनांक: 04/08/2016

बँकेचे नाव व पत्ता:

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

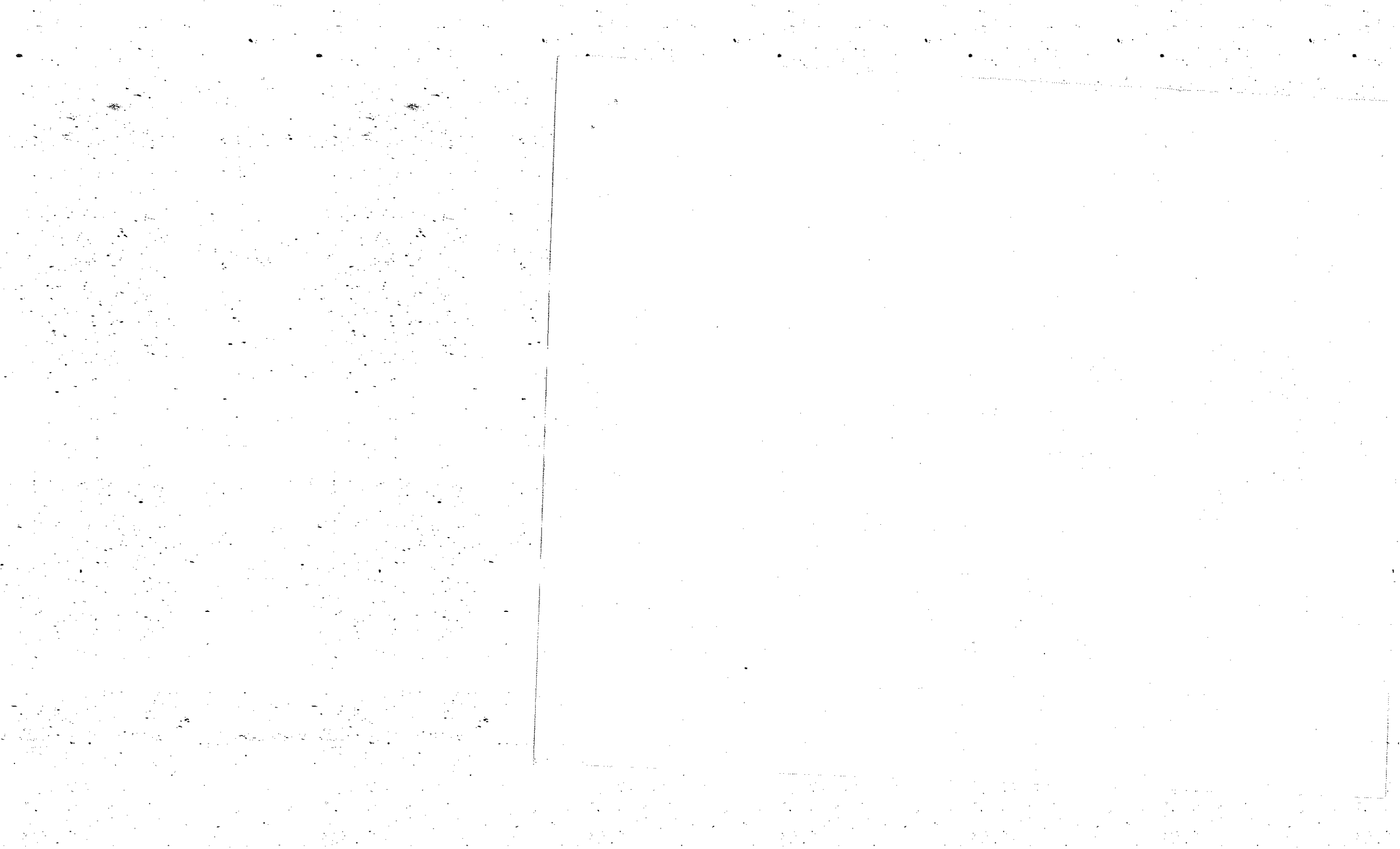
  
दुय्यम निबंधक, अंधेरी-1

सह. दुय्यम निबंधक अंधेरी-१.

मुंबई उपनगर जिल्हा,

*Final*

REGISTERED DOCUMENT  
DELEVERED ON. 08.08.2016



हैरिण्ड शक्ति  
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बंध व कर्षणार पावती

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14068942393160

Bank/Branch: IBKL - 6910332/MUMBAI - BANDRA WEST  
Pmt Txn Id: 96468079  
Pmt Dt/Time: 03-AUG-2016@15:27:44  
ChallanIdNo: 69103332016080350748  
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  
Prop Descr: JUHU LAND, VILLAGE ANDHERI, TALUKA ANDHERI, Maharashtra, 400058

Duty Payer: PAN-AADCI9405K, IMMEDIATE REAL ESTATE PRIVATE LIMITED  
Other Party: PAN-AAACD1977A, DEWAN HOUSING FINANCE CORPORATION LIMITED

Bank official's Name & Signature



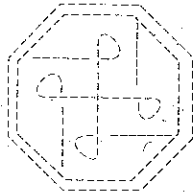
Bank official's Name & Signature



--- Space for customer/office use ---

बदल-१
पुस्तक क्र. ?
९/०
२०१६

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



बदल-१		
क्र.१	८०४८	२
३	००	
२०१६		



**DEED OF SIMPLE MORTGAGE**

This Deed of Simple Mortgage is made and executed at Mumbai, on this 4th day of August..... 2016 between:

Immediate Real Estate Private Limited a company, registered under the Companies Act, 2013 and having its registered office at Flat No. 401, Building C-11, Shanti Vihar, Opp. Sector 2, Mira Road, Thane 401107 through its Authorised Director Mr Ved Prakash....., (hereinafter referred to as **the Mortgagors/Borrower**) which expression shall be deemed to include its executors, administrators assigns and successors in title and attorneys of the **FIRST PART**.

**AND**

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

**For DARSHAN DEVELOPERS PRIVATE LIMITED:**

Authorised Signatory

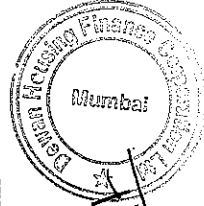
**M/s. DEWAN HOUSING FINANCE CORPORATION LTD.**, a company incorporated under Companies Act 1956, having Registered Office at Warden House, 2nd Floor, Sir P. M. Road, Fort, Mumbai - 4000 001 represented by its authorized officer, Mr Amit Chaturvedi. (hereinafter referred to as "**Mortgagee**") which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successors and assigns, etc) of the **THIRD PART**.

