Index-2(सूची - २)

28/11/2017

सूची क्र.2

दुय्यम निबंधक : दु.नि. इंदापूर
दस्त क्रमांक : 4298/2017
नोदंणी :
Regn:63m

गावाचे नाव : 1) हिंगणगांव

(1)विलेखाचा प्रकार	गहाणखत
(2)मोबदला	76100000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:पुणे इतर वर्णन :, इतर माहिती: , इतर माहिती:मौजे 1) हिंगणगांव ता इंदापूर येथील जमीन गट नं 143 क्षेत्र 50 आर व जमीन गट नं 184/1 क्षेत्र 1 हे 05 आर व गट नं 142/4 क्षेत्र 0.87 हे आर 2) मौजे अंथुर्णे ता इंदापूर येथील जमीन गट नं 327 क्षेत्र 2 हे 08 आर पो ख 0.02.5 आर 3) मौजे वेणेगांव ता माढा येथील जमीन गट नं 178/1/अ/1 पैकी बीगरशेती क्षेत्र 27 आर ग्रा पं मि क्र 546 4) मौजे मोहोळ ता मोहोळ येथील जमीन गट नं 949/2/अ क्षेत्र 81 आर बिनशेती मिळकत 5) मौजे (हडपसर) मगरपट्टा ता हवेली जि.पुणे येथील रॉयस्टोनिया मजला क्र 7 निवासी सदनिका क्र 701 क्षेत्रफळ 1079 चौ.फूट टेरेस 108 चौ फुट हा गहाणखताचा विषय आहे((GAT NUMBER : 949/2/A, 701, 178/1/A/1, 184/1, 142/4, 143, 327 ;))
(5) क्षेत्रफळ	1) 5.5800 हेक्टर . आर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजमंगल मिल्क अँण्ड अँग्राे फूडस प्रा ली तर्फे राजेंद्र मारुती तांबीले - - वय:-56; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: हिंगणगांव ता इंदापूर, महाराष्ट्र, पुणे. पिन कोड:-413106 पॅन नं:-AANPT8947J 2): नाव:-राजमंगल मिल्क अँण्ड अँग्राे फूडस प्रा ली तर्फे जयश्री राजेंद्र तांबीले - - वय:-51; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: हिंगणगांव ता इंदापूर, महाराष्ट्र, पुणे. पिन कोड:-413106 पॅन नं:-AWKPT3644D 3): नाव:-राजमंगल मिल्क अँण्ड अँग्राे फूडस प्रा ली तर्फे अभीजीत राजेंद्र तांबीले - - वय:-27; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: हिंगणगांव ता इंदापूर, महाराष्ट्र, पुणे. पिन कोड:-413106 पॅन नं:-AJGPT1164M 4): नाव:-जमीन मालक केतन दतातरय शींदे - - वय:-25; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: अंथुर्णे ता इंदापूर, महाराष्ट्र, पुणे. पिन कोड:-413114 पॅन नं:-CUXPS8846P 5): नाव:-जमीन मालक अशाेक शकरराव घाेगरे - - वय:-59; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: बावडा ता इंदापूर, महाराष्ट्र, पुणे. पिन कोड:-413103 पॅन नं:-AKIPG0783G
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बँक आॅफ इंडीया शाखा इंदापूर - - वय:-20; पत्ता:-प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: इंदापूर ता इंदापूर, महाराष्ट्र, पुणे. पिन कोड:-413106 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	28/11/2017
(10)दस्त नोंदणी केल्याचा दिनांक	28/11/2017
(11)अनुक्रमांक,खंड व पृष्ठ	4298/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	380500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

COURT FEE Rs.20 भारत INDIA बीस रुपये TWENTY RUPEES

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

b) When possession is not given

अस्सल वर हुकूम नक्कल

28/11/17

दुय्यम निबंधक श्रेणी -१
इंदापूर

4298/17 (15)

CHALLAN
MTR Form Number-6

GRN. MH007670102201718E	BARCODE	Date 28/11/2017-14:00:07	Form ID 40(b)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID (If Any)	
		PAN No.(If Applicable)	AAFCR4188N
Office Name	IND_INDAPUR SUB REGISTRAR	Full Name	Rajmangal milk and Agro Foods Pvt Ltd
Location	PUNE		
Year	2017-2018 One Time	Flat/Block No.	949/2/A,701,178/1/A/1,184/1,142/4,143,327
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	380500.00	Road/Street	Mohol, hadapsar,venegaon,Hingangaon,Anthurne
0030063301 Registration Fee	30000.00	Area/Locality	Tal Mohol, Haveli, Madha, Indapur
		Town/City/District	
		PIN	4 3 3 1 0 6
		Remarks (If Any)	SecondPartyName=Bank of India Branch Indapur~CA=76100000
		Amount In Words	Four Lakh Ten Thousand Five Hundred Rupees Only
Total	4,10,500.00		

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN	Ref. No.	02300042017112865187 173329662466
Cheque/DD No.		Bank Date	RBI Date	28/11/2017-14:04:04 Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date		Not Verified with Scroll

Mobile No. : 9545554051

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागु आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागु नाही.

सहायरवत दि-28/11/17

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OFFICE OF THE SUB REGISTRAR * INDAPUR *
दुय्यम निबंधक यांचा शिक्का

Page 1/1

Print Date 28-11-2017 02:21:53

बैंक ऑफ इंडिया इंदापूर शाखा Indapur Br. BANK OF INDIA

CHALLAN
MTR Form Number-6

GRN	MH007670102201718E	BARCODE	
Date	28/11/2017-14:00:07	Form ID	40(b)

Department	Inspector General Of Registration
Type of Payment	Stamp Duty Registration Fee
Office Name	IND_INDAPUR SUB REGISTRAR
Location	PUNE
Year	2017-2018 One Time

Account Head Details	Amount In Rs.
0030046401 Stamp Duty	380500.00
0030063301 Registration Fee	30000.00
Total	4,10,500.00

DEFACED
₹410500.00
DEFACED

Payer Details

TAX ID (If Any)	
PAN No.(If Applicable)	AAFCR4188N
Full Name	Rajmangal milk and Agro Foods Pvt Ltd
Flat/Block No.	949/2/A,701,178/1/A/1,184/1,142/4,143,327
Premises/Building	
Road/Street	Mohol, hadapsar,venegaon,Hingangaon,Anthurne
Area/Locality	Tal Mohol, Haveli, Madha, Indapur
Town/City/District	
PIN	4 3 3 1 0 6
Remarks (If Any)	SecondPartyName=Bank of India Branch Indapur~CA=76100000
Amount In Words	Four Lakh Ten Thousand Five Hundred Rupees Only

Payment Details	BANK OF MAHARASHTRA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK

Bank CIN	Ref. No.	02300042017112865187	173329662466
Bank Date	RBI Date	28/11/2017-14:04:04	Not Verified with RBI
Bank-Branch		BANK OF MAHARASHTRA	
Scroll No. , Date		Not Verified with Scroll	

Mobile No. : 9545554051

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागु आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागु नाही.

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OF THE SUB REGISTRAR INDAPUR
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Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-14-4298	0004278354201718	28/11/2017-17:26:09	IGR036	30000.00
2	(iS)-14-4298	0004278354201718	28/11/2017-17:26:09	IGR036	380500.00
			Total Defacement Amount		4,10,500.00

बँक ऑफ इंडिया
इंदापूर शाखा

Print Date 28-11-2017 05:26:27

4298/17

[Rs. 3,80,500/-]

INDENTURE OF MORTGAGE [WITHOUT POSSESSION]

[Stamp Duty of Rs. 3,80,500/- affixed as per Article 40(b) of Schedule-I of the Maharashtra Stamp Act, 1958]

THIS INDENTURE OF MORTGAGE [WITHOUT POSSESSION] MADE AND EXECUTED AT INDAPUR ON THIS 28TH DAY OF NOVEMBER, 2017.

BY

1. **RAJMANGAL MILK AND AGRO FOODS PRIVATE LIMITED,** a Private Limited Company incorporated and registered under the Companies Act, 1956 and having its **Registered Office at :** At and Post Hingangaon, Taluka : Indapur, District : Pune – 413 106, Maharashtra State **and bearing Corporate Identity No. U15200PN2011PTC140163 [P.A.N AAFCR4188N],** hereinafter referred to as **"THE MORTGAGOR COMPANY"** (which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its successors and assigns) **OF THE ONE PART.**

2. **MR. RAJENDRA MARUTI TAMBILE, Age about :** 56 years, **Occupation :** Business, **Residing at :** At and Post Hingangaon, Taluka : Indapur, District : Pune - 413 106 **[P.A.N AANPT8947J]** hereinafter referred to as **"THE SECOND MORTGAGOR"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and assigns);

3. **MRS. JAYASHREE RAJENDRA TAMBILE, Age about :** 51 years, **Occupation :** Business, **Residing at :** At and Post Hingangaon, Taluka : Indapur, District : Pune - 413 106 **[P.A.N AWKPT3644D]** hereinafter referred to as **"THE THIRD MORTGAGOR"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and assigns);

4. **MR. ABHIJEET RAJENDRA TAMBILE, Age about :** 27 years, **Occupation :** Business and Education, **Residing at :** At and Post Hingangaon, Taluka : Indapur, District : Pune - 413 106 **[P.A.N AJGPT1164M]** hereinafter referred to as **"THE FOURTH MORTGAGOR"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and assigns);

5. **MR. KETAN ALIAS KETANKUMAR DATTATRAY SHINDE, Age about :** 25 years, **Occupation :** Business and Education, **Residing at :** At and Post Anthune Taluka : Indapur District : Pune – 413 114 **[P.A.N CUXPS8846P]** hereinafter referred to as **"THE FIFTH MORTGAGOR"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and assigns);

6. **MR. ASHOK SHANKARRAO GHOGARE**, Age about : 59 years, **Occupation :** Business, **Residing at :** At and Post Bavada, Taluka : Indapur, District : Pune - 413 103 **[P.A.N AKIPG0783G]** hereinafter referred to as **"THE SIXTH MORTGAGOR"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administraters and assigns);

[THE SECOND MORTGAGOR, THE THIRD MORTGAGOR, THE FOURTH MORTGAGOR, THE FIFTH MORTGAGOR and **THE SIXTH MORTGAGOR,** are hereinafter collectively referred to as **"THE GUARANTOR MORTGAGORS"** (which expression shall expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include all of them or each of them or any one or more of them and their respective heirs, executors, administrators and assigns]

[THE MORTGAGOR COMPANY AND THE GUARANTOR MORTGAGORS are hereinafter collectively referred to as **"THE MORTGAGORS"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include all of them or each of them or any one or more of them and their respective heirs, executors, successors, administrators and assigns] **OF THE ONE PART.**

IN FAVOUR OF

BANK OF INDIA, a Body Corporate constituted by and under the Banking Companies (Acquisition and Transfer of Undertakings) Act, 1970 and having its **Head Office** at "Star House", C-5, G-Block, Bandra-Kurla Complex, Bandra (East), Mumbai 400 051 and a **Branch Office** amongst other places at C.T.S No. 3648, Ambikanagar, Near Dak Bungalow, At and Post Taluka Indapur, District Pune – 413 106 known as Indapur Branch, hereinafter referred to as **"THE MORTGAGEE BANK"** (which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its successors and assigns) **OF THE OTHER PART.**

WHEREAS :

[1] **RAJMANGAL MILK AND AGRO FOODS PRIVATE LIMITED, THE MORTGAGOR COMPANY** is a Private Limited Company incorporated and registered under the Companies Act, 1956 and having its **Registered Office at :** At and Post Hingangaon, Taluka : Indapur, District : Pune – 413 106, Maharashtra State **and bearing Corporate Identity No. U15200PN2011PTC140163 [P.A.N AAFCR4188N]. The Mortgagor Company carries on the business of purchase and sale of Milk and manufacture of Milk Products and other Allied Activities. The Mortgagor Company is the Borrower of the Mortgagee Bank.**

[2] **RAJMANGAL MILK AND AGRO FOODS PRIVATE LIMITED, THE MORTGAGOR COMPANY is the Absolute Owner of and has for valuable consideration acquired and is seized and possessed of or otherwise well and sufficiently entitled to** the Immovable Property and the Fixed Assets as under :

[I] **Land bearing Gat No. 178/1/A/1 (Part) admeasuring about 0 H 27 R (assessed at Rs. 0.54 ps.) [Open Plot Grampanchayat Property Extract No. 546 of Village Venegaon, Taluka Madha] situated at Village : Venegaon, Taluka : Madha, District : Solapur and within the jurisdiction of Registration Sub-District Madha, Taluka : Madha and Registration District Solapur, along with all the**

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SEAL OF THE SUB REGISTRAR असिस्टंट रजिस्ट्रार यांचा शिक्का सत्यमेव जयते INDAPUR rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), free from all encumbrances and **more particularly described in PART A of THE FIRST SCHEDULE hereunder written.**

[3] **MR. RAJENDRA MARUTI TAMBILE, THE SECOND MORTGAGOR is the Absolute Owner of and has for valuable consideration acquired and is seized and possessed of or otherwise well and sufficiently entitled to the** Immovable Properties and Fixed Assets being :

[I] **A Portion of Land admeasuring about 01 H 05 R along with Pot Kharaba 0 H 11 R (assessed at Rs. 0.98 ps.) out of the Land bearing Gat No. 184/1 totally admeasuring about 03 H 15 R plus Pot Kharaba 0 H 31 R (assessed at Rs. 2.92 ps.) situated at Village : Hingangaon, Taluka : Indapur, District : Pune and within the jurisdiction of Registration Sub-District Indapur and Registration District Pune,** along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), free from all encumbrances **and more particularly described in PART B of THE FIRST SCHEDULE hereunder written ; and**

[II] **Residential Flat No. 701 admeasuring about 1079 sq. ft. (Built Up Area) with Adjacent Terrace admeasuring about 108 sq. ft. on the Seventh Floor of Building No. D of Scheme called "Roystonea" in Magarpatta City, constructed on the Land bearing Final Plot No. MPT/26 admeasuring about 45,250.82 sq. metres in East Magarpatta City, comprising of the Lands bearing Survey No. 115/1, 139/1B, 139/6B, 139/6C, 139/7, 139/10A, 139/10B/1, 139/18, 139/19, 139/20, 140/1A, 140/4A, 140/6, 140/8A, 140/8B/1, 140/10/1, 140/12, 140/16, 140/17, 140/19A, 140/28, 140/29, 140/30, 141/1, 141/4 AND 141/6A all situated at Village : Hadapsar, Taluka : Haveli, District : Pune,** within the limits of Pune Municipal Corporation and within the jurisdiction of Registration Sub-District Taluka Haveli, Registration District Pune, along with all the common areas, facilities and amenities appurtenant thereto and together with the Furniture, Fixtures, Fittings and Electrical Installations installed therein, free from all encumbrances and more **particularly described in PART C of THE FIRST SCHEDULE hereunder written.**

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SEAL OF THE SUB REGISTRAR INDAPUR

[4] **MRS. JAYASHREE RAJENDRA TAMBILE, THE THIRD MORTGAGOR is the Absolute Owner of and has for valuable consideration acquired and is seized and possessed of or otherwise well and sufficiently entitled to the Immovable Property and Fixed Assets being :**

[I] **A Portion of Land admeasuring about 0 H 50 R (assessed at Rs. 0.92 ps.) out of the Land bearing Gat No. 143 totally admeasuring about 03 H 49 R (assessed at Rs. 6.44 ps.) situated at Village : Hingangaon, Taluka : Indapur, District : Pune and within the jurisdiction of Registration Sub-District Indapur and Registration District Pune,** along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), free from all encumbrances **and more particularly described in PART D of THE FIRST SCHEDULE hereunder written.**

[5] **MR. ABHIJEET RAJENDRA TAMBILE, THE FOURTH MORTGAGOR is the Absolute Owner of and has for valuable consideration acquired and is seized and possessed of or otherwise well and sufficiently entitled to the Immovable Property and Fixed Assets being :**

[I] Land bearing Gat No. 142/2 admeasuring about 0 H 87 R (assessed at Rs. 1.61 ps.) situated at Village : Hingangaon, Taluka : Indapur, District : Pune and within the jurisdiction of Registration Sub-District Indapur and Registration District Pune, along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), free from all encumbrances **and more particularly described in PART E of THE FIRST SCHEDULE hereunder written.**

[6] **MR. KETAN ALIAS KETANKUMAR DATTATRAY SHINDE, THE FIFTH MORTGAGOR is the Absolute Owner of and has for valuable consideration acquired and is seized and possessed of or otherwise well and sufficiently entitled to the Immovable Property and Fixed Assets being :**

[I] A Portion of Land admeasuring about 02 H 08 R along with Pot Kharaba 0 H 02.5 R out of the Land bearing Gat No. 327 totally admeasuring about 04 H 16 R plus Pot Kharaba 0 H 05 R (assessed at Rs. 10.63 ps.) situated at Village : Anthurne, Taluka : Indapur, District : Pune and within the jurisdiction of Sub-Registration District Taluka Indapur and Registration District Pune, along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures

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constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), free from all encumbrances and **more particularly described In PART F of THE FIRST SCHEDULE hereunder written.**

[7] **MR. ASHOK SHANKARRAO GHOGARE, THE SIXTH MORTGAGOR is the Absolute Owner of and has for valuable consideration acquired and is seized and possessed of or otherwise well and sufficiently entitled to the Immovable Property and Fixed Assets being :**

[I] Non Agricultural and Commercial Plot of Land bearing Gat No. 949/2/A admeasuring about 0 H 81 R (assessed at Rs. 1296.00 ps.) situated at Village : Mohol, Taluka : Mohol, District : Solapur and within the jurisdiction of Registration Sub-District Taluka Mohol and Registration District Solapur, along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), free from all encumbrances **and more particularly described in PART G of THE FIRST SCHEDULE hereunder written.**

[8] At the request of the Mortgagor Company, the Mortgagee Bank has lent and advanced /agreed to lend and advance to the Mortgagor Company, **the Loan / Credit Facilities totally aggregating to Rs. 7.61 Crores** (Rupees Seven Crores and Sixty One Lacs only), repayable with interest at the rate and in the manner set out in **THE THIRD SCHEDULE hereunder written** and on the terms and conditions set out in **the Sanction Letter Ref. No. INDP/RGJ/2017/29 dated 07.11.2017 of the Indapur Branch of the Mortgagee Bank** and on the terms and conditions contained in the **Loan Documents dated 20-11-2017** executed by the Mortgagor Company in favour of the Mortgagee Bank and also on the terms and conditions hereinafter expressed.