For IMMEDIATE REAL ESTATE PRIVATE LIMITED

Ved Prakash  
Authorised Signatory, Director

For IMMEDIATE REAL ESTATE PRIVATE LIMITED

Amit Chaturvedi  
Authorised Signatory, Director



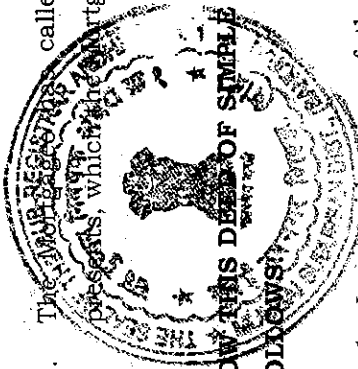
**WHEREAS**

A. The Mortgagees 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 20, 2016, assigned in favour of the Mortgagees 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 Mortgagees are entitled to develop and transfer the Free Sale Component with Free Sale FSI generated on the said Land.

C. The Mortgagees being in need of finance have requested the Mortgagee and the Mortgagee has sanctioned a Project loan of **Rs. 580,00,00,000/- (Rupees Five Hundred Eighty Crore Only) (hereinafter referred to as the said loan)**, against the security of the property as mentioned in the **Schedule I** hereunder written, with a view to secure the repayment of the aforesaid amount, together with interest thereon and all other cost and expenses as hereinafter provided, subject to the terms and conditions mentioned in the Sanction Letter DHFL/2016-17/PF/1499 dated July 27, 2016 & on the terms and conditions as hereinafter appearing.

D. The Mortgagees called upon and required the Mortgagees to execute these Deeds, which the Mortgagees have agreed to do as hereinafter mentioned.



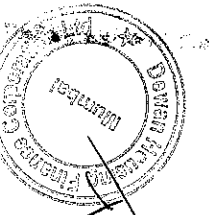
**NOW THIS DEED OF SIMPLE MORTGAGE (WITHOUT POSSESSION) WITNESSETH AS FOLLOWS:**

1. In consideration of the said loan lent and advanced by the Mortgagee to the Borrower, the Mortgagees hereby covenants with the Mortgagee that the Borrower shall repay to the Mortgagee the said loan of **Rs. 580,00,00,000/- (Rupees Five Hundred Eighty Crore Only)** together with the interest @**3.30% p.a. below DHFL's RPLR** and costs, charges and expenses thereon, on the terms and conditions as specified herein and/or in the Sanction Letter No DHFL/2016-17/PF/1499 dated July 27, 2016 and /or various security documents executed by the Mortgagees/Borrower in favour of the Mortgagee herein.

DATE	20/7/16
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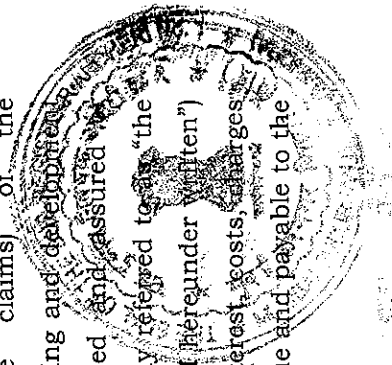
of the said loan lent and advanced/agreed to be lent and advanced or continued by the Mortgagee to the Borrower, the Mortgagees do hereby grant, transfer, assign and assure unto the Mortgagee, as and by way of SIMPLE MORTGAGE but without possession as first and exclusive mortgage

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For IMMEDIATE REAL ESTATE PRIVATE LIMITED  
Authorized Signatory, Director  
*(Signature)*

/charge, the property as mentioned in the **Schedule I** hereunder written TOGETHER WITH ALL AND SINGULAR the construction present and future, wells, waters, water courses, ways paths, passages, lights, liberties, privileges easements, advantages and appurtenances whatsoever to the said lands, hereditaments and premises appertaining to or with the same or any part thereof, now or heretofore belonging or occupied or enjoyed or reputed or known as part and parcel and member thereof or appurtenant thereto AND ALL THE estate, rights, title, interest, property, claimed and demands of the Mortgagors into and upon the said property hereby granted, transferred and assured as aforesaid or intended so to be AND all the documents, deeds, writings and other evidences of title in any way relating thereto in the possession of the Mortgagors or which they can without suit procure AND all the Receivables of the said **Schedule I** property including the receivables by way of sale/lease/leave and license of units etc. including the receivables from the units /Parking Spaces etc. already sold/agreed to be sold AND ALSO all the rights and benefits of the Development Agreements and all the Licenses and Approvals /Permissions of the Mortgagors/Borrower in respect of **Schedule I** property and all other claims (including insurance claims) of the Mortgagors/Borrower relating thereto (all which land, building and development and other rights etc. hereby granted, transferred, assigned and assured as intended so to be are hereinafter for brevity's sake collectively referred to as "the **Mortgaged Premises** as particularly mentioned in **Schedule I** hereunder written") as securities for repayment of the said loan together with interest, costs, charges and expenses and payment of all monies for the time being due and payable to the Lender on the security of these presents.



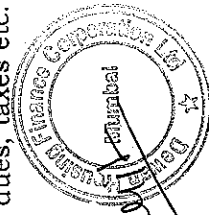
3. The Mortgagors /Borrower do hereby represent, declare and covenant with the Mortgagee as follows :

- a. That the said Mortgaged Premises are the Mortgagors /Borrower's properties and that the same are free from any prior charges, mortgages, encumbrances or claims., the same are not subject matter of any lis-pendens, attachments or other proceedings before any courts, tribunals or authority and all the future assets, receivables and debts shall likewise be unencumbered, absolute and disposable properties of the Mortgagors /Borrower and they shall not allow any encumbrance 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 to the Mortgagee.
- b. The Mortgagors /Borrower further declare that no notice or process has been issued nor recovery proceedings have been initiated or are being initiated for recovery of any statutory dues, taxes etc. nor any proceedings for levy of any

**For DARSHAN DEVELOPERS PRIVATE LIMITED**

*[Signature]*  
**Authorised Signatory**

**For IMMEDIATE REAL ESTATE PRIVATE LIMITED**  
*[Signature]*  
**Authorised Signatory, Director**



**For IMMEDIATE REAL ESTATE PRIVATE LIMITED**  
*[Signature]*  
**Authorised Signatory, Director**

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 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 Property shall remain and continue to remain free from encumbrances of any nature whatsoever other than those in favour of the



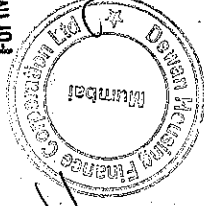
That the Mortgagors /Borrower and all other persons lawfully or equitably claiming or entitled to claim any estate, right, title and interest into and upon the Mortgaged Premises or any of them or any part thereof respectively shall and will from time to time and at all times hereafter, at the costs 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.

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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

For IMMEDIATE REAL ESTATE PRIVATE LIMITED

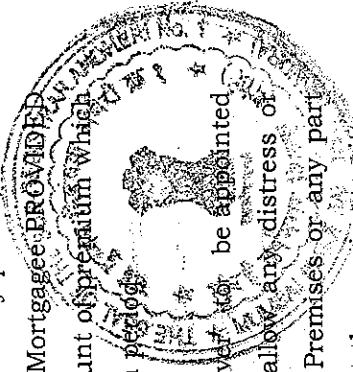
*[Signature]*  
Authorised Signatory, Director



For IMMEDIATE REAL ESTATE PRIVATE LIMITED  
*[Signature]*  
Authorised Signatory, Director



Mortgagee against loss or damage by fire, strike, riots, earthquake, landslide and malicious damage, flood, cyclone, typhoon, hurricane, lightning, explosion and other Acts of God as also by other civil commotion or revolution as also by act of enemies during war and such other risks as may from time to time be required in their full value (to be determined by the Mortgagee at its sole discretion) with some insurance Company or Companies of repute to be determined in writing by the Mortgagee as aforesaid and shall pay all premia therefore and for renewal of such insurance or insurances one week before the same shall become due and will deliver with the Mortgagee all original policies of such insurance or insurances and all receipts for premia therefore and shall not do or suffer or cause to be done or suffered any act or commit or allow to be committed any default whereby any such insurance shall be rendered void or voidable or any increased premium becomes payable therefore and all moneys to be received under such policies shall be upon trust for better securing to the Mortgagee for the payment of all moneys hereby secured and subject thereto in trust for the Borrower. In the event of the Borrower failing to insure the Mortgaged Premises for any period, it shall pay such amount as penalty as may be decided by the Mortgagee. **PROVIDED THAT** such amount of penalty shall not exceed the amount of premium which would have been payable as premium in respect of such period.



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

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

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

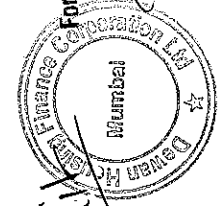
DATE	16/08/2019
BY	[Signature]
FOR	IMMEDIATE REAL ESTATE PRIVATE LIMITED

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

**For DARSHAN DEVELOPERS PRIVATE LIMITED**

Authorized Signatory

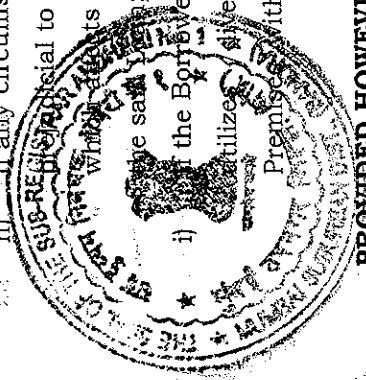
**IMMEDIATE REAL ESTATE PRIVATE LIMITED**  
 Authorized Signatory / Director



**IMMEDIATE REAL ESTATE PRIVATE LIMITED**  
 Authorized Signatory / Director

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 of 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 substantial to or imperil or is /are likely to prejudice or imperil the Security or which adversely affects the Borrower's capacity to repay any amounts under the said Premises;
- i) If the Borrower does not submit the required statements and accounts or misutilizes or squanders the monies or any assets comprised in the Mortgaged Premises without the prior permission /knowledge of the Mortgagee ;



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

**PROVIDED ALWAYS THAT** the Mortgagee may in its discretion refrain from forthwith enforcing its rights hereunder in- spite of happening of any of the above events **PROVIDED HOWEVER THAT** any failure or delay in exercising any right, power or privilege hereunder or under the security documents or any single or partial 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.

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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

**FOR IMMEDIATE REAL ESTATE PRIVATE LIMITED**

Authorised Signatory / Director  
*[Signature]*  
FOR IMMEDIATE REAL ESTATE PRIVATE LIMITED  
Member  
DEPT. OF REGISTRATION  
BANGALORE

the Security Documents executed by the Borrower in favour of the Mortgagee and that the same shall subsist notwithstanding the grant of totally new facilities or new limits or relative accounts coming into credit or inter-changeability of the limits, increase, variation or reduction or cancellation of any of the limits granted or agreed to be granted or continued to the Borrower in the manner and on the terms contained in all or any of the said Security Documents.

#### 7. Rights & powers of the Mortgagee

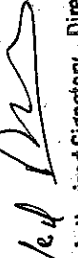
a. In case the Mortgagors /Borrower shall neglect to keep the said Mortgaged Premises or any part thereof in good and substantial state of repair and working order or to pay the rates, taxes, assessments, dues and duties and all other outgoings as aforesaid or to effect or keep up such insurance or insurances as aforesaid and to pay the premia or the renewal premia therefor in the manner aforesaid then and so often as the same shall happen, it shall be lawful for but not obligatory upon the Mortgagee to repair and keep in good and substantial state of repair and working order the said Mortgaged Premises or any part or item thereof and pay such rates, taxes, assessments, dues and duties and all other outgoings and to insure and keep insured the said Mortgaged Premises in their full value or any lesser value and for such times as the Mortgagee shall think proper and to pay the premia or renewal premia thereof and all moneys expended by the Mortgagee in so doing shall on demand be forthwith paid by the Borrower to the Mortgagee with interest at the prevailing lending rate of the Mortgagee from the time the same respectively having been so expended and until such payment the same shall be a charge upon the Mortgaged Premises jointly with the said loan and interest thereon hereby secured as if they had formed part thereof and further that all sums of money received under or by virtue of any such insurance or insurances as aforesaid shall, at the option of the Mortgagee, either be forthwith applied to the extent of the money received in or towards substantially re-building and reinstating the Mortgaged Premises or any part thereof or towards the payment of the principal sum of the said Loan and interest and all other moneys for the time being remaining due on the security of these presents.