[9] The Guarantor Mortgagors have stood as Guarantors for the said Loan / Credit Facilities and have also executed **Deeds of Guarantee dated 20-11-2017** in favour of the Mortgagee Bank **in relation to the said Loan / Credit Facilities totally aggregating to Rs. 7.61 Crores** (Rupees Seven Crores and Sixty One Lacs only).

[10] As per the terms of sanction it has been agreed that the repayment of **the said Loan / Credit Facilities totally aggregating to Rs. 7.61 Crores** (Rupees Seven Crores and Sixty One Lacs only) along with all interest at the rate and in the manner set out in **THE THIRD SCHEDULE hereunder written,** along with all other costs, charges and expenses and all other moneys payable in respect of the said

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Loan / Credit Facilities totally aggregating to Rs. 7.61 Crores, will be secured as under :

CREATION OF FIRST EXCLUSIVE CHARGE BY WAY OF MORTGAGE ON THE IMMOVABLE PROPERTIES AND FIXED ASSETS OF THE MORTGAGORS as under :

[I] **Land bearing Gat No. 178/1/A/1 (Part) admeasuring about 0 H 27 R (assessed at Rs. 0.54 ps.) [Open Plot Grampanchayat Property Extract No. 546 of Village Venegaon, Taluka Madha] situated at Village : Venegaon, Taluka : Madha, District : Solapur and within the jurisdiction of Registration Sub-District Madha, Taluka : Madha and Registration District Solapur,** along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), free from all encumbrances, **belonging to Rajmangal Milk and Agro Foods Private Limited, the Mortgagor Company ;**

[II] **A Portion of Land admeasuring about 01 H 05 R along with Pot Kharaba 0 H 11 R (assessed at Rs. 0.98 ps.) out of the Land bearing Gat No. 184/1 totally admeasuring about 03 H 15 R plus Pot Kharaba 0 H 31 R (assessed at Rs. 2.92 ps.) situated at Village : Hingangaon, Taluka : Indapur, District : Pune and within the jurisdiction of Registration Sub-District Indapur and Registration District Pune,** along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), free from all encumbrances, **belonging to Mr. Rajendra Maruti Tambile, the Second Mortgagor ; and**

[III] **Residential Flat No. 701 admeasuring about 1079 sq. ft. (Built Up Area) with Adjacent Terrace admeasuring about 108 sq. ft. on the Seventh Floor of Building No. D of Scheme called "Roystonea" in Magarpatta City, constructed on the Land bearing Final Plot No. MPT/26 admeasuring about 45,250.82 sq. metres in East Magarpatta City, comprising of the Lands bearing Survey No. 115/1, 139/1B, 139/6B, 139/6C, 139/7, 139/10A, 139/10B/1, 139/18, 139/19, 139/20, 140/1A, 140/4A, 140/6, 140/8A, 140/8B/1, 140/10/1, 140/12, 140/16, 140/17, 140/19A, 140/28, 140/29, 140/30, 141/1, 141/4 AND 141/6A all situated at Village : Hadapsar, Taluka : Haveli, District : Pune,** within the limits of Pune Municipal Corporation and within the jurisdiction of Registration Sub-District Taluka

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Haveli, Registration District Pune, along with all the common areas, facilities and amenities appurtenant thereto and together with the Furniture, Fixtures, Fittings and Electrical Installations installed therein, free from all encumbrances, **belonging to Mr. Rajendra Maruti Tambile, the Second Mortgagor ; and**

[IV] **A Portion of Land admeasuring about 0 H 50 R (assessed at Rs. 0.92 ps.) out of the Land bearing Gat No. 143 totally admeasuring about 03 H 49 R (assessed at Rs. 6.44 ps.) situated at Village : Hingangaon, Taluka : Indapur, District : Pune and within the jurisdiction of Registration Sub-District Indapur and Registration District Pune,** along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), free from all encumbrances, **belonging to Mrs. Jayashree Rajendra Tambile, the Third Mortgagor ; and**

[V] **Land bearing Gat No. 142/2 admeasuring about 0 H 87 R (assessed at Rs. 1.61 ps.) situated at Village : Hingangaon, Taluka : Indapur, District : Pune and within the jurisdiction of Registration Sub-District Indapur and Registration District Pune,** along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), free from all encumbrances, **belonging to Mr. Abhijeet Rajendra Tambile, the Fourth Mortgagor ; and**

[VI] **A Portion of Land admeasuring about 02 H 08 R along with Pot Kharaba 0 H 02.5 R out of the Land bearing Gat No. 327 totally admeasuring about 04 H 16 R plus Pot Kharaba 0 H 05 R (assessed at Rs. 10.63 ps.) situated at Village : Anthurne, Taluka : Indapur, District : Pune and within the jurisdiction of Sub-Registration District Taluka Indapur and Registration District Pune,** along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), free from all encumbrances, **belonging to Mr. Ketan alias Ketankumar Dattatray Shinde, the Fifth Mortgagor ; and**

[VII] **Non Agricultural and Commercial Plot of Land bearing Gat No. 949/2/A admeasuring about 0 H 81 R (assessed at Rs. 1296.00 ps.) situated at Village :**

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Mohol, Taluka : Mohol, District : Solapur and within the jurisdiction of Registration Sub-District Taluka Mohol and Registration District Solapur, along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), free from all encumbrances, **belonging to Mr. Ashok Shankarrao Ghogare, the Sixth Mortgagor.**

[11] In consideration of the aforesaid premises and in pursuance of the terms of sanction contained in **the Sanction Letter Ref. No. INDP/RGJ/2017/29 dated 07.11.2017 of the Indapur Branch of the Mortgagee Bank** and upon the terms and conditions contained in the Loan Documents and the Guarantee Documents and the Mortgagee Bank having called upon the Mortgagor Company and the Guarantor Mortgagors to do so, the Mortgagor Company and the Guarantor Mortgagors have agreed to execute **this Registered Indenture of Mortgage [without Possession],** being these presents in the manner hereinafter appearing, to secure the liability of the Mortgagor Company as Borrower and the Guarantor Mortgagors as Guarantors for the due repayment of **the Loan / Credit Facilities totally aggregating to Rs. 7.61 Crores** (Rupees Seven Crores and Sixty One Lacs only), together with all interest, additional interest, liquidated damages, front-end fees, premia on prepayment, costs, charges, expenses, and other monies payable by the Mortgagor Company to the Mortgagee Bank under the Letter of Sanction of the Mortgagee Bank and the terms and conditions contained in the Loan Documents executed by the Mortgagor Company and the Guarantee Documents executed by the Guarantor Mortgagors in favour of the Mortgagee Bank for the said Loan / Credit Facilities totally aggregating to Rs. 7.61 Crores.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS AND IT IS HEREBY MUTUALLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS UNDER :

1. **DEFINITIONS**

In these presents, unless there is anything in the subject or context inconsistent therewith, the expressions listed below shall have the following meanings:

( ) **" MORTGAGED PROPERTIES "** means :

[A] THE IMMOVABLE PROPERTIES AND FIXED ASSETS BELONGING TO THE MORTGAGOR COMPANY AND THE GUARANTOR MORTGAGORS as under:

[I] Land bearing Gat No. 178/1/A/1 (Part) admeasuring about 0 H 27 R (assessed at Rs. 0.54 ps.) [Open Plot Grampanchayat Property Extract No. 546 of Village

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[IV] A Portion of Land admeasuring about 0 H 50 R (assessed at Rs. 0.92 ps.) out of the Land bearing Gat No. 143 totally admeasuring about 03 H 49 R (assessed at Rs. 6.44 ps.) situated at Village : Hingangaon, Taluka : Indapur, District : Pune and within the jurisdiction of Registration Sub-District Indapur and Registration District Pune, along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), free from all encumbrances, **BELONGING TO MRS. JAYASHREE RAJENDRA TAMBILE, THE THIRD MORTGAGOR** and more particularly described in **PART D of THE FIRST SCHEDULE hereunder written ; and; and**

[V] Land bearing Gat No. 142/2 admeasuring about 0 H 87 R (assessed at Rs. 1.61 ps.) situated at Village : Hingangaon, Taluka : Indapur, District : Pune and within the jurisdiction of Registration Sub-District Indapur and Registration District Pune, along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), free from all encumbrances, **BELONGING TO MR. ABHIJEET RAJENDRA TAMBILE, THE FOURTH MORTGAGOR** and more particularly described in **PART E of THE FIRST SCHEDULE hereunder written ; and; and**

[VI] A Portion of Land admeasuring about 02 H 08 R along with Pot Kharaba 0 H 02.5 R out of the Land bearing Gat No. 327 totally admeasuring about 04 H 16 R plus Pot Kharaba 0 H 05 R (assessed at Rs. 10.63 ps.) situated at Village : Anthurne, Taluka : Indapur, District : Pune and within the jurisdiction of Sub-Registration District Taluka Indapur and Registration District Pune, along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), free from all encumbrances, **BELONGING TO MR. KETAN ALIAS KETANKUMAR DATTATRAY SHINDE, THE FIFTH MORTGAGOR** and more particularly described in **PART F of THE FIRST SCHEDULE hereunder written ; and; and**

[VII] Non Agricultural and Commercial Plot of Land bearing Gat No. 949/2/A admeasuring about 0 H 81 R (assessed at Rs. 1296.00 ps.) situated at Village : Mohol, Taluka : Mohol, District : Solapur and within the jurisdiction of

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Venegaon, Taluka Madha] situated at Village : Venegaon, Taluka : Madha, District : Solapur and within the jurisdiction of Registration Sub-District Madha, Taluka : Madha and Registration District Solapur, along with all the rights and easements appurtenant thereto and together ~~with all the Buildings~~ and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), free from all encumbrances, **belonging to RAJMANGAL MILK AND AGRO FOODS PRIVATE LIMITED, THE MORTGAGOR COMPANY and more particularly described in PART A of THE FIRST SCHEDULE hereunder written ;**

[II] **A Portion of Land admeasuring about 01 H 05 R along with Pot Kharaba 0 H 11 R (assessed at Rs. 0.98 ps.) out of the Land bearing Gat No. 184/1 totally admeasuring about 03 H 15 R plus Pot Kharaba 0 H 31 R (assessed at Rs. 2.92 ps.) situated at Village : Hingangaon, Taluka : Indapur, District : Pune and within the jurisdiction of Registration Sub-District Indapur and Registration District Pune,** along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), free from all encumbrances, **belonging to MR. RAJENDRA MARUTI TAMBILE, THE SECOND MORTGAGOR and more particularly described in PART B of THE FIRST SCHEDULE hereunder written ; and**

[III] **Residential Flat No. 701 admeasuring about 1079 sq. ft. (Built Up Area) with Adjacent Terrace admeasuring about 108 sq. ft. on the Seventh Floor of Building No. D of Scheme called "Roystonea" in Magarpatta City, constructed on the Land bearing Final Plot No. MPT/26 admeasuring about 45,250.82 sq. metres in East Magarpatta City, comprising of the Lands bearing Survey No. 115/1, 139/1B, 139/6B, 139/6C, 139/7, 139/10A, 139/10B/1, 139/18, 139/19, 139/20, 140/1A, 140/4A, 140/6, 140/8A, 140/8B/1, 140/10/1, 140/12, 140/16, 140/17, 140/19A, 140/28, 140/29, 140/30, 141/1, 141/4 AND 141/6A all situated at Village : Hadapsar, Taluka : Haveli, District : Pune,** within the limits of Pune Municipal Corporation and within the jurisdiction of Registration Sub-District Taluka Haveli, Registration District Pune, along with all the common areas, facilities and amenities appurtenant thereto and together with the Furniture, Fixtures, Fittings and Electrical Installations installed therein, free from all encumbrances, **BELONGING TO MR. RAJENDRA MARUTI TAMBILE, THE SECOND MORTGAGOR and more particularly described in PART C of THE FIRST SCHEDULE hereunder written ; and**

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Registration Sub-District Taluka Mohol and Registration District Solapur, along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), free from all encumbrances, **BELONGING TO MR. ASHOK SHANKARRAO GHOGARE, THE SIXTH MORTGAGOR and more particularly described in PART G of THE FIRST SCHEDULE hereunder written ;**

expressed to be granted, conveyed, transferred, assured and assigned and all other properties hereby made as specific security for the payment of **the said Loan / Credit Facilities totally aggregating to Rs. 7.61 Crores,** along with all interest, compound interest, liquidated damages and all costs, charges and expenses and other monies for the time being owing and intended to be secured hereunder.

(a) "ACT" means the Companies Act, 1956 and the Companies Act, 2013.

(b) **"LOAN / CREDIT FACILITIES"** means **the Loan / Credit Facilities totally aggregating to Rs. 7.61 Crores** [comprising of Term Loan – I (Take Over from Baramati Sahakari Bank Limited) Limit of Rs. 1.84 Crores and Term Loan – II (Take Over from Baramati Sahakari Bank Limited) Limit of Rs. 0.97 Crores and Cash Credit (Stocks and Book Debts upto 90 Days) Limit of Rs. 4.80 Crores] (Rupees Seven Crores and Sixty One Lacs only) **granted by the Mortgagee Bank to the Mortgagor Company** granted on the terms and conditions contained in the **Sanction Letter Ref. No. INDP/RGJ/2017/29 dated 07.11.2017 of the Indapur Branch of the Mortgagee Bank and the Loan Documents dated 20-11-2017** executed by the Mortgagor Company **and the Guarantee Documents dated 20-11-2017** executed by the Guarantor Mortgagors in favour of the Mortgagee Bank.

(f) **"EVENTS OF DEFAULT"** means the events which are defined as Events of Default under the Loan Documents on the occurrence of that event and shall include the Events Of Default as mentioned in **Para 7** of these presents.

(e) **"LOAN DOCUMENTS"** shall mean the Term Loan Agreements, Demand Promissory Notes and any other documents executed / to be executed by the Mortgagor Company, being the Borrower, in respect of **the said Loan / Credit Facilities totally aggregating to Rs. 7.61 Crores** [comprising of Term Loan – I (Take Over from Baramati Sahakari Bank Limited) Limit of Rs. 1.84 Crores and Term Loan – II (Take Over from Baramati Sahakari Bank Limited) Limit of Rs. 0.97 Crores and Cash Credit (Stocks and Book Debts upto 90 Days) Limit of Rs. 4.80 Crores] **granted by the Mortgagee Bank to the Mortgagor Company** including

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the Sanction Letter Ref. No. INDP/RGJ/2017/29 dated 07.11.2017 of the Indapur Branch of the Mortgagee Bank in relation to the said Loan / Credit Facilities totally aggregating to Rs. 7.61 Crores.

(f) "GUARANTEE DOCUMENTS" shall mean the Deeds of Guarantee dated 20-11-2017 executed by the Second Mortgagor, the Third Mortgagor, the Fourth Mortgagor, the Fifth Mortgagor and the Sixth Mortgagor in favour of the Mortgagee Bank for securing **the said Loan / Credit Facilities totally aggregating to Rs. 7.61 Crores** [comprising of Term Loan – I (Take Over from Baramati Sahakari Bank Limited) Limit of Rs. 1.84 Crores and Term Loan – II (Take Over from Baramati Sahakari Bank Limited) Limit of Rs. 0.97 Crores and Cash Credit (Stocks and Book Debts upto 90 Days) Limit of Rs. 4.80 Crores] **(Rupees Seven Crores and Sixty One Lacs only)** granted by the Mortgagee Bank to the Mortgagor Company for securing the said Loan / Credit Facilities totally aggregating to Rs. 7.61 Crores granted by the Mortgagee Bank to the Mortgagor Company, being the Borrower.

(g) **"FURTHER INTEREST RATE"** means the Default /Additional/Penal Interest Rate specified in the Loan Documents and the Guarantee Documents for any default / delay in compliance of any of the terms and conditions as stipulated in the Loan Documents and the Guarantee Documents.

(g) **"INDENTURE OF MORTGAGE [WITHOUT POSSESSION]"** shall mean this Indenture and any amendments, modifications, supplements thereto.