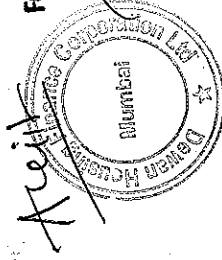
b. The Mortgagors /Borrower will permit the Mortgagee and its employees and agents either alone or with workmen from time to time and at all reasonable times to enter into and upon the Mortgaged Premises and to inspect the same and if in the opinion of the Mortgagee the Mortgaged Premises or any part thereof requires repairs or replacement, the Mortgagee shall give notice thereof to the Mortgagors /Borrower calling upon them to repair or replace the same or any part thereof and upon failure of the Mortgagors /Borrower to do so within one month of the date of such notice it shall be lawful for but not obligatory upon the Mortgagee to replace or repair the same or any part or item thereof at the expenses in all respect of the Borrower and such expenses together with interest thereon at the rate aforesaid shall until repayment be a charge upon

For DARSHAN DEVELOPERS PRIVATE LIMITED

Authorised Signatory

For IMMEDIATE REAL ESTATE PRIVATE LIMITED

  
Authorised Signatory, Director



For IMMEDIATE REAL ESTATE PRIVATE LIMITED

  
Authorised Signatory, Director

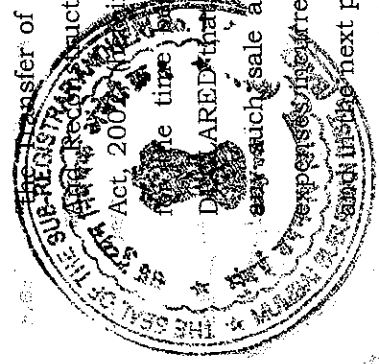
the Mortgaged Premises and form part of the Mortgage Debt and carry interest at the rate aforesaid.

- 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 of Financial Assets and Enforcement of Security Interest Act, 2001 (hereinafter referred to as "the Securitisation Act") or any other law in force AND IT IS HEREBY FURTHER AGREED AND WARRANTED that the Mortgagee shall, with and out of the moneys to arise from any such sale as aforesaid, in the first place pay and retain the costs and expenses incurred in attending such sale or otherwise relating to this security and in the next place pay and satisfy the moneys which shall then be owing on the security of these presents and shall pay the surplus if any to the Borrower or to the persons entitled to the same.

- e. The power of sale hereinbefore contained shall not be exercised by the Mortgagee unless and until any event of default takes place in terms of the Mortgagee's sanction letter for the said loan and /or in the circumstances set out in the various security documents executed by the Borrower in favour of the Mortgagee or any default shall have been made by the Borrower in payment 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.

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

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20/05	20/05
20/05	20/05
20/05	20/05



For IMMEDIATE REAL ESTATE PRIVATE LIMITED  
Authorised Signatory / Director

For IMMEDIATE REAL ESTATE PRIVATE LIMITED  
Authorised Signatory / Director

Authorised Signatory / Director

Borrower or affixed to some conspicuous part of the First Mortgaged Premises and such service shall be deemed to be made at the time at which such letter would in ordinary course be delivered.

g. No Purchaser upon such sale purported to be made in pursuance of the aforesaid power in that behalf shall be bound or concerned to see or inquire whether any of the cases mentioned above has happened or whether any default has been made in payment of any moneys intended to be hereby secured or whether any installment or any part hereof remains owing on this security or whether any such notice has been given or left as aforesaid or otherwise as to the propriety of such sale or the necessity or expediency of the conditions subject to which the sale is made or otherwise as to the regularity of the sale or be affected by express notice that default has been made or no notice given or left or affixed as aforesaid or that any such sale is otherwise unnecessary, irregular or improper and notwithstanding any such irregularity, such sale shall, so far as the safety and protection of purchaser or purchasers is concerned, be deemed to be valid and effectual accordingly and the remedy of the Borrower in respect of any breach of the provisions herein 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 liable for the loss or misapplication thereof.

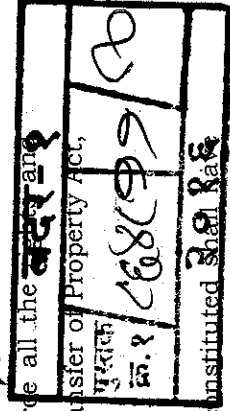
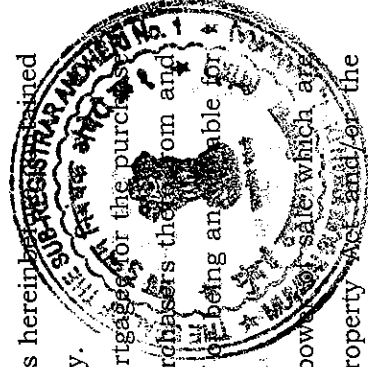
i. All the other provisions and trusts ancillary to the power of sale which are contained in Section 69 of the said Transfer of Property Act and/or the provisions contained in the Securitisation Act and the Rules made thereunder which are not expressly provided for herein shall apply to this security.

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 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 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 become enforceable, upon occurrence of any event of default, by writing appoint a Receiver of the Mortgaged Premises or any part thereof from amongst any officers of the Mortgagee or any outside person /agency and remove any Receiver so appointed and/or appoint another in his place. The Mortgagee shall be entitled to exercise all its rights and powers under these presents or under law after the Mortgagee shall have entered into or taken possession of the Mortgaged Premises

For DARSHAN DEVELOPERS PRIVATE LIMITED

Authorised Signatory



For IMMEDIATE REAL ESTATE PRIVATE LIMITED  
Authorised Signatory, Director

For IMMEDIATE REAL ESTATE PRIVATE LIMITED  
Authorised Signatory, Director

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 to manage and conduct the same as 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;

c) if authorized by the Mortgagee, such Receiver may exercise all or any of the rights, powers, directions and authorities herein or by law vested in the Mortgagee;

d) such Receiver shall in exercise of his rights, powers, authorities and discretions conform to the regulations and directions from time to time made and given by the Mortgagee;

e) The Mortgagee shall be in no way responsible for any misconduct, omission, default, negligence, breach of contract, fraud, misfeasance, malfeasance, or negligence on the part of any such Receiver and agent(s) and shall be in no way liable for or in respect of any debts or liabilities incurred by any such Receiver whether the Borrower shall or shall not be in liquidation;

even if such Receiver appointed under the provisions hereof and his agent(s) shall be deemed to be the Agent of the Borrower and the Borrower shall be fully responsible for such Receiver's and/or his agent's acts and defaults and for his remuneration;

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

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

to employ such experts, officers, agents, managers, clerks, accountants, advocates, servants, workmen, technicians, engineers and others upon such terms and conditions with such salaries, wages or remuneration as the Receiver shall think proper;

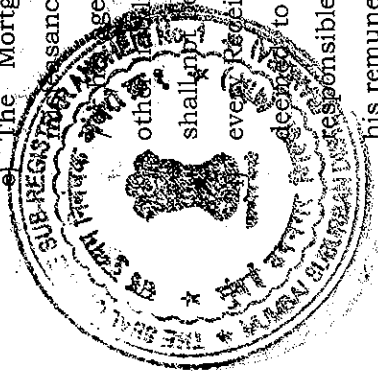
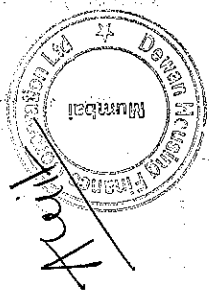
For IMMEDIATE REAL ESTATE PRIVATE LIMITED

*V. K. R.*

Authorised Signatory / Director

For IMMEDIATE REAL ESTATE PRIVATE LIMITED

*A. K. P.*  
Authorised Signatory, Director



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MUMBAI	

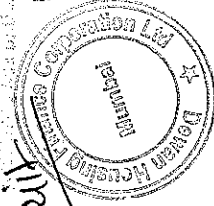
- settle, adjust and compromise any account, claims, questions or disputes whatsoever which may arise in connection with the said project or the Mortgaged Premises and execute release or other discharges in relation thereto;
- insure the Mortgaged Property of the insurable nature against such risks and in such sum or sums as the Mortgagee or the Receiver shall think fit;
- pay all outgoings as may be required to be paid for preserving/safeguarding/ maintaining the Mortgaged Property and carrying on the said business;
- bring, take, defend and compromise and discontinue any actions, suits or proceedings whatsoever civil or criminal in relation to the business of the Borrower and /or the Mortgaged Property or any part thereof;
- allow time for payment of the debts either with or without security;
- execute and do all such acts, deeds and things as may appear necessary and proper to the Mortgagee or the Receiver in relation to any of the purposes aforesaid;
- subject to any direction of the Mortgagee, demise or let out or give on leave and license the Mortgaged Premises or any part or part thereof 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 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 thereto, in the event of the Borrower making any default in payment of the Mortgage Debt hereby secured or the Borrower failing to comply with any of the terms and provisions hereof and /or the said Sanction Letter and /or other documents executed/to be executed by the Borrower in favour of the Mortgagee,

- a. the Mortgagee shall step into shoes of the developer of the said property and will have the right to take over the management of the whole of the said property as well as the right to complete the said project at the cost of

**For IMMEDIATE REAL ESTATE PRIVATE LIMITED**

*[Signature]*  
 Authorised Signatory, Director

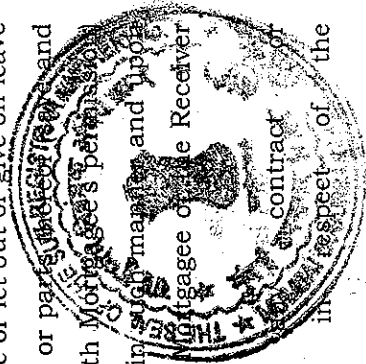


**For IMMEDIATE REAL ESTATE PRIVATE LIMITED**

*[Signature]*  
 Authorised Signatory, Director

**For DARSHAN DEVELOPERS PRIVATE LIMITED**

*[Signature]*  
 Authorised Signatory



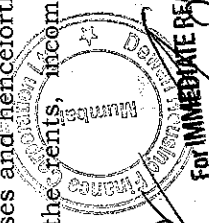
DATE	16/8/20
BY	[Signature]
and without prejudice	

the Borrowers and to assign the development right, sell, let out and /or give on leave and licence the Mortgaged Premises or any part thereof or give the said project to any third party for completion thereof on such terms and conditions as the Mortgagee may deem fit or to transfer by way of lease or sale and realise all the properties and assets mortgaged or assigned to the Mortgagee and the Borrowers shall in such an event forthwith on demand by the Mortgagee handover charge and management of the whole of the said project to the Mortgagee and any transfer of the said project and /or any of the properties and assets forming part thereof made by the Mortgagee in exercise of any of the powers under the foregoing provisions or hereunder or as to the property or assets transferred shall be deemed as if such sale, transfer, lease or leave and license had been made by the Borrowers themselves AND that if and when the Mortgagee shall take over the management of the said project of the Borrowers under the foregoing provisions, the Mortgagee shall have rights and powers as the owner of the assets forming part of the said project for all purposes and the Mortgagee shall be entitled to file or defend suits against the Borrowers and shall sue and be sued in the name of the Mortgagors /Borrowers PROVIDED THAT if the management of the said project shall be taken over by the Mortgagee and /or any property shall be transferred and realized by the Mortgagee, then all costs charges and expenses properly incurred by the Mortgagee, incidental to such completion, management and /or transfer and realization, shall be recoverable from the Borrowers and the moneys which shall be received by the Mortgagee from such management or transfer and all other realization shall be held by the Mortgagee in trust and be applied first in payment of all the costs, charges and expenses of such taking over of the management and /or completion of the said project and transfer and realization of the Mortgaged Premises and secondly in discharge of the Mortgage Debt due and payable by the Borrowers to the Mortgagee under the said Loan Agreement and /or these presents and the residue of such moneys shall be paid over to the Borrowers or the persons entitled thereto PROVIDED LASTLY that in the event the management of the said project shall be taken over by the Mortgagee, the Mortgagee shall have the right to appoint an administrator or administrators and manager or managers of the said project and /or to entrust completion work thereof to a third party on such terms and conditions as it shall think fit and the salary/remuneration and other costs of such manager /administrator(s) and third party for completion and management of the said project shall be to the account of the Borrowers.

b. then it shall be lawful for the Mortgagee to enter into and upon and take possession of the Mortgaged Premises and henceforth to hold, possess and complete the same and receive the rents, income and profits thereof.