(h) **"MORTGAGEE BANK"** means Bank of India, Indapur Branch, the Entity listed in the Title of this Indenture who has advanced / will advance to the Mortgagor Company, the said Loan / Credit Facilities totally aggregating to Rs. 7.61 Crores (Rupees Seven Crores and Sixty One Lacs only) and shall also include its successors and assigns.

(i) **"MORTGAGE DEBT"** shall mean the Loan / Credit Facilities totally aggregating to Rs. 7.61 Crores (Rupees Seven Crores and Sixty One Lacs only), together with all interest, additional interest, compound interest, liquidated damages, premia on prepayment (if any), costs, charges, and expenses and other monies payable in respect of the said Loan / Credit Facilities by the Mortgagor Company as Borrower to the Mortgagee Bank under the Loan Documents and the liability of the Guarantor Mortgagors as Guarantors under the Guarantee Documents and/or these presents.

(j) **"SECURITY DOCUMENTS"** shall mean all documents to be entered into or executed by the Mortgagors in their capacity as Borrower and Guarantors for creating and perfecting the Security in favour of the Mortgagee Bank as security for the Loan / Credit Facilities totally aggregating to Rs. 7.61 Crores (Rupees Seven Crores and Sixty One Lacs only) including:

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( ) The Deeds of Guarantee ;

( ) This Indenture of Mortgage [without Possession] ;

( ) Such other documents as required for creating complete security in accordance with the Loan / Security Documents.

Words denoting singular number only shall include plural number and vice-versa.

Words denoting one gender only shall include the other gender.

Words denoting persons only shall include Companies and Body Corporates.

All references in these presents to any provision of any statute shall be deemed also to refer to the statute, modification or re-enactment thereof or any statutory rule, order or regulation made thereunder or under such re-enactment.

All references in these presents to Schedules, Clauses, Sub-clauses, Paragraphs or Sub-paragraphs shall be construed as reference respectively to the Schedules, Clauses, Sub-clauses, Paragraphs and Sub-paragraphs of these presents.

The provisions contained in the Schedules hereunder written shall have effect in the manner as if they were specifically herein set forth.

2. **<u>COVENANT TO PAY</u> :**

It is hereby expressly agreed by and between the Mortgagor Company and the Guarantor Mortgagors and the Mortgagee Bank that the obligations of the Mortgagor Company to repay the Loan / Credit Facilities totally aggregating to Rs. 7.61 Crores (Rupees Seven Crores and Sixty One Lacs only) shall be governed by the provisions contained in the Loan Documents and the obligations of the Guarantor Mortgagors as Guarantors shall be governed by the provisions contained in the Guarantee Documents and these presents and in the event of there being any inconsistency or repugnancy between the provisions contained in the Loan Documents, the Guarantee Documents and these presents, the provisions contained in the said Loan Documents and Guarantee Documents shall prevail to the extent of such inconsistency or repugnancy. Further, the Mortgagor Company and the Guarantor Mortgagors agree to repay the Loan / Credit Facilities totally aggregating to Rs. 7.61 Crores (Rupees Seven Crores and Sixty One Lacs only) together with all interest, compound interest, additional interest, liquidated damagers, premia on prepayment (if any), costs, charges and expenses and other monies payable as set out in **THE THIRD SCHEDULE** hereunder written.

2. **<u>GRANT, CONVEY AND TRANSFER</u> :**

In consideration of the Mortgagee Bank granting / agreeing to grant **the Loan / Credit Facilities totally aggregating to Rs. 7.61 Crores** (Rupees Seven Crores and Sixty One Lacs only) on the terms and conditions set out in the of the

Mortgagee Bank and conditions set out in the **Sanction Letter Ref. No. INDP/RGJ/2017/29 dated 07.11.2017 of the Indapur Branch of the Mortgagee** Bank and the Loan Documents executed by the Mortgagor Company to secure the **Loan / Credit Facilities totally aggregating to Rs. 7.61 Crores** and in consideration of the Guarantor Mortgagors agreeing to act as the Guarantors for due repayment of **the Loan / Credit Facilities totally aggregating to Rs. 7.61 Crores,** as aforesaid and as security for the due repayment by the Mortgagor Company and the Guarantor Mortgagors as Guarantors **for the Loan / Credit Facilities totally aggregating to Rs. 7.61 Crores,** availed or to be availed, all interest, costs, charges, expenses, etc. as stipulated in the manner set out in the Loan Documents executed or to be executed and as continuing security for payment and discharge of the same, **the Mortgagor Company as Borrower and the Guarantor Mortgagors as Guarantors** doth hereby grant, convey, assure, transfer and assign unto the Mortgagee Bank BY WAY OF **FIRST EXCLUSIVE CHARGE BY WAY OF MORTGAGE on THE MORTGAGED PROPERTIES being the Immovable Properties and Fixed Assets of the Mortgagors TO HAVE AND TO HOLD** all and singular **THE SAID MORTGAGED PROPERTIES** unto and to the use of the Mortgagee Bank absolutely and subject to the powers and provisions herein contained and subject also to the proviso for repayment hereinafter mentioned.

4. **CONTINUING SECURITY :**

The security created by or pursuant to these presents is a Continuing Security and shall remain in full force and effect until the full payment of **the Loan / Credit Facilities totally aggregating to Rs. 7.61 Crores**, together with all interest, costs, charges and expenses more particularly detailed in **THE THIRD SCHEDULE** hereunder written (hereinafter referred to as **"THE MORTGAGE DEBT"**), notwithstanding any intermediate payment or settlement of account or other matter or thing whatsoever and in particular the intermediate satisfaction by the Mortgagor Company of the whole or any part of the Mortgage Debt in accordance with the Loan Documents and shall continue till the full repayment as provided in the Loan Documents and the Guarantee Documents. This is in addition and without prejudice, to any other security, guarantee, lien, indemnity or other right or remedy which the Mortgagee Bank may now or hereafter hold for the Mortgage Debt or any part thereof. This security may be enforced against the Mortgagor Company and the Guarantor Mortgagors as Guarantors without first having recourse to any other rights of the Mortgagee Bank.

5. **ASSET COVER :**

If the Mortgagee Bank is of the opinion that any time during the subsistence of these presents, the security provided by the Mortgager Company has become inadequate to cover the balance of the assistance then outstanding, then upon the Mortgagee Bank advising the Mortgagor Company to that effect, the Mortgagor Company shall provide and furnish to the Mortgagee Bank to their satisfaction, additional security as may be acceptable to the Mortgagee Bank, to cover such deficiency.

6. **MORTGAGORS' COVENANTS :**

(A) **The Mortgagors declare, represent and covenant as follows :**

[i] That the Mortgaged Properties hereinbefore expressed to be granted, conveyed, assigned, assured and transferred are the sole and absolute properties of the Mortgagors and are free from any other mortgage, charge or encumbrance and are not subject to any lien, lis pendens, attachment or other process issued by any Court or other Authority ;

[ii] That notwithstanding anything by the Mortgagors done or executed or knowingly suffered to the contrary, the Mortgagors now have the power to grant, convey, assign, assure and transfer unto the Mortgagee Bank the Mortgaged Properties ;

[iii] That it shall be lawful for the Mortgagee Bank upon entering into or taking possession under the provisions herein contained, of all or any of the Mortgaged Properties thenceforth to hold and enjoy the same and to receive the rents and profits thereof, without any interruption or disturbance by the Mortgagors or any other person or persons claiming by, through, under or in trust for the Mortgagors and that freed and discharged from or otherwise by the Mortgagors sufficiently indemnified against all encumbrances and demands whatsoever;

[iv] That the Mortgagors shall execute all such deeds, documents and assurances and do all such acts and things as the Mortgagee Bank may reasonably require for exercising the rights under these presents and / or for effectuating and completing the security hereby created, and shall, from time to time and at all times after the security hereby constituted shall become enforceable, execute and do all such deeds, documents, assurances, acts and things as the Mortgagee Bank may require for facilitating realization of the Mortgaged Properties and for exercising all the powers, authorities and discretions hereby conferred on the Mortgagee Bank or any Receiver and in particular the Mortgagors shall execute all transfers, conveyances, assignments and assurances of the Mortgaged Properties whether to the Mortgagee Bank or to their nominees and shall give all notices, orders and directions which the Mortgagee Bank may think expedient and shall form or cause to be performed all acts and things requisite or desirable for the purpose of giving effect to the exercise of any of the said powers, authorities and discretions.

(B) **Negative Covenants :**

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The Mortgagors hereby covenant with the Mortgagee Bank that during the continuance of the said Term Loan Facility by the Mortgagee Bank, the Mortgagors, without the prior written approval of the Mortgagee Bank shall not :

[i] pull down or remove any building or structure (except any temporary structure) on the Lands and Premises for the time being forming part of the First Mortgaged Properties or the Fixed Plant or Machinery or any Fixtures or Fittings annexed to the same or any of them except in the ordinary course of repair and maintenance or improvement or replacement or otherwise in the course of and for the purposes of carrying on the business of the Mortgagor Company and the Mortgagors will in such case forthwith restore or procure to be restored such building, structure, plant, machinery, equipment fixtures or fittings as the case may be, or replace the same or procure the same to be replaced by others of a similar nature and of at least equal value ;

[ii] sell or dispose off the First Mortgaged Properties or the Second Mortgaged Properties or any part thereof or create thereon any mortgage, lien or charge by way of hypothecation, pledge or otherwise howsoever or other encumbrance of any kind whatsoever.

7. **EVENTS OF DEFAULT :**

[i] If any one or more of the events specified as an Event of Default as per terms of sanction and/or as specified hereunder (hereinafter jointly and severally referred to as **"EVENTS OF DEFAULT"**) happens, the Mortgagee Bank may by a Notice to in writing to the Mortgagor Company and the Guarantor Mortgagors declare the principal and all accrued interest on the said Term Loan Facility to be due and payable forthwith and the security created hereunder shall become enforceable (anything in the said Loan Documents, the Guarantee Documents and/or these presents to the contrary notwithstanding) ;

(a) Default has occurred in the payment of the outstanding amount and interest in respect of the said Loan / Credit Facilities or on demand by Bank ;

(b) Default has been committed by the Mortgagor Company in payment of interest on the said Loan / Credit Facilities as mentioned in the said Loan Documents (other than the Principal sum of the Loan Facilities) and such default has continued for a period of Ninety days ;

(c) Interest amounting to atleast Rs. 500/- has been in arrears and unpaid for Ninety days after becoming due ;

(d) Default has occurred in the performance of any other covenants, conditions or agreement on the part of the Mortgagor Company under the Loan Documents and/or these presents or any other documents and such default

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has continued for a period of thirty days after notice in writing thereof has been given to the Mortgagor Company and the Guarantor Mortgagors as Guarantors jointly by the Mortgagee Bank ;

(e) Any information given by the Mortgagor Company in its Application for the said Term Loan Facility and other information furnished by the Mortgagor Company and the Guarantor Mortgagors and the warranties given / deemed to have been given by the Mortgagor Company to the Mortgagee Bank under the Loan Documents and the Guarantee Documents and/or these presents is misleading or incorrect in any material respect ;

(f) If there is reasonable apprehension that the Mortgagor Company is unable to pay its debts or proceedings for taking it into liquidation either voluntarily or compulsorily may be or have been commenced;

(g) If the Immovable Properties and Fixed Assets and the Movable Plant and Machinery and Equipment and Movable Assets offered as security herein to the Mortgagee Bank for the Term Loan Facility have not been kept insured by the Mortgagors or depreciate in value to such an extent that in the opinion of the Mortgagee Bank further security to the satisfaction of the Mortgagee Bank should be given and on advising the Mortgagor Company and the Mortgagors to that effect, such security has not been given to the Mortgagee Bank ;

(h) If without the prior approval of the Mortgagee Bank, the Mortgaged Properties or any part thereof are sold, disposed off, charged, encumbered or alienated or the said buildings, structures, machinery, plant or other equipment are removed, pulled down or demolished ;

(i) The Mortgagor Company has voluntarily or involuntarily become the subject of proceedings under any bankruptcy or insolvency law or the Mortgagor Company is voluntarily or involuntarily wound up ;

(j) The Mortgagor Company is unable or has admitted in writing its inability to pay its debts as they mature ;

(k) The Mortgagor Company has taken or suffered any action for its re-organization, liquidation or dissolution ;

(l) A Receiver or Liquidator has been appointed or allowed to be appointed of all or any part of the undertaking of the Mortgagor Company;

(m) If an attachment or distraint is levied on the Mortgaged Properties or any part thereof or Certificate Proceedings are taken or commenced for recovery of any dues from the Mortgagors;

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(n) If extraordinary circumstances shall have occurred which make it improbable for the Mortgagor Company to fulfill its obligations under the Loan Documents and/or these presents ;

(o) The Mortgagor Company ceases or threatens to cease to carry on its business or gives notice of the intention to do so;

(p) If the Mortgagor Company is unable to pay its debts within the meaning of Section 434 of the Act or if the Mortgagor Company is carrying on business at a loss and it appears to the Mortgagee Bank that continuation of its business will endanger the security hereby created;

(q) If in the opinion of the Mortgagee Bank, the security is in jeopardy.

[ii] If any Event of Default or any event which after the notice or lapse of time, or both, would constitute an Event of Default, has happened, the Mortgagor Company and the Guarantor Mortgagors shall forthwith give notice thereof to the Mortgagee Bank in writing, specifying the nature of such Event of Default, or of such event.

[iii] All expenses incurred by the Mortgagee Bank after an Event of Default has occurred in connection with :

(a) preservation of Mortgagors' Assets (whether then or thereafter existing);

(b) collection of amounts due from the Mortgagor Company under the Loan Documents ;

(c) enforcement of the Mortgaged Properties ;

shall be payable by the Mortgagors and the Mortgagee Bank shall have the following rights, namely :

[1] If any one or more of the events specified in the Loan Documents or the Guarantee Documents hereunder (hereinafter referred to as **"EVENTS OF DEFAULT"**) happen/s, the Mortgagee Bank may by a notice in writing to the Mortgagor Company as Borrower and the Guarantor Mortgagors as Guarantors declare the principal and all accrued interest on the said Term Loan Facility to be due and payable forthwith and the securities created hereunder shall become enforceable (anything in the Loan Documents and/or the Guarantee Documents and/or under these presents to contrary notwithstanding) and the Mortgagee Bank shall have the following rights, namely:

(a) to enter into and upon and take possession of the Mortgaged Properties and any Future Assets that be comprised in these presents and thenceforth quietly to possess, use and enjoy the same and receive income, profits and benefits thereof without interruption or hindrance by the Mortgagors or by any person or persons whosoever and to appropriate the same or the surplus thereof over the outgoings (if any) in reduction of the amount due

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from time to time to the Mortgagee Bank on account of principal, all interest, other charges and other moneys payable under the Loan Documents, the Guarantee Documents and/or these presents and to be freed and discharged from or otherwise by the Mortgagors and well and sufficiently saved and kept harmless and indemnified of, from and against all former and other estates, titles, claims, demands, charges and encumbrances whatsoever;

(b) to personally, or by agents or attorneys, immediately take possession of the Mortgaged Properties or any part thereof, from the Mortgagors or any other person who then has possession of the whole or any part thereof with or without notice or process of law and, for that purpose, to enter upon the Mortgagors' premises where any of the Mortgaged Properties are located, and use any and all the services, supplies, aids and other facilities of the Mortgagors in connection with such possession;

(c) to issue Demand Notice under the provisions of Section 13(2) of the SARFAESI Act, 2002 and in default to take possession of the Mortgaged Properties by complying with the provisions of the said Act ;

(d) to instruct any person, party of the Agreements to make any payment required by the terms of such agreement or instrument directly to the Mortgagee Bank;

(e) to sell, assign or otherwise liquidate, or direct the Mortgagors to sell, assign or otherwise liquidate, any or all of the Mortgaged Properties and take possession of the proceeds of any such sale or liquidation;

(f) take possession of the Mortgaged Properties or any part thereof, by directing the Mortgagors in writing to deliver the same to the Mortgagee Bank at any place or places designated by the Mortgagee Bank, **in which event, the Mortgagors shall, at their own expenses :**

[i] forthwith cause the same to be removed and delivered to the place or places so designated by the Mortgagee Bank ;

[ii] keep any Mortgaged Properties so delivered to the Mortgagee Bank (to the extent not physically delivered to the Mortgagee Bank) at such place or places, pending further action by the said Banks as provided in these presents ; and

(g) while such Mortgaged Properties shall be so kept, provide such guards and maintenance services as shall be necessary to protect the same, it being understood that the Mortgagors' obligation to move, keep or otherwise deliver the Mortgaged Properties is the essence of these presents and that the Mortgagee Bank shall be entitled to request and be eligible to obtain a

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Decree requiring Specific Performance by the Mortgagors or proceed under the provisions of the SARFAESI Act, 2002, as desired by the Mortgagee Bank ;

(h) to retain all cash proceeds received or receivable by the Mortgagee Bank in respect of the Mortgaged Properties and use such funds, in whole or in part, towards repayment of the Mortgagor Company's obligations to the Mortgagee Bank in respect of the said Term Loan Facility and all amounts in respect thereof ;

(i) to sell, assign or otherwise dispose off any of the Mortgaged Properties repossessed by the Mortgagee Bank under one or more contracts, in such manner, at such time, at such place or places and on such terms as the Mortgagee Bank may, in compliance with any requirements of law, determine in their absolute discretion ;

(j) to transfer the Mortgaged Properties by way of lease, leave and licence or sale or assignment ;

(k) to take all actions and to do all deeds under / in respect of the said Loan Documents/Guarantee Documents as the Mortgagee Bank is entitled to do to the exclusion of the Mortgagors;

(l) to transfer any balance amount lying to the credit of the Mortgagors towards discharge of the liability under the Mortgage, whether advanced now or may be advanced hereafter.