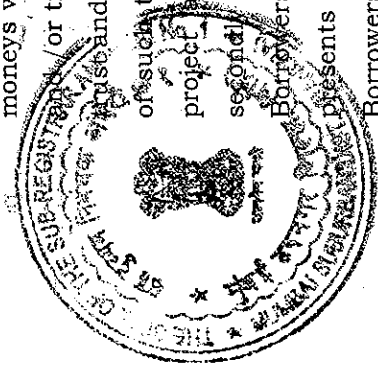
For IMMEDIATE REAL ESTATE PRIVATE LIMITED

*Red R*  
 Authorised Signatory, Director



For IMMEDIATE REAL ESTATE PRIVATE LIMITED

*[Signature]*  
 Authorised Signatory, Director

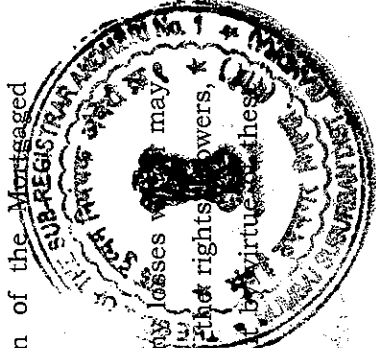


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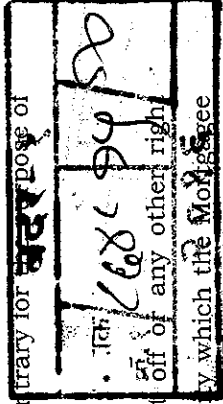
without any denial, let, eviction, interruption, claim or demand by the Borrower or by any person or persons whosoever and that in such case the Mortgagee shall receive the sale proceeds, rents, income and profits of the Mortgaged Premises and pay all outgoings of the Mortgaged Premises as the agent 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 Mortgagors/Borrower shall not prevent the Mortgagee or any of its official/s duly appointed for the purpose from taking possession of the Mortgaged Premises or any part thereof in exercise of the right reserved unto the Mortgagee hereunder or under the law, nor use force nor object to the Police or any other authorities assisting the Mortgagee and the Mortgagors /Borrower and their officers / representatives shall assist and extend full co-operation for taking over possession of the Mortgaged Premises by the Mortgagee.



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

11. All the obligations of the Mortgagors /Borrower and all the rights, remedies and powers of the Mortgagee under the law for the time being in force except so far as they may be expressly varied by or be inconsistent with these presents shall be deemed to be incorporated in these presents provided that the provisions of Section 61, 65A and 67A respectively of the Transfer of Property Act, 1882, shall not apply to these presents or to the Mortgagors /Borrower or the Mortgagee interse and this shall be deemed to be a contract to the contrary for those sections.

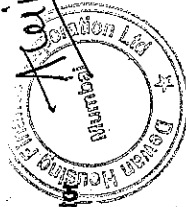


12. Nothing herein contained shall prejudice any lien or security which the Mortgagee has or is entitled or any other security which the Mortgagee now holds or may hold hereafter from the Mortgagors /Borrower and whether jointly or singly with one another or others.

13. The Mortgagors /Borrower in pursuance of the said agreement and for the consideration aforesaid further covenants and agrees that if more than one mortgage is or has been created by the Mortgagors /Borrowers for or in respect of the mortgage debt hereby secured, the Mortgagee is at liberty and is entitled to

For IMMEDIATE REAL ESTATE PRIVATE LIMITED

*Veru*  
Authorised Signatory, Director



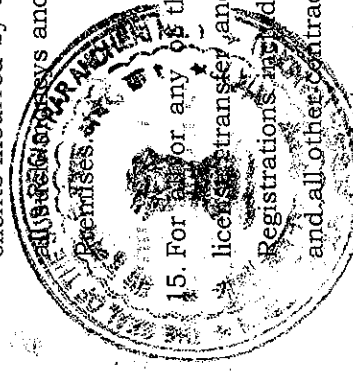
For IMMEDIATE REAL ESTATE PRIVATE LIMITED  
*[Signature]*  
Authorised Signatory, Director

For DARSHAN DEVELOPERS PRIVATE LIMITED

*[Signature]*  
Authorised Signatory

treat each of the mortgaged properties as joint and several mortgage for the repayment and satisfaction and redemption of the mortgage debt.

14. If the Mortgaged Premises or any part thereof shall at any time be taken up by the Government or by any public body entitled to do so for a public purpose, the Mortgagee shall be entitled to receive the whole of the compensation which the Mortgagors /Borrower may be entitled or be declared entitled to and apply the same or a sufficient portion thereof towards repayment of the Mortgage Debt and all proceedings for compensation payable for the Mortgaged Premises or any part thereof shall be conducted by the Mortgagors/Borrower through the Attorneys /Advocates and if the Mortgagors /Borrower shall not do so then the Mortgagee shall be entitled to engage another set of Attorneys /Advocates / Engineers and the Borrower shall on demand pay to the Mortgagee all costs, charges and expenses that may be incurred by the Mortgagee with interest thereon from the 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 interest shall until repayment be a charge on the Mortgaged Premises.



15. For 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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पुस्तिका क्र. १

Any notice required to be served on the Mortgagors /Borrower shall, for the purposes of these presents, be deemed to be sufficiently served if it is left at their last known address or left or affixed to any part of the Mortgaged Premises and such notice shall also be deemed to be properly and duly served /effected if it is sent by post by a registered letter and such service shall be deemed to have been



For IMMEDIATE REAL ESTATE PRIVATE LIMITED

Authorized Signatory / Director

*[Signature]*

For IMMEDIATE REAL ESTATE PRIVATE LIMITED

*[Signature]*  
Authorized Signatory / Director

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

**SCHEDULE I ABOVE REFERRED TO**  
**(Description of the property)**

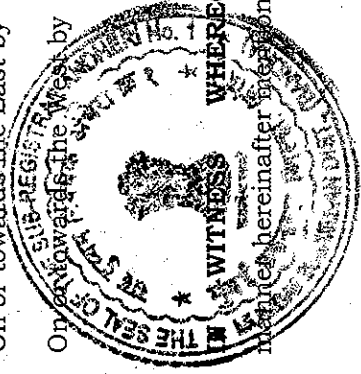
Exclusive charge by way of registered mortgage of the share of development rights of free sale FSI of 12616.04 sq.mts inclusive of proportionate fungible area on the plot bearing CTS No. 210 of village Andheri, K/W ward of MCGM, Andheri (w), Mumbai for Sai Darshan SRA CHS Ltd & CTS no 208/A/1(pt), 210, 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 : 27.45 mtr wide DP Road

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

On or towards the West by : Sale buildings 7 (a) & 6 (a)



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



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

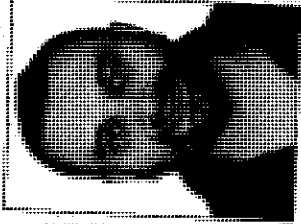


**For IMMEDIATE REAL ESTATE PRIVATE LIMITED**  
*Ved Prakash*  
 Authorised Signatory, Director

**Immediate Real Estate Private Limited**  
 through its Authorized director,  
 Mr. *Ved Prakash*.....

Seal of Immediate Real Estate Private Limited is affixed  
 in the presence of Mr. *Jayant Singh*.....

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



**For DARSHAN DEVELOPERS PRIVATE LIMITED**  
*[Signature]*  
 Authorised Signatory

**Darshan Developers Private Limited.**  
 through its Authorized director,

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made at the time at which such registered letter would in the ordinary course of post be delivered even though returned un-served.

17. Syndication of loan:

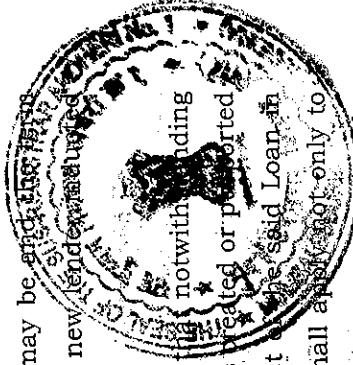
Provided always and it is hereby expressly agreed and declared that the Mortgagee shall be at liberty to and reserves the right of syndication of loan and have the right assign the mortgage debt secured by these presents with or without underlying securities and the benefits of all covenants and provisions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

It is agreed between the parties hereto that if the Mortgagee opt for the syndication of loan then in such case there is no need of fresh loan documentation and such syndication shall be governed by the provisions of this Mortgage deed and /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 new Mortgagee shall mean and shall be deemed to include the new Lenders 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/Mortgagors in respect of the said Loan in favour of the Mortgagee, the provisions contained herein shall apply not only to the Mortgagee herein but also such other Lenders inducted pursuant to the Syndication of loan by the Mortgagee during the currency of the said Loan as if the new Lenders were the original Parties hereto

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

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.



For DARSHAN DEVELOPERS PRIVATE LIMITED

Authorised Signatory

For IMMEDIATE REAL ESTATE PRIVATE LIMITED

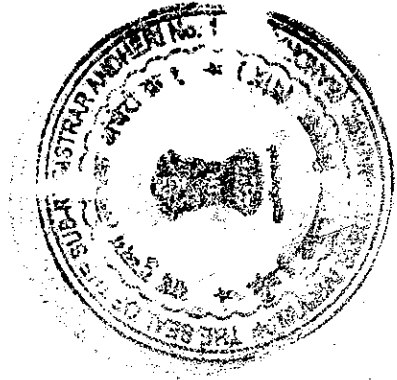
Authorised Signatory, Director

Authorised Signatory

For IMMEDIATE REAL ESTATE PRIVATE LIMITED

Authorised Signatory, Director





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೨೦೧೮	
೨೦೧೬	

Mr. Foray Sanghani.....



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. Amrit Chaturvedi

For **DEWAN HOUSING FINANCE CORP. LTD.**

Authorized Signatory

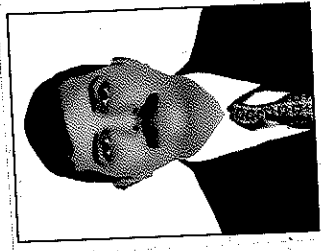
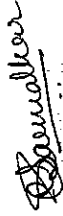


who has set his hand hereto

in the presence of:

Sunil Shinde - Jmiffkmm

Shradha Sarmalkar



**Exhibit A**



पुस्तक	बकर-१
पृ. ४	८४८८९/१०
	२०१६



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दस्त क्रमांक : वदर/1/8648/2016

दस्ताचा प्रकार :- गहाणखत

दस्त गोषवारा भाग-2

वदर/1  
दस्त क्रमांक:8648/2016

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:- दिवान हाउसिंग फायनान्स कॉर्पोरेशन लिमिटेड चे चे  
ऑथोरिजिड सिग्नेटरी - अमित चतुर्वेदी ( कर्ज देणार ) -  
पत्ता:-, 2 रा मजला, वार्डन हाउस, फोर्ट, मुंबई, सर पी एम  
रोड, बाळांगटे, MAHARASHTRA, MUMBAI, Non-  
Government.

फॅन नंबर:AAACD1977A

2 नाव:- इमेडिएट रिअल इस्टेट प्रा.ली. चे संचालक - वेद  
प्रकाश ( कर्ज देणार ) -

पत्ता:सी - 11, सदतिका क्र. 401, शांती विहार, सेक्टर 2  
समीर, मीरा रोड, ठाणे, मीरा रोड, MAHARASHTRA,  
THANE - Non-Government.

फॅन नंबर:AAACD19405K



गहाणखत चा दस्त ऐवज करून दिल्याचे कबुल करतात.

दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

छायाचित्र



अंगठ्याचा ठसा

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

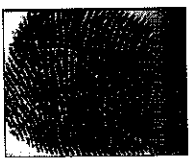
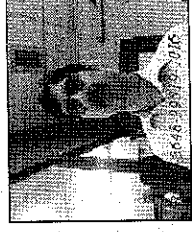
2 नाव:-रंजद - ओछानी

वय:-50

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

-मुंबई

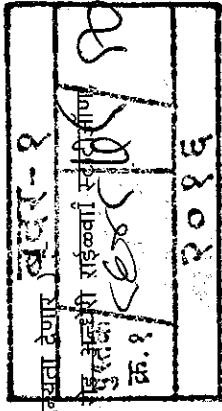
पिन कोड:400051



खालील पक्षकाराची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव व पत्ता

1 - दर्शन डेव्हलपर्स प्रा. लि.चे ऑथोरिजिड सिग्नेटरी - पराग सांगवी ( माध्यता देणार )  
सागर अवेन्यू, 4 था मजला, कॅम्प्री, अंधेरी - पच्छिम, मुंबई, एस. वी.  
MAHARASHTRA, MUMBAI, Non-Government.  
AACCD2985L



*ANCHOUNDA*  
सह. दुय्यम नियुक्त, अंधेरी क. १

EPayment Details.

sr. Epayment Number  
1 MH003227196201617S

Defacement Number  
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8648 /2016

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06/08/2016 2 12:22 PM

दस्त गोषवारा भाग-2

बंदर1

दस्त क्रमांक:8648/2016

दस्त क्रमांक :बंदर1/8648/2016

दस्ताचा प्रकार :-गहाणखत

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

वरील दस्तऐवज करून देणार तथाकथित गहाणखत चा दस्त ऐवज करून दिल्याचे कबुल करतात.