8. For the consideration aforesaid and in the premises, the Mortgagors doth hereby irrevocably grant full and free right and liberty as and by way of easement to pass, repass and have unfettered access at all times, to the Mortgagee Bank and its successors-in-title over the Mortgaged Properties or any part thereof in common with all persons entitled to like right at all times thereafter.

9. Any structures, fixtures and fittings, articles and things and other movables which shall from time to time during the continuance of this security be erected or be in or upon or about the Mortgaged Properties or on the Properties which may be comprised in the security of the Mortgagee Bank or fixed or attached to any of the fixtures and fittings now standing or hereafter be brought into the Mortgaged Properties and/or any part thereof respectively, whether in substitution or replacement of or in addition to any fixtures and fittings now standing or being fixed or attached or used or otherwise, shall be included in the security created by these presents and become and be part of the Mortgaged Properties.

10. **PROVIDED THAT** if the Mortgagor Company shall duly pay to the Mortgagee Bank, the Mortgage Debt or any part thereof, hereby secured in the manner provided in the Loan Documents and all other moneys (if any) by these presents or by law

payable by the Mortgagor Company to the Mortgagee Bank and by the Guarantor Mortgagors as Guarantors under the Guarantee Documents, then and in such case the Mortgagee Bank shall at any time thereafter, upon the request and costs of the Mortgagors, re-grant, re-convey, re-assure, re-transfer and release unto the Mortgagors or the persons, all and singular the Mortgaged Properties expressed to be hereby granted, conveyed, assured, transferred or charged or any other assets which may be comprised in these presents unto the Mortgagors or as the Mortgagors shall direct.

11. **PROVIDED ALSO AND IT IS HEREBY AGREED AND DECLARED THAT** if the Mortgagors shall fail to pay to the Mortgagee Bank the Mortgage Debt or any part thereof in the manner provided herein or in the said Loan Documents and/or the Guarantee Documents, then and in that event the Mortgaged Properties hereby assured, transferred and charged or expressed to be, shall not be redeemed or be redeemable by the Mortgagors or any other person or persons interested in the equity of redemption thereof at any time thereafter and the Mortgagee Bank shall be entitled to refuse to accept payment of the Mortgage Debt unless the Mortgagor Company or the Mortgagors or such persons or person shall have given to the Mortgagee Bank previous notice in writing, making an appointment to pay off the Mortgage Debt on any working day during banking hours and shall pay the same accordingly and in conformity with such notice on such appointed day or unless and in the alternative and in default or in lieu of such notice, the Mortgagor Company and the Mortgagors or such person or persons shall pay to the Mortgagee Bank in addition to the Mortgage Debt, further interest on the Mortgage Debt at the rate stipulated for the defaults calculated from the date of default as aforesaid until payment and every failure on the part of the Mortgagor Company and the Mortgagors or such person or persons to pay off the Mortgage Debt strictly in accordance with such notice as aforesaid and on the day thereby appointed, shall entitle the Mortgagee Bank to a fresh notice of the same part of the default thereof and to three months' further interest till payment as aforesaid.

12. **THE MORTGAGORS DOTH HEREBY DECLARE, ASSURE, CONFIRM AND UNDERTAKE TO THE MORTGAGEE BANK AS FOLLOWS :**

(a) The Mortgaged Properties hereinbefore expressed to be assigned, transferred, assured, are the absolute properties of the Mortgagors, free from any mortgage, charge or encumbrance and are not subject to any lis pendens, attachment or other process issued by any Court or Authority.

(b) The Mortgagors have the powers to grant, convey, assure, assign and transfer the Mortgaged Properties in the manner hereinbefore expressed.

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13. **THE MORTGAGORS DO HEREBY COVENANT WITH THE MORTGAGEE BANK AS UNDER :**

(a) If default shall be made in the payment by the Mortgagor Company of all or any part of the said Principal sum and/or interest, or any other moneys under the said Loan Documents and by the Guarantor Mortgagors of the moneys under the Guarantee Documents and / or these presents or in the performance or observance of any of the covenants, conditions and provisions in the said Loan Documents and/or the Guarantee Documents and/or in these presents contained, on the part of the Mortgagor Company and the Guarantor Mortgagors to be performed or observed, then and in any such case, it shall be lawful for the Mortgagee Bank to enter into and upon and take possession of the Mortgaged Properties and any Future Assets that be comprised in these presents and henceforth quietly to possess, use and enjoy the same and receive the income, profits and benefits thereof, without interruption or hindrance by the Mortgagors or by any person or persons whomsoever and to appropriate the same or the surplus thereof over the outgoings (if any) in reduction of the amount due from time to time to the Mortgagee Bank on account of principal, all interest and all other moneys payable by the Mortgagor Company and the Guarantor Mortgagors to the Mortgagee Bank under the said Loan Documents and/or the Guarantee Documents and that to be freed and discharged from or otherwise by the Mortgagor Company and the Guarantor Mortgagors well and sufficiently saved and kept harmless and indemnified of, from and against all former and other estates, titles, claims, demands, charges and encumbrances whatsoever ;

(b) The Mortgagors and all other persons lawfully or equitably claiming or entitled to claim any estate, right, title or interest, into or upon the Mortgaged Properties or any of them or any part thereof respectively, shall and will from time to time and at all times at the cost of the Mortgagors until sale and thereafter of the person or persons requiring the same execute, make and do or cause and procure to be executed, made and done every such assurance, act and thing for further and more perfectly assuring all or any of the Mortgaged Properties unto and to the use of the Mortgagee Bank as shall be reasonably required; the moneys received in or towards substantially rebuilding, reinstating and repairing the Mortgaged Properties or any part thereof or in or towards the payment of the loan, interest and all other moneys for the time remaining due under the security of these presents ;

(c) The Mortgagors will at all times during the continuance of these presents and the security hereby created, pay all rents, rates, cesses, taxes, revenues and assessments (present as well as future) and all dues, duties and outgoings whatsoever payable in respect of the Mortgaged Properties and any Future Assets that may be comprised in these presents immediately upon the same having

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become due and will keep the same and every part thereof in a good and substantial state of repair and working order and also keep the same insured in and upto the replacement value thereof as approved by the Mortgagee Bank (including Surveyor's and Architect's fees) the Mortgaged Properties charged/to be charged to the Mortgagee Bank and such of its other properties as are of insurable nature, in the joint names of the Mortgagors and the Mortgagee Bank and any other person having an insurable interest in the Mortgaged Properties and acceptable to the said Banks, against loss or damage by fire, theft, cyclone, tempest, flood, typhoon, hurricane, lightening, explosion, earthquake and storm or other civil commotion or revolution, flood, marine risk, erection risk, war risks and such other risks as may be specified by the Mortgagee Bank from time to time, in a manner and on the basis satisfactory to the Mortgagee Bank and shall duly pay all premia and other sums payable for that purpose with Insurance Companies approved by the Mortgagee Bank, for the value determined by the Mortgagee Bank and the value so determined as aforesaid to be apportioned between the Mortgaged Properties and any further assets that may be comprised in these presents, in such manner as the Mortgagee Bank may prescribe or approve of and the Mortgagors shall duly pay all premia and other sums payable for that purpose and/or for renewal of such insurance **AND** shall deliver to and leave with the Mortgagee Bank, all Policies of such Insurance and all receipts of premia therefore **AND** all the moneys to be received under such Policies shall be upon trust for better securing to the Mortgagee Bank the payment of all moneys hereby secured and subject thereto in trust for the Mortgagors; in case the Mortgagors shall neglect to keep all and singular the Mortgaged Properties or any part thereof in good and substantial repair and working order, or to pay the rents, rates, cesses, taxes, revenues, assessments, outgoings, dues and duties as aforesaid or to insure the same as aforesaid or to effect and keep up such insurance as aforesaid or pay the renewal premia therefor in the manner aforesaid, it shall lawful but not obligatory on the part of the Mortgagee Bank to repair and keep in good and substantial repair and condition and working order the Mortgaged Properties or any part thereof and pay any such rents, rates, cesses, taxes, revenues, assessments, outgoings, dues and duties and insure and keep insured all and singular the Mortgaged Properties on the basis of their replacement cost or such other basis satisfactory to the Mortgagee Bank and for such time as the Mortgagee Bank shall think proper and to pay renewal premia therefor or such repair, the payment of such rents, rates, cesses, taxes, revenues, assessments, and making and continuing of such insurance by the Mortgagee Bank as aforesaid and the payment as renewal premia therefor shall also be secured by these presents and further all sums of moneys received under or by virtue of any such insurance aforesaid shall, at the option of the Mortgagee Bank, either be forthwith applied to the extent of the moneys received in or towards substantially rebuilding, reinstating

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and repairing the Mortgaged Properties or any part thereof or in or towards payment of the said total Credit Facilities, interest and all other moneys for the time being remaining due under the security of these presents ;

(d) The Mortgagors will at its own costs, satisfy the Mortgagee Bank that the Mortgagors' title to the said Mortgaged Properties is clear and marketable and free from encumbrances and reasonable doubts and will, from time to time, inform the Mortgagee Bank of the steps taken by the Mortgagors in that behalf ;

(e) Nothing herein contained shall be deemed to affect or prejudice the rights and the powers of the Mortgagee Bank under these presents including the right to call for the whole of the Mortgage Debt in default of payment of the said principal, any amount of interest or other moneys or any breach by the Mortgagor Company of the terms of the Loan Documents and the Guarantor Mortgagors of the terms of the Guarantee Documents and/or these presents ;

(f) [i] The Mortgagors shall permit the Mortgagee Bank and its servants and agents, either alone or with workmen and others, from time to time and at all reasonable times, to enter into and upon the Mortgaged Properties and any Future Assets that may be comprised in these presents and to inspect the same and if on such inspection it appears to the Mortgagee Bank that the Mortgaged Properties or any Future Assets that may be comprised in these presents require any replacements, the Mortgagee Bank shall give notice thereof to the Mortgagors calling upon the Mortgagorsto repair or replace the same and upon the failure of the Mortgagors to take steps to do so within one month of the date of the notice, it shall be lawful but not obligatory on the part of the Mortgagee Bank to repair or replace the same or any part thereof at the expenses in all respects of the Mortgagors and such expenses together with interest thereon at the applicable rate for the said Term Loan Facility, shall be payable by the Mortgagors on demand and shall until repayment of the same, shall be secured by these presents and carry interest at the rate stipulated in the Loan Documents and the Guarantee Documents ;

[ii] The Mortgagor Company shall permit the Mortgagee Bank and its Authorised Representatives to inspect all records, registers and accounts of the Mortgagor Company. Any such representative of the Mortgagee Bank shall have free access at all reasonable times to any part of the Mortgagors' Properties and to their records, registers and accounts and to all plans and specifications relating to the Mortgaged Properties and shall receive full co-operation and assistance from the employees of the Mortgagors. The cost of

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inspection, including travelling and all other expenses, shall be payable by the Mortgagor Company and the Guarantor Mortgagors to the Mortgagee Bank in this behalf, together with interest thereon at the applicable rate as specified in the Loan Documents and the Guarantee Documents ;

(g) The Mortgagors shall not, without the written consent of the said Banks, remove any equipment or any other assets forming part of the Mortgaged Properties or any part thereof hereby assigned and secured by these presents and in case of such removal, shall replace the same by equipment or other assets of equivalent nature or value. provided that in the event of the Mortgagee Bank agreeing that any such part of the equipment or other assets be so removed as aforesaid is redundant or has become worn out or obsolete and need not be replaced, the same may be sold and the sale proceeds utilized towards satisfaction or repayment of the Mortgage Debt or for acquiring fresh Fixed Assets;

(h) The Mortgagee Bank shall have the right to appoint, whenever they consider necessary, any person, firm, company or association of persons, engaged in technical, management and/or any other consultancy business to inspect and examine the working of the Mortgagor Company and to report to the Mortgagee Bank. The Mortgagor Company shall give full co-operation and provide the necessary assistance to the Consultants so appointed in carrying out such examination. The costs, charges and expenses of the examination by the consultants including their professional fees and travelling and other expenses shall be payable by the Mortgagor Company, together with interest thereon at the same rate as on defaulted instalments as specified in the Loan Documents, with monthly rests from the date of payment and until such reimbursements, the same shall stand secured hereunder.

14. **PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that notwithstanding anything contained herein and without prejudice to all other rights of the Mortgagee Bank according to law or under the Loan Documents and/or the Guarantee Documents and/or under these presents :**

(a) it shall be lawful for the Mortgagee Bank at any time without any further consent of the Mortgagorsto sell or concur with any other person in selling/further assigning the Mortgaged Properties and any Future Assets that may be comprised in these presents or any part thereof either by public auction or private contract with liberty also to make such conditions and stipulations respecting title or evidence of title or other matter as the Mortgagee Bank may deem proper with power to buy the Mortgaged Properties and any Future Assets or any part thereof that may be comprised in these presents at any sale by auction / assignment or rescind or vary any contract for sale/assignment and to resell / reassign the Mortgaged Properties or any Future Assets that may be comprised in these presents or any part thereof, without being answerable or accountable for any loss or remuneration occasioned thereby and to make any such sale / assignment as aforesaid freed and discharged or provided out of the purchase money or by payment in Court or otherwise and with power also for the purpose aforesaid to execute assurances and give effectual receipts for the purchase money and do all other acts and things for completing the sale/assignment which the person or persons exercising the power of sale/assignment shall think proper and the aforesaid power shall be deemed to be power to sell and concur in selling the Mortgaged Properties or any Future Assets that may be comprised in these presents under the SARFAESI Act, 2002 and without the intervention of the Court, or otherwise within the meaning of Section 69 of the Transfer of Property Act, 1882 ;

(b) **The power of sale/assignment hereinbefore contained shall not be exercised by the Mortgagee Bank unless and until :**

[i] an Event of Default shall have occurred and / or default shall have been made by the Mortgagor Company and the Guarantor Mortgagors in payment of any monies in respect of the Term Loan Facility or any part thereof on the days appointed for the payment thereof under the Loan Documents and / or the Guarantee documents and for space of two calendar months next after the Notice in writing required by Sub-Section 2 of Section 69 of the Transfer of Property Act, 1882 or Section 13(2) of the SARFAESI Act,2002 requiring the payment of any instalment of the total Credit Facilities or such part thereof as may for the time being be due and remain unpaid and shall have been served on the Mortgagor Company and the Mortgagors; or

[ii] interest amounting at least to Rs. 500/- (Rupees Five Hundred Only) shall be in arrears and remaining unpaid for three calendar months after becoming due under the said Loan Documents, the Guarantee Documents or these presents;

(c) No Purchaser upon any sale/assignment purporting to be made in pursuance of the aforesaid power in that behalf shall be bound or concerned to see or inquire whether either of the events mentioned in the last preceding sub-clause (b) has happened or whether any default has been made in payment of any moneys intended to be hereby secured or whether any money remains owing on the security of these presents or as to the necessity or expediency of the stipulations subject to which such sale shall have been made or otherwise as to the propriety or regularity of such sale and notwithstanding any impropriety or irregularity whatsoever in any such sale the same shall, as far as regards the safety and protection of the purchaser or purchasers be deemed to be within the aforesaid power in that behalf and be valid and effectual and the remedy of the Mortgagorsin respect of any breach of any of the clauses or provisions hereinbefore contained or of any impropriety or irregularity whatsoever in any such sale shall be in damages only ;

(d) All other provisions and trusts ancillary to the power of sale which are contained in Section 69 of the Transfer of Property Act, 1882 and the SARFAESI Act, 2002 shall apply to this security as if the same were incorporated herein ;

(e) Upon any such sale/assignment as aforesaid, the receipt of the Mortgagee Bank for the purchase money shall effectually discharge the Purchaser or Purchasers there from and from being concerned to see to the application thereof or being answerable for the loss or misapplication thereof ;

(f) The provision of Section 67A of the Transfer of Property Act, 1882 shall not apply to these presents;

(g) It shall be lawful for the Mortgagors to remain in possession of and use the Mortgaged Properties and any Future Assets that may be comprised in these presents only until the Mortgagee Bank shall take possession thereof under these presents;

(h) The Mortgagors shall, while in lawful possession of the Mortgaged Properties and any Future Assets that may be comprised in these presents, have no power to make leases thereof, save and except with the consent in writing of the Mortgagee Bank first obtained on such terms and conditions as the Mortgagee Bank in their absolute discretion may think fit and the provisions of Section 65A of the Transfer of Property Act, 1882, shall not apply to these presents.

15. Subject to the provisions of Section 69A of the Transfer of Property Act, 1882, and to such of the provisions of law as may, for the time being be applicable, the Mortgagee Bank, at any time after the security hereby constituted becomes enforceable and whether or not the Mortgagee Bank shall then have entered into or taken possession of the Mortgaged Properties and in addition to the power hereinbefore conferred upon the Mortgagee Bank after such entry into or taking possession may, in writing, appoint Director of the Mortgagee Bank or any other Officer(s) of the Mortgagee Bank as they deem fit as Receiver(s) of the Mortgaged Properties or any part thereof and remove any Receiver(s) so appointed and appoint any such other person(s) in his or their stead and unless the Mortgagee Bank shall otherwise prescribe in writing such Receiver(s) shall have all the powers hereinbefore conferred upon the said Banks. All the provisions and powers hereinbefore declared in respect of a Receiver appointed by the Mortgagee Bank after entering into or taking possession by the Mortgagee Bank shall apply to a Receiver appointed before entering into or taking possession by the Mortgagee Bank and in particular such Receiver shall be deemed to be the agent of the Mortgagors which shall be solely responsible for his acts and defaults and for his remuneration.

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16. The Mortgagee Bank shall not be answerable or accountable for any involuntary losses which may happen in or about the exercise or execution of any of the rights, powers, authorities, discretions and trusts which may be vested in the Mortgagee Bank by virtue of these presents or by any provisions of law.

17. [i] Without prejudice to the generality of the powers given to the Mortgagee Bank hereunder or by law and in addition to all the powers, rights and privileges which the Mortgagee Bank shall be entitled to exercise under these presents or under the law, after the Mortgagee Bank shall have entered into or taken possession of the Mortgaged Properties and any Future Assets that may be comprised in these presents or any part thereof or after a Receiver thereof shall have been appointed as aforesaid and until the whole of the Mortgaged Properties and any Future Assets that may be comprised in these presents shall be sold, it shall be lawful for but not obligatory upon the Mortgagee Bank or the Receiver as the case may be to carry on and manage the business of the Mortgagor Company in respect of the Mortgaged Properties and any Future Assets that may be comprised in these presents as the Mortgagee Bank or the Receiver shall, in his absolute direction, think fit.

[ii] **The Mortgagee Bank or the Receiver so appointed may, for the purpose of carrying on the said business in respect of the Mortgaged Properties, do all or any of the following acts and things, viz. :**

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

(b) to renew, repair or replace such equipment, fixtures and fittings and effects as shall be worn out or lost or otherwise become unserviceable or unfit for use and repair and keep in repair the buildings, machinery, plant and other property and effects comprised in the Mortgaged Properties ;

(c) provide all such machinery, materials and things as the Mortgagee Bank or the Receiver may consider necessary ;

(d) insure all or any of the Mortgaged Properties of an insurable nature against such risks in such sum or sums as the Mortgagee Bank or the Receiver shall think fit ;

(e) settle, adjust, compromise and submit to arbitration any amount, claims, questions or disputes whatsoever which may arise in connection with the said business or the Mortgaged Properties and execute, release or other discharges in relation thereby ;

(f) bring, take, defend, compromise, submit to arbitration and discontinue any actions, suits or proceedings whatsoever, civil or criminal, in relation to the business of the Mortgagor Company or any parties of the Mortgaged Properties ;

(g) allow time for payment of any debts either with or without security ;

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

(i) subject to such consent as may be necessary demise or let out the Mortgaged Properties or any part or parts thereof, for such terms, at such rents and generally in such manner and upon such conditions and stipulations as the Mortgagee Bank or the Receiver shall think fit ;

(j) exchange any part or parts of the Mortgaged Properties or any other authorities or property suitable for the purpose of the Mortgagorsupon such erms as may seem expedient and either with or without payment or receipt of moneys for equality of exchange or otherwise ;

(k) assent to the modification of any contracts or arrangements which may be subsisting in respect of any of the Mortgaged Properties and in particular the terms of any concessions or licenses for the time being held;

(l) generally do and cause to be done all such acts, deeds and things and to enter into such arrangements and contracts respecting the said business and the Mortgaged Properties and the working thereof as the Mortgagee Bank would do or cause to be done if the Mortgagee Bank had absolute ownership of the Mortgaged Properties and had carried on the said business for the benefit of the Mortgagee Bank without being responsible for any loss or damage which may happen thereby.

18. **IT IS HEREBY EXPRESSLY AGREED BY AND BETWEEN THE PARTIES HERETO** that no delay in exercising or omission to exercise any right, power or remedy accruing to the Mortgagee Bank upon any default by the Mortgagor Company under the Loan Documents and/or the Guarantor Mortgagors under the Guarantee Documents and/or under these presents or any other Agreements or document shall impair any such right, power or remedy or shall be construed to be waiver thereof or any acquiescence in such default, nor shall the inaction of the

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Mortgagee Bank in respect of any default or any acquiescence by it in any default, affect or impair any right, power or remedy of the Mortgagee Bank in respect of any other default.

19. The Mortgagors do hereby expressly agree with the Mortgagee Bank that neither the Mortgagee Bank nor any Receiver appointed as aforesaid by reason of the Mortgagee Bank or such Receiver entering into or taking possession of the Mortgaged Properties or any part thereof shall be liable to the Mortgagors to account as the Mortgagee Bank in possession for any amount or thing except for the actual receipts or be liable for any loss or for any default or omission for which the Mortgagee Bank as the Mortgagee Bank in possession might be liable.

20. In the event of any of the Mortgaged Properties or any of them or any part thereof or any of the Assets lying, being, erected or installed thereon or any part thereof being at any time taken over or being requisitioned or acquired by the Government of India or Government of Maharashtra or any other State Government or by any public body or authority entitled to do so for public purpose or otherwise and/or in the event of the Government or other Statutory Public Body or Authority taking over the management of the Mortgagor Company or of its business concern and undertaking wholly or partly and/or any part of the Mortgaged Properties and/or in the event of the nationalization of the Mortgagor Company and/or moratorium is passed or in the case of running of its business or its management and control having been taken over under any Unemployment Relief Scheme or under the provisions of Industries (Development and Regulation) Act, 1951 or for any other reason whatsoever the Mortgagee Bank shall be entitled or declared entitled to receive the whole of the compensation or any other amounts specified to be payable or such moneys as may be payable to the Mortgagors as compensation thereof or otherwise to which the Mortgagors be entitled to receive and apply the same or a sufficient portion thereof towards repayment/discharge in full of the Mortgage Debt for the time being due under these presents including interest in lieu of notice and residue of such moneys received, if any, shall be paid over to the Mortgagors or the persons entitled thereto. All proceedings for ascertainment and recovery of compensation payable for or in respect of any of the Mortgaged Properties or any part thereof shall be conducted by the Mortgagors through their Attorneys and/or Lawyers and/or Engineers approved by the Mortgagee Bank but if the Mortgagors do not do so then the Mortgagee Bank shall be entitled to engage another set of Attorneys and/or Lawyers and/or Engineers approved by the Mortgagee Bank and the Mortgagors shall repay on demand to the Mortgagee Bank all costs, charges and expenses that may be incurred by the Mortgagee Bank with interest thereon at the rate aforesaid from the time of the same having been so incurred and that until repayment the same shall be secured by these presents.

21. Over and above any other provisions herein contained and without prejudice thereto in the event of the Mortgagor Company and the Guarantor Mortgagors making any default in the repayment of the Mortgage Debt or any part thereof hereby secured or in the event of the Mortgagor Company and the Guarantor Mortgagors failing to comply with any of the terms and provisions of these presents or the Loan Documents and the Guarantee Documents respectively, the Mortgagee Bank shall, subject to the laws for the time being in force, after giving at least fifteen days' previous notice in writing in that behalf to the Mortgagors and/or the Mortgagors has the right to take over or transfer by way of lease, sublease or sale or assignment or otherwise all the properties and assets mortgaged or assigned to the Mortgagee Bank hereunder and the Mortgagors shall in such event forthwith on demand by the Mortgagee Bank and hand over and transfer the charge and management of the whole of the Immovable Properties and Assets mortgaged or assigned to the Mortgagee Bank hereunder. Upon exercise by the Mortgagee Bank of any of the powers of sale and realization under the foregoing provisions, all rights in or to the properties or assets transferred shall vest in the Transferee as if the Sale had been made by the Mortgagors itself. Further, if and when the Mortgagee Bank shall take over the Mortgaged Properties of the Mortgagors under the foregoing provisions, the Mortgagee Bank shall be deemed to be the owner of the properties, assets, undertaking and concern of the Mortgagors in respect thereof for the purpose of all Suits by or against the Mortgagors and shall sue and be sued, provided that if any property comprised in the Mortgaged Properties shall be transferred or realised by the Mortgagee Bank as aforesaid all costs, charges and expenses, incurred by the Mortgagee Bank incidental to such transfer and realization shall be held by the Mortgagee Bank in trust to be applied first in payment of all costs, charges and expenses of transfer and realization of any such property and secondly in the discharge of the Mortgage Debt by the Mortgagors to the Mortgagee Bank and the residue of such moneys shall be paid over to the Mortgagors or the persons entitled thereto.

22. The Mortgagors shall pay all costs, charges and expenses including as between attorneys and client (including charges of the Legal Advisor of the said Banks) anywise incurred or paid by the Mortgagee Bank of and incidental to, or in connection with these presents or this security and incurred well for the assertion or defense of the rights of the Mortgagee Bank as for the protection and security of the Mortgaged Properties and any Future Assets that may be comprised in these presents and for the demand, realization and recovery of the loss and all interest and other charges payable by the Mortgagors to the Mortgagee Bank and the same shall on demand be repaid by the Mortgagors to the Mortgagee Bank with interest

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thereon at the applicable rate under the Loan Documents and the Guarantee Documents from time to time of the same having been so incurred and until such repayment the same shall be secured by these presents.

23. For all or any of the aforesaid purposes, the Mortgagors hereby irrevocably appoints the Mortgagee Bank as well as the Receiver to be appointed under these presents to be its Attorneys or Attorney on behalf of the Mortgagors to execute and do all acts, deeds and things which the Mortgagor sought to execute and do under the covenants and provisions herein contained and generally to use the name of the Mortgagors in the exercise of all or any of the powers by these presents conferred on the Mortgagee Bank or any Receiver appointed by it.

24. (a) Any Notice or Request required to be served or given on the Mortgagor Company shall for the purposes of these presents be sufficiently served at the Registered Office of the Mortgagor Company and at the address of the Guarantor Mortgagors at the last known addresses available or made known on the record of the Mortgagee Bank or if left or affixed to any part of the Mortgaged Properties and such Notice shall also be deemed to be properly and duly served if it is sent by post in a Registered Letter addressed to the Mortgagor Company at its Registered Office or to the address of Guarantor Mortgagors at their last known addresses on the record of the Mortgagee Bank and such service shall be deemed to have been made at the time at which such Registered Letter would in the ordinary course of post be delivered and even though returned unserved on account of refusal or otherwise, howsoever.

(b) Any Notice or Request to be given or made to the Mortgagee Bank or to any other party shall be in writing. Such Notice or Request shall be deemed to have been given or made when it is delivered by hand or despatched by mail or telegram to the Party to which it is required to be given or made at such Party's designated address.

25. The Mortgagor Company and the Mortgagors also agree that the Mortgagee Bank may at its sole discretion disclose Credit Information relating to the Mortgagor Company and the Guarantor Mortgagors to any Institutions in connection with the Term Loan Facility granted to the Mortgagor Company.

26. As a pre-condition relating to the grant of the Credit Facilities, the Mortgagor Company and the Guarantor Mortgagors hereby agree and consent for the disclosure by the Mortgagee Bank of all or any information and data relating to the Mortgagor Company and the Guarantor Mortgagors, the Term Loan Faciltiy availed by the Mortgagor Company, obligations assumed/ to be assumed by the Mortgagor

Company and the Guarantor Mortgagors in relation thereto and default, if any, committed by the Mortgagor Company and the Guarantor Mortgagors in discharge thereof, as the Bank may deem appropriate and necessary to disclose and furnish to the Credit Information Bureau (India) Limited and any other agency so authorised in that behalf by the Reserve Bank of India.

27. The Mortgagor Company as the Borrower and the Guarantor Mortgagors as the Guarantors hereby declare that the information and data furnished by the Mortgagor Company and the Mortgagors to the Mortgagee Bank is true and correct. The Mortgagor Company and the Mortgagors hereby agree that the Credit Information Bureau (India) Limited and any other Agency so authorised may use, process the said information and data disclosed by the Mortgagee Bank in the manner as deemed fit by them and the Credit Information Bureau (India) Limited and any other Agency so authorised may furnish for consideration, the processed information and data or products thereof prepared by them, to the Banks or Financial Institutions and other Credit Grantors or Registered Users, as may be specified by the Reserve Bank in this behalf.

28. Along with this Indenture of Mortgage, the Mortgagors have also made a Simple Deposit of the Original Title Deeds and other Documents more particularly in THE SECOND SCHEDULE hereunder written with the Mortgagee Bank in relation to the Immovable Properties more particularly described in THE FIRST SCHEDULE hereunder written.

29. This Deed of Mortgage is a Mortgage without possession of the Properties being handed over to the Mortgagee Bank and as such will attract Stamp Duty of Rs. 3,80,500/- under Article 40(b) of Schedule- I of the Maharashtra Stamp Act, 1958 on the Credit Facilities totally aggregating to Rs. 7,61,00,000/- (Rupees Seven Crores and Sixty One Lacs only).

IN WITNESS WHEREOF THE MORTGAGOR COMPANY HAS CAUSED ITS COMMON SEAL TO BE AFFIXED HEREUNTO AND THE GUARANTOR MORTGAGORS HAVE SET THEIR HANDS AND SIGNATURES ON THE DAY AND YEAR FIRST HEREINABOVE MENTIONED.

THE FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE IMMOVABLE PROPERTIES AND THE FIXED ASSETS)

PART - A

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Land bearing Gat No. 178/1/A/1 (Part) admeasuring about 0 H 27 R (assessed at Rs. 0.54 ps.) [Open Plot Grampanchayat Property Extract No. 546 of Village Venegaon, Taluka Madha] situated at Village : Venegaon, Taluka : Madha, District : Solapur belonging to Rajmangal Milk and Agro Foods Private Limited – the Mortgagor Company.

All that piece and parcel of Immovable Property being Land bearing Gat No. 178/1/A/1 (Part) admeasuring about 0 H 27 R (assessed at Rs. 0.54 ps.) [Open Plot Grampanchayat Property Extract No. 546 of Village Venegaon, Taluka Madha] situated at Village : Venegaon, Taluka : Madha, District : Solapur and within the jurisdiction of Registration Sub-District Madha, Taluka : Madha and Registration District Solapur, along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), belonging to Shree Rajmangal Milk and Agro Foods Private Limited – the Mortgagor Company and bounded as under :

On or towards the East	:	By Land out of Gat No. 178/1/1.
On or towards the West	:	By Chavanwadi Shiv.
On or towards the South	:	By Land bearing Gat No. 177.
On or towards the North	:	By Land out of Gat No. 178/1/A/1.

PART - B

A Portion of Land admeasuring about 01 H 05 R along with Pot Kharaba 0 H 11 R (assessed at Rs. 0.98 ps.) out of the Land bearing Gat No. 184/1 totally admeasuring about 03 H 15 R plus Pot Kharaba 0 H 31 R (assessed at Rs. 2.92 ps.) situated at Village : Hingangaon, Taluka : Indapur, District : Pune, belonging to Mr. Rajendra Maruti Tamblle – the Second Mortgagor.

All that piece and parcel of Immovable Property being a Portion of Land admeasuring about 01 H 05 R along with Pot Kharaba 0 H 11 R (assessed at Rs. 0.98 ps.) out of the Land bearing Gat No. 184/1 totally admeasuring about 03 H 15 R plus Pot Kharaba 0 H 31 R (assessed at Rs. 2.92 ps.) situated at Village : Hingangaon, Taluka : Indapur, District : Pune and within the jurisdiction of Registration Sub-District Indapur and Registration District Pune, along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and

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future), **belonging to Mr. Rajendra Maruti Tambile – the Second Mortgagor** and bounded as under:

On or towards the East	:	By Land out of Gat No. 184/1.
On or towards the West	:	By Hingangaon Kandalgaon Road.
On or towards the South	:	By Land out of Gat No. 184/1.
On or towards the North	:	By Land out of Gat No. 181/2.

PART- C

Residential Flat No. 701 admeasuring about 1079 sq. ft. (Built Up Area) with Adjacent Terrace admeasuring about 108 sq. ft. on the Seventh Floor in Building No. D of Scheme called "Roystonea" in Magarpatta City, constructed on the Land bearing Final Plot No. MPT/26 admeasuring about 45,250.82 sq. metres in East Magarpatta City, comprising of the Lands bearing Survey No. 115/1 and Others, all situated at Village : Hadapsar, Taluka : Haveli, District : Pune, belonging to Mr. Rajendra Maruti Tambile – the Second Mortgagor.