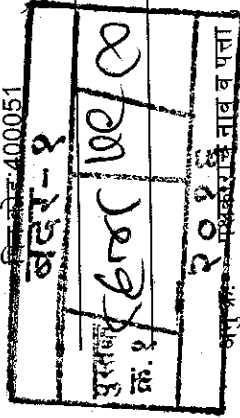
शिक्षा क्र.3 ची वेळ:06 / 08 / 2016 02 : 07 : 40 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव:निलेश - वेद्रे वय:29 पत्ता:4 था मजला, एच डी आय एल टोवर अनंत काणेकर मार्ग, बांद्रा पूर्व -मुंबई पिन कोड:400051</p>		
2	<p>नाव:रामचंद्र - माने वय:30 पत्ता:4 था मजला, एच डी आय एल टोवर अनंत काणेकर मार्ग, बांद्रा पूर्व -मुंबई पिन कोड:400051</p>		

खालील पक्षकाराची कबुली उपलब्ध आहे .



- विवान हाउसिंग फायनान्स कॉर्पोरेशन लिमिटेड चे चे ऑथोराईज सिग्रेटरी - अमित चतुर्वेदी ( कर्ज देणार ) :-  
- 2 रा मजला, वार्डन हाउस, फोर्ट, मुंबई, सर पी एम रोड, बाळाज्ञाटे, MAHARASHTRA, MUMBAI, Non-

1 Government.

AAACD1977A

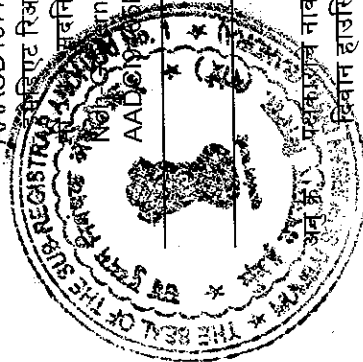
- विवान हाउसिंग फायनल इस्टेट प्रा.ली. चे संचालक - वेद प्रकाश ( कर्ज घेणार ) :-

401, शांती विहार, सेक्टर 2 समोर, मीरा रोड, ठाणे, मीरा रोड, MAHARASHTRA, THANE,  
Non-Government.  
AAACD19405K

1 Government.

AAACD1977A

खालील पक्षकाराची कबुली उपलब्ध आहे .



- विवान हाउसिंग फायनान्स कॉर्पोरेशन लिमिटेड चे चे ऑथोराईज सिग्रेटरी - अमित चतुर्वेदी ( कर्ज देणार ) :-  
- 2 रा मजला, वार्डन हाउस, फोर्ट, मुंबई, सर पी एम रोड, बाळाज्ञाटे, MAHARASHTRA, MUMBAI, Non-

1 Government.

AAACD1977A

- इमेडिएट रिअल इस्टेट प्रा.ली. चे संचालक - वेद प्रकाश ( कर्ज घेणार ) :-

401, शांती विहार, सेक्टर 2 समोर, मीरा रोड, ठाणे, मीरा रोड, MAHARASHTRA, THANE,  
Non-Government.  
AAACD19405K

2 Non-Government.

AAACD19405K



शुक्रवा. 5 ची वेळ: 06 / 08 / 2016 02 : 08 : 58 PM नोंदणी पुस्तक 1 मध्ये

**सह. दुय्यम निबंधक, अंधेरी क्र. १**

EPayment Details.

sr. 1  
MH003227196201617S

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पुस्तक क्र. १	बदर-१
२०१६	२०१६

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण...२०...पाने आहेत.

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

बदर-१/२०१६ / २०१६  
पुस्तक क्रमांक १, क्रमांक.....बर  
नदिला. 6 AUG 2016  
दिनांक :



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



08/08/2016

सूची क्र. 2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1  
दस्ता क्रमांक : 8648/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) अंधेरी

गहाणखत	गहाणखत
(1) विलेखाचा प्रकार	5800000000
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	
(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(पार्ट), 210, 211 (पार्ट), 212(पार्ट), 215(पार्ट), 224(पार्ट) ऑफ एस आर स्कीम ऑफ सर्वशर्तीय सीएचएस. बरील पूर्णतः गहाणखत फ्री सेल एफ एस आई एरिया 12616 चौ.मी. (विल्ट अप) एरिया. ( C.T.S. Number : - ; )
(5) क्षेत्रफळ	1) 0 चौ. फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नात्र:- दिवान हाउसिंग फायनाल्स कॉर्पोरेशन लिमिटेड चे चे ऑथोराईज सिग्रेटरी - अमित चतुर्वेदी ( कर्ज देणार ) - वय:-38; पत्ता:-, 2 रा मजला, बार्डन हाउस, फोर्ट, मुंबई, सर पी एम रोड, बाळासाहेब, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400001 पॅन नं:-AAAACD1977A 2): नाव:- दर्शन डेव्हलपर्स प्रा. लि. चे ऑथोराईज सिग्रेटरी - पराग सांगवी ( मान्यता देणार ) - वय:-44; पत्ता:- सागर अवेन्यू, 4 था मजला, कॅम्प्री, अंधेरी - पच्छिम, मुंबई, एस. वी. रोड, अंधेरी राईडवॉ स्टाडीऑन, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400058 पॅन नं:-AACCD2985L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- इमेडिएट रिअल इस्टेट प्रा.ली. चे संचालक - वेद प्रकाश ( कर्ज घेणार ) - वय:-38; 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:-AADCI9405K
(9) दस्तऐवज करून दिल्याचा दिनांक	04/08/2016
(10) दस्त नोंदणी केल्याचा दिनांक	06/08/2016
(11) अनुक्रमांक, खंड व पृष्ठ	8648/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1001000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

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

b) When possession is not given

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-