All that piece and parcel of Immovable Property being Residential Flat No. 701 admeasuring about 1079 sq. ft. (Built Up Area) with Adjacent Terrace admeasuring about 108 sq. ft. on the Seventh Floor of Building No. D of Scheme called "Roystonea" in Magarpatta City, constructed on the Land bearing Final Plot No. MPT/26 admeasuring about 45,250.82 sq. metres in East Magarpatta City, comprising of the Lands bearing Survey No. 115/1, 139/1B, 139/6B, 139/6C, 139/7, 139/10A, 139/10B/1, 139/18, 139/19, 139/20, 140/1A, 140/4A, 140/6, 140/8A, 140/8B/1, 140/10/1, 140/12, 140/16, 140/17, 140/19A, 140/28, 140/29, 140/30, 141/1, 141/4 AND 141/6A all situated at Village : Hadapsar, Taluka : Haveli, District : Pune, within the limits of Pune Municipal Corporation and within the jurisdiction of Registration Sub-District Taluka Haveli, Registration District Pune, along with all the common areas, facilities and amenities appurtenant thereto and together with the Furniture, Fixtures, Fittings and Electrical Installations installed therein, **belonging to Mr. Rajendra Maruti Tambile – the Second Mortgagor** and which Final Plot No. MPT – 26 is bounded as under :

On or towards the East	:	By 24 Metres Wide Magarpatta Road.
On or towards the West	:	By Final Plot No. MPT-23, 24, 7 and 8.
On or towards the South	:	By Final Plot No. MPTA 2, 3 and 4.
On or towards the North	:	By MPTA-27.

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PART - D

A Portion of Land admeasuring about 0 H 50 R (assessed at Rs. 0.92 ps.) out of the Land bearing Gat No. 143 totally admeasuring about 03 H 49 R (assessed at Rs. 6.44 ps.) situated at Village : Hingangaon, Taluka : Indapur, District : Pune, belonging to Mrs. Jayashree Rajendra Tambile – the Third Mortgagor.

All that piece and parcel of Immovable Property being a Portion of Land admeasuring about 0 H 50 R (assessed at Rs. 0.92 ps.) out of the Land bearing Gat No. 143 totally admeasuring about 03 H 49 R (assessed at Rs. 6.44 ps.) situated at Village : Hingangaon, Taluka : Indapur, District : Pune and within the jurisdiction of Registration Sub-District Indapur and Registration District Pune, along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), **belonging to Mrs. Jayashree Rajendra Tambile – the Third Mortgagor** and bounded as under:

On or towards the East	:	By Kandalgaon Hingangaon Road.
On or towards the West	:	By Property of Hanumant Deokar.
On or towards the South	:	By Property of Mr. Vijay Bodake.
On or towards the North	:	By Land bearing No. 142/4.

PART - E

Land bearing Gat No. 142/4 admeasuring about 0 H 87 R (assessed at Rs. 1.61 ps.) situated at Village : Hingangaon, Taluka : Indapur, District : Pune, belonging to Mr. Abhijeet Rajendra Tambile – the Fourth Mortgagor.

All that piece and parcel of Immovable Property being Land bearing Gat No. 142/4 admeasuring about 0 H 87 R (assessed at Rs. 1.61 ps.) situated at Village : Hingangaon, Taluka : Indapur, District : Pune and within the jurisdiction of Registration Sub-District Indapur and Registration District Pune, along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), belonging to Mr. Abhijeet Rajendra Tambile – the Fourth Mortgagor and bounded as under :

On or towards the East	:	By Kandalgaon Hingangaon Road.

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On or towards the West	:	By Property of Mr. Hanumant Deokar.
On or towards the South	:	By Land bearing Gat No. 143.
On or towards the North	:	By Property of Mr. Kalyan Deokar.

PART - F

Land bearing Gat No. 327 admeasuring about 04 H 16 R plus Pot Kharaba 0 H 05 R (assessed at Rs. 10.63 ps.) situated at Village : Anthurne, Taluka : Indapur, District : Pune, belonging to Mr. Ketan alias Ketankumar Dattatray Shinde, the Fifth Mortgagor.

All that piece and parcel of Immovable Property being a Portion of Land admeasuring about 02 H 08 R along with Pot Kharaba 0 H 02.5 R out of the Land bearing Gat No. 327 totally admeasuring about 04 H 16 R plus Pot Kharaba 0 H 05 R (assessed at Rs. 10.63 ps.) situated at Village : Anthurne, Taluka : Indapur, District : Pune and within the jurisdiction of Sub-Registration District Taluka Indapur and Registration District Pune, along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), **belonging to Mr. Ketan alias Ketankumar Dattatray Shinde, the Fifth Mortgagor** and bounded as under :

On or towards the East	:	By Land of Sheti Mahamandal.
On or towards the West	:	By Anthurne Bhujbal Wasti Road.
On or towards the South	:	By Land of Sheti Mahamandal.
On or towards the North	:	By Land bearing Gat No. 325/1 of Santosh Baral and Ashok Sahebrao Bankar.

PART - G

Non Agricultural and Commercial Plot of Land bearing Gat No. 949/2/A admeasuring about 0 H 81 R (assessed at Rs. 1296.00 ps.) situated at Village : Mohol, Taluka : Mohol, District : Solapur belonging to Mr. Ashok Shankarrao Ghogare – the Sixth Mortgagor.

All that piece and parcel of Immovable Property being Non Agricultural and Commercial Plot of Land bearing Gat No. 949/2/A admeasuring about 0 H 81 R (assessed at Rs. 1296.00 ps.) situated at Village : Mohol, Taluka : Mohol, District : Solapur and within the jurisdiction of Registration Sub-District Taluka Mohol and Registration District Solapur,

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along with all the rights and easements appurtenant thereto and together with all the Buildings and Structures constructed thereon or to be constructed thereon and all the Fixed Plant and Machinery, Electrical Installations, Fixtures and Fittings permanently attached to the earth or permanently fastened to anything attached to the earth (both present and future), **belonging to Mr. Ashok Shankarrao Ghogare – the Sixth Mortgagor** and bounded as under :

On or towards the East	:	By Road.
On or towards the West	:	By Land bearing Gat No. 950 .
On or towards the South	:	By Land out of Gat No. 949.
On or towards the North	:	By Land bearing Gat No. 876.

THE SECOND SCHEDULE ABOVE REFERRED TO

(LIST OF TITLE DEEDS)

PART - A

Land bearing Gat No. 178/1/A/1 (Part) admeasuring about 0 H 27 R (assessed at Rs. 0.54 ps.) [Open Plot Grampanchayat Property Extract No. 546 of Village Venegaon, Taluka Madha] situated at Village : Venegaon, Taluka : Madha, District : Solapur, belonging to Rajmangal Milk and Agro Foods Private Limited – the Mortgagor Company.

[1] Original Registered Sale Deed dated 06.10.2015, registered at Sr. No. 4064/2015, along with Original Registration Receipt and Original Index II Extract.

[2] Original Registered Rectification Deed dated 04.03.2016, registered at Sr. No. 1086/2016, along with Original Registration Receipt and Original Index II Extract.

[3] Copy of Power of Attorney dated 02.07.2013, Deed No. 3079/2013.

[4] Original Revised N.A. Order and Layout.

[5] Copy of Registered Lease Deed dated 05.02.2013, registered at Sr. No. 1875/2005, along with Copy of Registration Receipt and Original Index II Extract.

[6] Copy of Registered Cancellation Deed dated 06.08.2016, registered at Sr. No. 3953/2016, along with Copy of Registration Receipt and Original Index II Extract.

[7] Certified Copy of Open Plot Grampanchayat Property Extract No. 546 of Village : Venegaon, Taluka : Madha.

[8] Certified Copy of 7/12 Extract of Gat No.178/1/A/1 at Village : Venegaon, Taluka : Madha.

[9] Certified Copy of 8A Extract.

[10] Original Resolution of Rajmangal Milk and Agro Foods Private Limited regarding execution of Mortgage.

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[11] Copy of No Dues Certificate of IDBI Bank Limited.

[12] Copy of No Dues Certificate of NCDC.

[13] Original No Dues Certificate of Baramati Sahakari Bank Limited, Indapur Branch.

[14] Original Registered Deed of Reconveyance / Release executed by the Baramati Sahakari Bank Limited, Indapur Branch in favour of Rajmangal Milk and Agro Foods Private Limited, along with Original Registration Receipt and Original Index II Extract.

PART - B

A Portion of Land admeasuring about 01 H 05 R along with Pot Kharaba 0 H 11 R (assessed at Rs. 0.98 ps.) out of the Land bearing Gat No. 184/1 totally admeasuring about 03 H 15 R plus Pot Kharaba 0 H 31 R (assessed at Rs. 2.92 ps.) situated at Village : Hingangaon, Taluka : Indapur, District : Pune, belonging to Mr. Rajendra Maruti Tambile – the Second Mortgagor.

PART - D

A Portion of Land admeasuring about 0 H 50 R (assessed at Rs. 0.92 ps.) out of the Land bearing Gat No. 143 totally admeasuring about 03 H 49 R (assessed at Rs. 6.44 ps.) situated at Village : Hingangaon, Taluka : Indapur, District : Pune, belonging to Mrs. Jayashree Rajendra Tambile – the Third Mortgagor.

PART - E

Land bearing Gat No. 142/4 admeasuring about 0 H 87 R (assessed at Rs. 1.61 ps.) situated at Village : Hingangaon, Taluka : Indapur, District : Pune, belonging to Mr. Abhijeet Rajendra Tambile – the Fourth Mortgagor.

[1] Certified Copy of 7/12 Extract of Gat No. 184/1 of village : Hingangaon, Taluka : Indapur, District : Pune.

[2] Certified Copy of 7/12 Extract of Gat No. 142/4 of village : Hingangaon, Taluka : Indapur, District : Pune.

[3] Certified Copy of 7/12 Extract of Gat No. 143 of village : Hingangaon, Taluka : Indapur, District : Pune.

[4] Certified Copy of 8A Extract of Khate No. 1322 of Village : Hingangaon, Taluka : Indapur.

[5] Certified Copy of 8A extract of Khate No. 403 of Village Hingangaon, Taluka : indapur.

[6] Certified Copy of 8A extract of Khate No. 957 of Village Hingangaon, Taluka : indapur.

[7] Certified Copy of M.E. No. 1900 of Village : Hingangaon, Taluka : Indpaur, District : Pune.

[8] Certified Copy of M.E. No. 1556 of Village : Hingangaon, Taluka : Indpaur, District : Pune.

[9] Certified Copy of M.E. No. 1560 of Village : Hingangaon, Taluka : Indpaur, District : Pune.

[10] Certified Copy of M.E. No. 973 of Village : Hingangaon, Taluka : Indpaur, District : Pune.

[11] Certified Copy of M.E. No. 641 of Village : Hingangaon, Taluka : Indpaur, District : Pune.

[12] Certified Copy of M.E. No. 707 of Village : Hingangaon, Taluka : Indpaur, District : Pune.

[13] Certified Copy of M.E. No. 2199 of Village : Hingangaon, Taluka : Indpaur, District : Pune.

[14] Certified Copy of M.E. No. 1086 of Village : Hingangaon, Taluka : Indpaur, District : Pune.

[15] Certified Copy of M.E. No. 248 of Village : Hingangaon, Taluka : Indpaur, District : Pune.

[16] Certified Copy of M.E. No. 791 of Village : Hingangaon, Taluka : Indpaur, District : Pune.

[17] Certified Copy of M.E. No. 519 of Village : Hingangaon, Taluka : Indpaur, District : Pune.

[18] Xerox Copy of Letter given by Indapur Urban Co-operative Bank Limited, Branch Indapur to Village Officer Hingalngaon, Taluka Indapur for deletion of charge from Others Right Column of owner Rajmangal Milk and Agro Foods Private Limited.

[19] Xerox Copy of Letter given by Indapur Urban Co-operative Bank Limited, Branch Indapur to Village Officer Hingalngaon, Taluka Indapur for deletion of charge from Others Right Column of owner Mr. Abhijeet Rajendra Tamblle and Mrs. Jayashree Rajendra Tambile.

[20] Certified Copy of Letter given by Shree Shivaji Nagri Sahakari Pathsanstha Limited Indapur to Village Officer Hingalngaon, Taluka INdapur for deletion of charge from Others Right Column of owner Mr. Rajendra Maruti Tambile.

[21] Certified Copy of Letter given by Shankarrao Mohite Patil Sahakari Bank Limited, Akluj, Branch – Indapur to Village Officer Hingalngaon, Taluka Indapur for deletion of charge from Others Right Column of owner Mr. Rajendra Maruti Tambile.

[22] Original No Dues Certificate issued by the Hingangaon Vikas Karyakari Seva Society in respect of all the Three Properties.

[23] Original No Dues Certificate of Shivaji Nagari Patsanstha Limited, Indapur in respect of Property belonging to Mr. Rajendra Maruti Tambile.

[24] Original No Dues Certificate of State Bank of India, Indapur Branch, Bhagwanrao Bharane Nagari Sahakari Patsanstha, Indapur and Indapur Urban Co-operative Bank, Indapur Branch in respect of Property of Mr. Abhijeet Rajendra Tambile.

[25] Original No Dues Certificate of the Indapur ~~Urban Co-operative~~ Bank Limited, Indapur Branch.

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[26] Original No Dues Certificate of Baramati Sahakari Bank Limited, Indapur Branch in respect of all the Three Properties.

[27] Original Registered Deed of Reconveyance / Release executed by the Baramati Sahakari Bank Limited, Indapur Branch in favour of Rajmangal Milk and Agro Foods Private Limited, along with Original Registration Receipt and Original Index II Extract, in respect of all the Three Properties.

PART- C

Residential Flat No. 701 admeasuring about 1079 sq. ft. (Built Up Area) with Adjacent Terrace admeasuring about 108 sq. ft. on the Seventh Floor in Building No. D of Scheme called "Roystonea" in Magarpatta City, constructed on the Land bearing Final Plot No. MPT/26 admeasuring about 45,250.82 sq. metres in East Magarpatta City, comprising of the Lands bearing Survey No. 115/1 and Others, all situated at Village : Hadapsar, Taluka : Haveli, District : Pune, belonging to Mr. Rajendra Maruti Tambile – the Second Mortgagor.

[1] Original Articles of Agreement dated 06.03.2007 bearing Registration No. 1736/2007 between M/s. Magarpatta Township Development and Construction Company Limited and Mr. Rajendra Maruti Tambile along with Index II and Registration Receipt.

[2] Original Possession Letter dated 26.09.2009, issued by M/s. Magarpatta Township Development and Construction Company Limited to Mr. Rajendra Maruti Tambile.

[3] Original N.O.C to Mortgage the said Flat from M/s. Magarpatta Township Development and Construction Company Limited in our Banks format.

[4] Original No Dues Letter/Certificate issued by Punjab National Bank along with Original Letter of Release of Charge on the said Property.

[5] Latest Copy of Municipal Bill and Property Tax Payment Receipt of the said Flat.

[6] True Copy of Sanctioned Building Plan.

[7] Copy of Completion Certificate in respect of the said Flat.

PART - F

Land bearing Gat No. 327 admeasuring about 04 H 16 R plus Pot Kharaba 0 H 05 R (assessed at Rs. 10.63 ps.) situated at Village : Anthurne, Taluka : Indapur, District : Pune, belonging to Mr. Ketan alias Ketankumar Dattatray Shinde, the Fifth Mortgagor.

[1] Certified Copy of 7/12 Extract of Gat No. 327 of Village : Anthurne, Taluka : Indapur, District : Pune.

[2] Certified Copy of 8A Extract of Khate No. 1085 of Village Anthurne, Taluka : Indapur.

[3] Certified Copy of M.E. No. 628 of Village Anthurne, Taluka : Indapur, District : Pune.

[4] Original Acknowledgement of Village Officer Anthurne on Certificate of deletion of charge from Other Rights Column.

[5] Original No Dues Certificate of Baramati Sahakari Bank Limited, Indapur Branch in respect of all the Three Properties.

[6] Original Registered Deed of Reconveyance / Release executed by the Baramati Sahakari Bank Limited, Indapur Branch in favour of Rajmangal Milk and Agro Foods Private Limited, along with Original Registration Receipt and Original Index II Extract, in respect of all the Three Properties.

PART - G

Non Agricultural and Commercial Plot of Land bearing Gat No. 949/2/A admeasuring about 0 H 81 R (assessed at Rs. 1296.00 ps.) situated at Village : Mohol, Taluka : Mohol, District : Solapur belonging to Mr. Ashok Shankarrao Ghogare – the Sixth Mortgagor.

[1] Original 7/12 Extract of Gat No. 949 /2/A of Village : Mohol, Taluka : Mohol, District : Solapur.

[2] Original 8A Extract of Khate No. 3050 of Village Mohol, Taluka : Mohol.

[3] Xerox Copy of Sale Deed No. 4851/2009.

[4] Xerox Copy of N.A. Order of Sub-Divisional Officer Madha.

[5] Xerox Copy of Sanctioned Layout.

[6] Certified Copy of M.E. No. 8625 of Village : Mohol, District : Solapur.

[7] Certified Copy of M.E. No. 7807 of Village : Mohol, District : Solapur.

[8] Certified Copy of M.E. No. 7697 of Village : Mohol, District : Solapur.

[9] Certified Copy of M.E. No. 9326 of Village : Mohol, District : Solapur.

[10] Certified Copy of M.E. No. 12133 of Village : Mohol, District : Solapur.

[11] Certified Copy of M.E. No. 7025 of Village : Mohol, District : Solapur.

[12] Certified Copy of M.E. No. 9172 of Village : Mohol, District : Solapur.

[13] Certified Copy of M.E. No. 10017 of Village : Mohol, District : Solapur.

[14] Original Certificate of Indapur Police Station.

[15] Original Affidavit of Owner Mr. Ashok Shankarrao Ghogare regarding Loss of Title Deed.

[16] Original Public Notice published by Mr. Ashok Shankarrao Ghogare regarding Loss of Title Deed.

[17] Xerox Copy of Lease Deed No. 313/2010

[18] Certified Copy of Cancellation of Lease Deed.

THE THIRD SCHEDULE ABOVE REFERRED TO.

(SHORT PARTICULARS OF THE LOAN / CREDIT FACILITIES TOGETHER WITH INTEREST AND REPAYMENT SCHEDULE)

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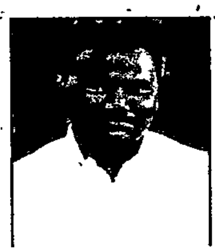
THE COMMON SEAL OF THE MORTGAGOR COMPANY within named **RAJMANGAL MILK AND GARO FOODS PRIVATE LIMITED is hereunto affixed** pursuant to the Authority granted by the Resolution of the Board of Directors passed on the 6th day of October 2017 in the presence of **Mr.RAJENDRA MARUTI TAMBILE and Mr. DATTATRAY NARAYAN SHINDE, the Directors of the Mortgagor Company,** duly authorized by the Board in that behalf and who have signed these presents in token thereof, in the presence of :	Rajmangal Milk Agro Foods Pvt. Ltd. INDAPUR
SIGNED AND DELIVERED BY MR. RAJENDRA MARUTI TAMBILE, THE SECOND MORTGAGOR within named who has signed these presents in token thereof, in the presence of :	
SIGNED AND DELIVERED BY MRS. JAYASHREE RAJENDRA TAMBILE, THE THIRD MORTGAGOR within named who has signed these presents in token thereof, in the presence of :	
SIGNED AND DELIVERED BY MR. ABHIJEET RAJENDRA TAMBILE, THE FOURTH MORTGAGOR within named who has signed these presents in token thereof, in the presence of :	

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OF THE SUB REGISTRAR INDAPUR

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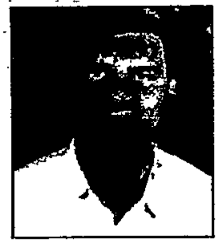
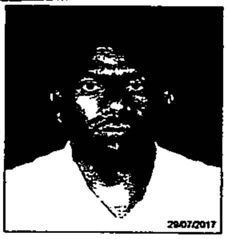
[Rs. in Crores]

SR.NO.	NATURE OF FACILITY	LIMIT	RATE OF INTEREST	REPAYMENT SCHEDULE OF THE TERM LOAN FACILITIES.
[I]	**FUND BASED LIMITS:**			
[A]	**TERM LOAN FACILITIES :**			
1.	Term Loan – I (Take Over from Baramati Sahakari Bank) Limit	1.84	1 Year MCLR 8.30% + BSS 0.30% + CRP 2.60%, Presently 11.20% p.a.	Repayable in 71 Monthly Instalments of Rs. 3,56,423/- each commencing from November, 2017.
2.	Term Loan – II (Take Over from Baramati Sahakari Bank) Limit	0.97	1 Year MCLR 8.30% + BSS 0.30% + CRP 2.60%, Presently 11.20% p.a.	Repayable in 81 Monthly Instalments of Rs. 1,71,492/- each commencing from November, 2017.
	TOTAL TERM LOAN FACILITIES.	**2.81**		
[B]	**WORKING CAPITAL FACILITIES :**			
1.	Cash Credit (against Stocks and Book Debts upto 90 Days) Limit	4.80	1 Year MCLR 8.30% + BSS 0.30% + CRP 2.60%, Presently 11.20% p.a.	
	TOTAL WORKING CAPITAL FACILITIES.	**4.80**		
[A] + [B]	**TOTAL FUND BASED LIMITS.**			
[II]	**NON FUND BASED LIMITS.**	-		
[I] + [II]	**FUND BASED AND NON FUND BASED LIMITS.**	**7.61**		

[All other terms and conditions as contained in Letter of Sanction Ref. No. INDP/RGJ/2017/29 dated 07.11.2017 of the Indapur Branch of Bank of India.]

SIGNED AND DELIVERED BY MR. KETAN ALIAS KETANKUMAR DATTATRAY SHINDE, THE FIFTH MORTGAGOR within named who has signed these presents in token thereof, in the presence of :	 K.D.Shinde
SIGNED AND DELIVERED BY MR. ASHOK SHANKARRAO GHOGARE, THE SIXTH MORTGAGOR within named who has signed these presents in token thereof, in the presence of :	

WITNESSES :

1. **Signature :**

   Name : ANANTA NIVRUTTI SHINDE

   Address : INDAPUR, TAL INDAPUR, DIST.PUNE

2. **Signature :**

   Name : PRADIP WAMAN THORVE

   Address : LAKHEWADI, TAL.INDAPUR, DIST.PUNE

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OF THE SUB REGISTRAR INDAPUR

बैंक ऑफ इंडिया
Bank of India **BOI**

बँक ऑफ इंडिया, इंदापुर शाखा

सीटीएस.३६४८ , अंबिकनागर ,डाक बंगलो जवल ,मु. पो. तालुका –इंदापुर , जिल्हा- पुणे , पिन- ४१३१०६
फो. २१११ -२२३०५०.

SANCTION LETTER

Ref. No.: INDP/RGJ/2017/29
Date: 07.11.2017

To,

M/s Rajmangal Milk and Agro Foods Pvt ltd.,
At/Post- Hingangaon, Tal-Indapur, Dist- Pune.

Dear Sir(s),

Your request for Credit Facility(ies)
Sanction of Credit Facility(ies)

We invite reference to your request for credit facility(ies)/enhancement in credit facility(ies) and are pleased to offer you, the credit facility(ies) as per Annexure – I on the broad terms and conditions mentioned in Annexure – I & II of this letter. Notwithstanding anything to the contrary stated or suggested herein, the outstanding indebtedness, whether actual or contingent, under these facilities is subject to liquidation by you, on first demand by us.

This letter is issued in duplicate. Please return duplicate copy duly signed by an authorised signatory in token of having accepted the terms and conditions.

Thanking you,

कृते बँक ऑफ इंडिया
For Bank Of India

प्रबंधक / Manager
For BANK OF INDIA,

For Rajmangal Milk and Agro Foods Pvt ltd.

AUTHORISED SIGNATORY:-

1. Mr. Rajendra Maruti Tabile
2. Mrs. Jayashri Rajendra Tambile — J. R. Tambile
3. Mr. Abhijeet Rajendra Tambile

GUARANTORS

4. Mr. Ashok Shankarao Ghogare
5. Mr. Dattatray Narayan Shinde
6. Mr. Ketan Dattatray Shinde

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OF THE SUB REGISTRAR INDAPUR
दुय्यम निबंधक
BANK OF INDIA Indapur

‹ARI SANGH LTD

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C A/C- NO.: -60057705123

I / INDAPUR

31/10/2017

Purchase during the Month	Remarks

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OF THE SUB REGISTRAR

INDAPUR

BANK OF INDIA

ANNEXURE – I

1. **Purpose of Advance: -**
   a. Takeover of Term loan of Rs. 2.81 crores at outstanding level from Baramati Sahakari Bank.
   b. Takeover of CC limit from Baramati Sahakari Bank with enhancement from Rs.0.50 crores to Rs. 4.80 crores.

2. **Type of Advance :-**

Term loan of Rs. 2.81 Crores and Cash Credit of Rs. 4.80 Crores

Margin: - A. For Working Capital against stock – 25%.

B. Against book debt– 40% upto 90 days old.

Particulars					Proposed Pricing/ROI/Comm.
			Proposed		
Fund Based Limits (Term Loans)					
1	Term Loan Takeover from Baramati Sahkari Bank		2.81		1 year MCLR 8.30% + BSS 0.30% + CRP 2.60% presently 11.20% p.a.
Total Term Loans			2.81		
WC Fund based Limits					
1	CC A)Existing limit with our bank B) Take over from Baramati Sahkari Bank Hypo. Of Stock Hypo of Book-Debts uptp 90 days old (Sub-limit)		– 4.80		1 year MCLR 8.30% + BSS 0.30% + CRP 2.60% presently 11.20% p.a.
–		–	4.80		
Total FB (TL+WCFB)		–	7.61		
Non Fund based Limits					
Total Non-Fund Based		—	—		
Total Aggregate/ Max		–	7.61		

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SEAL OF THE SUB REGISTRAR
INDAPUR
दुय्यम निबंधक यांचा शिक्का

3. **Security and Security Documents:**

V	Security	Particulars	Proposed
	Principal	CASH CREDIT LIMIT	Proposed
	1.	Hypothecation of Stocks	7.51
	2.	Hypothecation of Book-debts	6.12
	3.	Hypothecation of machineries	2.99
	4.	Hypothecation of Ghee plant situated at Gat No. 178/1/A/1 Vill-Venegaon, Tal- Madha, Dist- Solapur admeasuring 29052 sqf in the name of M/s Raj Mangal Milk & Agro Foods Pvt Ltd. through Director Mr. Abhijeet Rajendra Tambile	1.50
	Collateral		
	1.	Registered Mortgage of the security situated at Gat No. 949/2/A situated at Vill- Mohol, Tal-Mohol, Dist-Solapur, admeasuring 8100sqm in the name of Mr. Ashok Shankarao Ghogare	4.06
	2.	Registered mortgage of the property situated at Flat No. 701 on the 7th Floor Building No. D of scheme 'Roystonea' in project Magarpatta City admeasuring 1079 sq. ft. in the name of Mr. Rajendra Maruti Tambile	1.00
	3.	Registered Mortgage of the property situated at Gat No. 178/1/A/1 Vill-Venegaon, Tal- Madha, Dist-Solapur admeasuring 29052 sqf in the name of M/s Raj Mangal Milk & Agro Foods Pvt Ltd. through Director Mr. Abhijeet Rajendra Tambile	2.32
	4.	Registered Mortgage of agriculture property situated at Gat No. 184/1, 142/4, 143 Vill-Hingangaon, Tal-Indapur, Dist-Pune in the name of Mr. Rajendra Tambile, Mr. Abhijit tambile and Mrs. Jayashri Tambile	--
	5.	Registered Mortgage of agriculture property situated at Gat No. 327 Post- Anthurne Tal- Indapur in the name of Ketan Dattatray Shinde	--
		Total	

i) IFD-10 (common security document)

ii) OD-194 (common security document)

iii) Demand Promissory Note (L-434).

iv) Bearer Letter (L-435)

v) L-440 Installment letter.

vi) Letter of Authority to debit loan admissible expenses etc to saving or loan accounts of the borrowers.

vii) L-516 Multipurpose Document.

viii) L-515 Declaration regarding relation to senior officers of the bank, or a Director or near relative of Director of a banking company etc.

4. **Inspections:-** Quarterly inspections of stock book debt, machineries and Gee plant

5. **Disbursement:-**
   1. Term loan amount of Rs. 2.81 crores and Cash credit Rs. 0.50 crores disbursed directly towards Baramati Sahakari Bank ltd. Indapur branch.
   2. Remaining disbursement will be done after creation of register mortgage of property.

6. **Rate of Interest:-**
   1 year MCLR+BSS 0.30+CRP 2.60, presently 11.20%p.a.

7. **Processing charges:**Rs.225/- per lakh max Rs. 2,70,000/-
   Documentation charges :- Rs. 17800/-
   Insepection Charges :- Rs. 2670/-
   (Branch to recover applicable charges along with service tax as per HOBC no. 110/162 dated 15.11.2016)

8. **Repayment: -**
   Term loan I – 71 monthly instalments of Rs. 3, 56,423/-
   Term loan II - 81 monthly instalments of Rs. 1, 71,492/-

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OF THE SUB REGISTRAR
INDAPUR

ANNEXURE – II

OTHER TERMS, CONDITIONS & COVENANTS, ETC. APPLICABLE TO THE SANCTIONED FACILITY(IES) :-

1. Without prejudice to the demand nature of the advance(s), the/these credit facility (ies) will remain in force for a period of one year and is/are subject to annual review. Next review will fall due on or before **November 2018.**

2. All the sanctioned/enhanced credit limits are to be utilised within a period of 6 months from the date of sanction (i.e. **before 06.04.2018**) failing which these facilities will lapse and any revalidation of the same will be considered at the sole discretion of the Bank.

3. The Company/firm to execute necessary security documents/renewal documents for sanctioned/enhanced limit(s) duly supported by Board resolution and create and register stipulated charges with the authorities specified for the purpose within stipulated time limit before release of sanctioned/enhanced limits.

4. Company/firm to have title deeds of the immovable assets released from Term Lenders and re-deposit the same at BOI, **Indapur** as an agent and custodian of First Charge and Second Charge holders.

5. Where Company/firm agrees to give second charge favouring the Bank,it has to complete the process as mentioned in serial "----" above and create second charge on block of fixed assets within a period of ---- months (to be as per terms of sanction) to secure the last enhanced limits and the present enhanced limits alongwith loan of Rs.-----sanctioned by us outside the consortium.

6. Guarantor(s): All fund based and non fund based facilities to be guaranteed (Joint & Several guarantee) by 1. Mr.Rajendra Maruti Tambile 2. Mrs. Jayashree Rajendra Tambile 3. Mr. Abhijeet Rajendra Tambile 4. Ashok Shankarrao Ghogare 5. Dattatray Nararyan Shinde 6. Ketan Dattatray Shinde. The firm/Company shall not pay any guarantee commission to the guarantors.

7. The release of credit facilities is also subject to vetting of security documents by the bank's approved advocate and bank's Internal procedure of Credit Process Audit. The charges for vetting of the documents by the Bank's advocate are payable by firm/Company.

8. Stock/book debt statements are to be submitted at a frequency stipulated by the Bank (monthly) along with select operational data (MSOD) in bank's prescribed formats. Valuation of stocks to be done at cost/invoice/market price, whichever is lower. Non submission of stock/book debts and MSOD statements by 10^{th} (or the date stipulated in sanction) of the succeeding month will attract penal interest @2 % p.a. If these statements are not submitted for a continuous period of 3 months, Bank may initiate further action as deemed necessary by the Bank.

9. The drawing power in the accounts would be arrived at after deducting the unpaid creditors, outstanding balance, if any, in the accepted DA L/C account. In the case of book debts no drawings would be allowed against book debts on sister concerns, unless specifically agreed to by the bank, and also those which are more than 90 days old. Drawings would be allowed based on the QIS returns subject to the availability of drawing power as mentioned above.

बैंक ऑफ इंडिया इंदापूर शाखा Indapur Br. BANK OF INDIA

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11. The firm/company to display bank's hypothecation plate/board at its Unit/business premises indicating that stocks/assets are hypothecated to the Bank.

12. All the assets charged/to be charged to the Bank to be kept fully insured at all times against all risks (FRSD, Burglary, comprehensive risks etc.) and original Insurance cover note /policy in the name of the Bank a/c borrower firm/Company with Bank's Hypothecation clause to be lodged with the Bank.

13. The company to submit all bills/receipts etc. as applicable to project expenditure. A certificate from bank's approved C.A/Architect/valuer towards expenses incurred on project/progress in implementation of project. Any escalation in the project cost to be met by the promoters/company/firm from their own sources.

14. The Company/firm to submit copy of statutory permissions/clearances like 'NOC' from Pollution Control Board and ensure for timely renewal of same from time to time.

15. Inspection will be done on quarterly basis or as and when required by the bank. The Bank has the right of deputing its officials/person(s) (like qualified auditors or management consultants or technical experts) duly authorised by the Bank to inspect the unit, assets, books of accounts/records etc. from time to time. Also the Bank may appoint, at its sole discretion, stock/concurrent auditors, valuers, consultants for specific jobs relating to company's/firm's activities, the cost of which will be borne by the company/firm.

16. Term Loan I- amount of Rs. 1.84 Crore is repayable in 71 monthly instalments of Rs. 356423/- each commencing from November 2017.
Term Loan II- amount of Rs. 0.97 Crore is repayable in 81 monthly instalments of Rs. 171492/- each commencing from November 2017. With an option to pre-pay with/without prepayment charges. Prepayments will attract additional charges @---- (As per terms of sanction).

17. Penal interest of 2% p.a. will be levied on the overdue amount for the period account remains overdrawn due to irregularities such as – non payment of interest immediately on application, non payment of instalments within one month of their falling due, reduction in drawing power/limit, excess borrowings due to over limit, If the account continues to be overdrawn for a period of 90 days, the bank may consider initiation of other action also as deemed fit by the bank.

18. Any default in complying with terms of sanction within the stipulated time will attract penal interest of 1% p.a. from the date of expiry of such time.

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OF THE SUB REGISTRAR

INDAPUR

BANK OF INDIA

20. Lead Bank/processing charges of Rs. 225/- per lakh Max 270000/-. Documentation charges of Rs.17800/- and inspection charges @ Rs. 2670/- per inspection are payable. Out of pocket expenses incurred towards title verification and valuation of property/assets, inspections/ techno-economic appraisal of the project/unit will be recovered separately.

21. Commitment charges: A minimum commitment charge of 1%p.a. will be levied on unutilised portion of working capital limits subject to tolerance level of 15% of such limits. Company/firm to intimate in advance about the level of utilisation of the limit through QIS returns. If overall utilisation of fund based limits during the year is less than 60% of the sanctioned limit, then commitment charges of 2%p.a. will be recovered and the limits will be pruned down at the time of review.

22. In case of default either in the payment of interest, the repayment of the principal amounts as and when due and payable or reimbursement of all costs, charges and the expenses when demanded, you shall pay additional interest at the rate of 2% above the interest rate for the facilities on the overdue interest, costs, charges or expenses and/or from the respective due dates for payment and/or repayment.

23. The firm/company is required to submit QIS I, II & III returns. QIS I (showing estimates) is required to be submitted in the week preceding the commencement of the quarter to which it relates, QIS II (showing performance) within six weeks from the close of the quarter to which the statement relates and QIS III (half yearly operating statement) within two months from the close of the half-year. Any delay without specific approval from the bank will attract penal rate of 1%p.a. for the delayed period.

24. CMA data to be submitted at least one month before the due date of review. Any delay without specific approval from the bank will attract penal rate @1% p.a. In case CMA data is not submitted for a continuous period of three months, the bank may take further action as deemed fit by the Bank.

24A. The company/firm to ensure submission of statement of Assets & Liabilities in Bank's format CBD – 23 (duly certified by a C.A.) along with copies of Income Tax and Wealth Tax returns/assessment orders of all the partners and guarantors every year.

25. The company's/firm's entire banking business (including merchant banking, Dividend and interest payments) should be routed through us/ members of the consortium proportionate to the sharing of the working capital facilities.

26. firm/Company to declare/undertake to us:

To supply to us, audited financial statements of the firm/company within 6 months from closure of financial year. Any delay in submitting these audited financial statements without our specific approval will attract penal interest @1%p.a. In case these statements are not received by us for a continuous period of 3 months, the bank may take further action as deemed fit by the bank.

To provide to us promptly information (alongwith comments/explanation) about all material and adverse changes in your project/business, ownership, management, liquidity, financial position etc.

That any liabilities or obligations under the facilities shall not, at any time, rank postponed in point and security to any other obligation or liabilities to other lending institutions or banks or creditors, unless expressly agreed or permitted by bank.

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OF THE SUB REGISTRAR INDAPUR
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Not to create or permit to subsist any mortgage, charge (whether floating or specific), pledge, lien or other security interest on any of your undertakings, properties or assets, without our prior consent in writing.

27. A stamped undertaking to be submitted in favour of the Bank to the following effect that during the currency of bank's credit facilities, the company/firm shall not, without our permission in writing :-

Effect any adverse changes in company's/firm's capital structure.
Formulate any scheme of amalgamation or merger or reconstruction.
Implement any scheme of expansion or diversification or capital expenditure except normal replacements indicated in funds flow statement submitted to and approved by the Bank;
Enter into any borrowing or non-borrowing arrangements either secured or unsecured with any other bank, financial institution, company, firm or otherwise or accept deposits in excess of the limits laid down by Reserve Bank of India.
Invest by way of share capital in or lent or advance funds to or place deposits with any other company/firm/concern (including group companies/ associates)/persons. Normal trade credit or security deposit in the normal course of business or advance to employees can, however be extended.
Undertake guarantee obligations on behalf of any other company/firm/person.
declare dividend for any year except out of profits relating to that year after meeting all the financial commitments to the bank and making all due and necessary provisions.
Make any drastic change(s) in its management set -up.
Approach capital market for mobilising additional resources either in the form of Debts or equity.
Sell or dispose off or create security or encumbrances on the assets charged to the bank in favour of any other bank, financial institution, company, firm, individual.
Repay monies brought in by the promoters, partners, directors, share holders, their relatives and friends in the business of the company/firm by way of deposits/loans/share application money etc.

28. Declare the relationship, if any, of the directors of the company with the directors of the bank and senior officers of the bank.

29. The Bank reserves its right to appoint its nominee on Company's Board of Directors - part time/full time to oversee the functioning of the company/to look after bank's interests.

30. The company/firm to take prior approval from bank for opening any account with any other bank/other branch of our bank.

31. Firm/Company is permitted to open/maintain following C/D accounts with other banks/branches of our bank for specified purposes subject to submission of bank statements of these accounts to us every month/quarter for our perusal. firm/Company will be required to close these accounts as and when required by bank.

32. The company/firm to submit a stamped declaration cum undertaking to the effect that :-

The company/firm or its directors/partners/promoters/guarantors/associate concerns of the company/firm are not on ECGC Caution list/specific approval list, RBI's defaulters/caution list, COFEPOSA defaulters list or our bank's defaulters list, and that no director of the company is disqualified u/s 274 of the Companies Act.

No legal case of any nature has been filed against the company/its associates affecting the financial position substantially, and in case of any suit is/will be filed against the Company, the bank shall be kept informed:

the company shall not induct a person who is/was a director in a company, which has been identified as a 'Willful defaulter' by the Bank, RBI or any Bank/FI, on company's Board and if such a person is found to be on the Company's Board, the company shall take expeditious and effective steps for removal of such person/s from Company's Board.

33. The credit facilities shall be utilised only for the purposes for which same are granted and said facilities shall not be 'diverted' or 'siphoned off' or used for any other purposes.

34. In case of default in the repayment of loans/advances/abovesaid facilities or in the repayment of interest thereon or any of the installment of Loan as per stipulated terms, or in the event of diversion or siphoning off or utilising the said facilities for any other purpose other than for which it is granted, the Bank and/or the Reserve Bank of India (RBI) will have an unqualified right to disclose or publish the name of the company/firm or its directors/partners as defaulters in such manner and through such medium as the Bank or RBI or such other agency authorised by them, in their absolute discretion may think fit.

35. Please note that the cheques drawn by firm/Company will not be honoured by bank if in its view the payment is going towards a purpose for which the facilities are not sanctioned. Further, please note that Bank will not allow cash withdrawals beyond Rs.___--__ per cheque/per day.

36. Bank assumes no obligation whatsoever to meet your further (fund based or non fund based requirements on account of growth in business or otherwise without proper revision and sanction of credit limits decided at the sole discretion of the bank. Further, if sanction terms are not complied with by you or if your account is classified as Non-performing Asset (NPA), then bank may not allow further withdrawals in the account.

37. a) Notwithstanding what is stated herein above, we shall at any time and from time to time, be entitled to notify you and charge interest/commission/charges at such notified rates and this letter shall be construed as if such revised rates were mentioned herein.

b) You shall pay to or reimburse all costs, charges, expenses (including charges between the attorney or counsel and bank and those of our internal legal adviser/officer and other experts, consultants or professionals), disbursements, taxes, fees, stamp duties etc. whatsoever, incidental or to arising out of the facilities, their negotiation, the preparation, execution, registration and stamping of the documents relating thereto, the preservation or protection of our rights and interests of the enforcement or realisation of any security or any demand or any attempted recovery of the amounts due from you.

38. We shall be entitled to debit the amounts of all costs, charges and expenses to your account and such amounts shall stand secured by all securities given to or created in our favour in connection with the facilities. You indemnify and keep us fully and completely indemnified from time to time against the liabilities including all costs, charges and expenses stipulated herein whether debited to your account or not.

39. Any failure to exercise or delay in exercising any of our rights hereunder or under any other documents will not act as a waiver of that or any other right nor shall any single or partial exercise preclude any future exercise of that right.

40. So long as any monies are due to us from you under any of the facilities, we shall have a lien/charge for such amounts on all your credit balances, deposits, securities or other assets with, any of the branches of Bank of India or of its subsidiaries any where in the world and upon the happening of any of the events of default referred herein, we shall be entitled to exercise a right of set off between the amounts due and payable to us and the said credit balances, deposits, securities and other assets.

41. You shall not, except after prior written permission from us, make any alterations in your constitution, controlling ownership or any documents relating to its constitution or any other material change in your management or in the nature of your business or operations during the period of the subsistence of facilities.

42. The bank reserves the right to discontinue any/all the credit facilities granted without giving you any prior notice in case of non-compliance and/or breach of any of the terms and conditions based on which the facilities have been sanctioned to you and/or if any information/particulars/documents furnished by you are found to be incorrect.

43. The Bank carries out the credit rating exercise every year when the facilities are reviewed. However, it reserves the right to carry out the credit rating exercise of the facilities at frequencies considered necessary and the rate of interest chargeable to the facilities would depend upon the rating obtained by the borrowing firm/ Company.

44. The Bank reserves the right to add, amend, alter, cancel and modify any of the terms and conditions stipulated herein above with or without any prior reference to you. Further, the bank's general rules governing advances shall also apply. The company/firm to abide by such terms and conditions as the bank may stipulate from time to time.

45. You will be provided copies of all the loan documents executed by you along with enclosures at bank's cost.

46. On closure of loan accounts if the securities and documents submitted by you are notreturned within a period of 15 days, you will be paid the compensation for the delay.

<u>B) Pre-disbursement conditions:</u>

1. Submit Board Resolution from the company for availing the additional exposure.
2. Submit NOC from Baramati Sahkari Bank along with the list of security documents and property documents.
3. Submit authority letter from the firm/proprietor to collect original documents of the property from Baramati Co-operative Bank.

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OF THE SUB REGISTRAR ★ INDAPUR

BANK OF INDIA

Indapur Br.

4. Submit a stamped undertaking from the company that any shortfall in working capital will be met by the Borrower Company from their own source.
5. Status Reports from all the existing bankers or statement of account for last 3/6 months to be obtained before disbursement and ensure that the reports are satisfactory, if otherwise the same should be communicated to the sanctioning authority and necessary action to be initiated.
6. Submit stamped undertaking that there will be not more than (+/-) 5 to 10% variation in ABS as on 31.03.2017 and PBS as on 31.03.2017 submitted to us.
7. Submit declaration as per HOBC no. 92/25 dated 20.05.1998 from the directors/guarantors whose properties are mortgaged.
8. Submit stamped undertaking as regard that Unsecured Loan are not repaid and maintained at the same level during the currency of advance.

C) Post-disbursement conditions:

1. The current accounts are closed within 3 months from the date of disbursement failing which 2% penalty will be charged to the account.
2. Firm will obtain prior approval for opening of current account with any branch of Bank of India or any other bank or FIs from competent authority, failing which 2% penalty will be charged.
3. To get the charge recorded with the government / revenue authority / notice of intimation within 30 days from creation of registered mortgage.
4. Submit Audited balance sheet for year ended 31.03.2017 and compare financial indicators with provisional financial statement submitted by the company and there should not be deviation of (+/-) 5%. Fresh credit rating to be obtained on the basis of ABS of 31.03.2017 and interest to be charged accordingly.
5. To register our charge with ROC for total exposure within 30 days or stipulated time limit.
6. Bank's name board to be displayed at the office premises.
7. Up to date taxes/municipality rent receipt in respect of land & building mortgaged are to be obtained every year and to be kept on record.

For Rajmangal Milk and Agro Foods Pvt ltd.

AUTHORISED SIGNATORY:-

1. Mr. Rajendra Maruti Tabile
2. Mrs. Jayashri Rajendra Tambile — J. R. Tambile
3. Mr. Abhijeet Rajendra Tambile

GUARANTORS

4. Mr. Ashok Shankarao Ghogare
5. Mr. Dattatray Narayan Shinde
6. Mr. Ketan Dattatray Shinde — K. D. Shinde

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THE SUB REGISTRAR INDAPUR
सत्यमेव जयते

BANK OF INDIA Indapur Br.

वर्ष:2017-18 | गाव नमुना आठ-अ | 11/6/2017

धारण जमिनींची नोंदवही

(आसामीवार खतावणी -- जमाबंदी पत्रक)

गाव:वेणेगांव | तालुका:माढा | जिल्हा:सोलापूर

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र	वसुलीसाठी				एकूण
			आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान	स्थानिक उपकर		
					जि.प.	ग्रा.प.	
(१)	(२)	(३)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्र.788 श्री.राजमंगल मिल्क एन्ड अॅग्रो फुडस प्रां लि तर्फे संचालक अभिजीत राजेंद्र तांबीले.							
व्यक्तिगत खातेदार	178/1/अ/1	0.27.00	54	0	378	54	486
	एकूण	0.27.00	54	0	378	54	486

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गाव कामगार तलाठी

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OF THE SUB REGISTRAR सह दुय्यम निबंधक यांचा शिक्का सत्यमेव जयते INDAPUR

बँक ऑफ इंडिया इंदापूर शाखा Indapur Br. BANK OF INDIA

गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम. १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव :- वेणेगांव तालुका :- माढा जिल्हा :- सोलापुर दिनांक:- 27/06/2017 पर्यंत अदयावत

प्रलंबित फ़ेरफ़ार क्र. : 3287

गट क्रमांक व उपविभाग	भुधारणा पद्धती	भोगवटदाराचे नांव
178/1/अ/1	भोगवटादार वर्ग -1	

शेतीचे स्थानिक नांव बिनशेती	क्षेत्र आकारआणे पै पो.ख. फे.फा	खाते क्रमांक
क्षेत्र एकक हे.आर.चौ.मी बिन शेती 0.60.00 बिन शेती 120.00 आकारणी जिरायत - बागायत - तरी - वरकस - इतर - ---------- ---------- एकुण क्षेत्र - ---------- ---------- पोटखराब (लागवडीस अयोग्य) वर्ग (अ) - वर्ग (ब) - एकुण पोख 0.00.00 ---------- ---------- ---------- ---------- जुडी किंवा विशेष आकारणी -	| विजय मारूती ताबीले | (3170) | संजय मारूती तांबिले | (3170) | सुधीर मारूती तांबीले | (3170) | राजेंद्र मारूती तांबिले | (3288) ------सामाईक क्षेत्र------ | बाळासाहेब लक्ष्मण देशमुख 0.33.00 0.66 | (3170) | सुरज लक्ष्मण देशमुख | (3170) | हर्षवर्धन लक्ष्मण देशमुख | (3170) ------सामाईक क्षेत्र------ श्री.राजमंगल मिल्क एन्ड ॲग्रो 0.27.0054.00 (3170) फुडस प्रा लि तर्फे संचालक अभिजीत राजेंद्र तांबीले बाळासाहेब लक्ष्मण देशमुख (3170) सुरज बाळासाहेब देशमुख (3170) हर्षवर्धन बाळासाहेब देशमुख (3170) ------सामाईक क्षेत्र------ 0.33.00 0.66	|421|, |732|, 788, 802 कुळाचे नाव इतर अधिकार इतर बिनशेती वाणिज्य प्रयोजन (1) इतर - (3288) | बोजा - राष्ट्रीयकृत बँक गहाण| (3360) |दि.युनायटेड वेस्टर्न बँक लि.शाखा टेंभुर्णी |(3360) |रु.35 लाख दि.1 9 05 | (3360) बोजा - बँक दिनांक 31 05 2017 रोजी दि बारामती सहकारी बँक मर्या. शाखा इंदापूर चा श्री राजमंगल मिल्क एन्ड ॲग्रो फुडस प्रा लि तर्फे संचालक अभिजीत राजेंद्र तांबीले यांच्या नावे र.रु.27500000 - कर्ज. (3399)
	(2081).(2884).(3170).(3287).(3288)	सीमा आणि भूमापन चिन्हे

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OF THE SUB REGISTRAR ★ INDAPUR ★

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सत्यमेव जयते

गाव नमुना बारा दिनांक:- 27/06/2017 पर्यंत अदयावत

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम.१९७१ यातील नियम २९)

गाव: वेणेगांव तालुका: माढा जिल्हा: सोलापुर

		पिकाखालील क्षेत्राचा तपशील								निर्भेळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र					निर्भेळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
2013-14	रब्बी									पड	0.6000		
2014-15	रब्बी									पड	0.6000		
2015-16	रब्बी									[illegible]	[illegible]		

गाव नमुना बारा

अधिकार अभिलेख पत्रक

दिनांक:- 27/06/2017 पर्यंत अदयावत

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम.१९७१ यातील नियम २९)

गाव: वेणेगांव | तालुका: माढा | जिल्हा: सोलापुर

		पिकाखालील क्षेत्राचा तपशील								निर्भेळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र					निर्भेळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र	.	

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गाव कामगार तलाठी

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OF THE SUB REGISTRAR INDAPUR

सत्यमेव जयते

BANK OF INDIA

वर्ष:२०१७-१६ गाव नमुना आठ-अ 14/11/2017

धारण जमिनींची नोंदवही

(आसामीवार खतावणी -- जमाबंदी पत्रक)

गाव:हिंगणगांव

तालुका :ईंदापुर

जिल्हा:पुणे

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र (हे.आर.चौ.मी)	वसुलीसाठी				एकूण
			आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर		
					जि.प.	ग्रा. प.	
(१)	(२)	(३)	(४)	(५)	(६अ)	(६ब)	(७)
खातें क्रमांक१३२२	राजेंद्र मारुती तांबिले.						
व्यक्तिगत खातेदार	१८४/१	१.०५.००	०.९८	०	०	०	०.९८
	एकूण	१.०५.००	०.९८	०	०	०	०.९८

Bailogir

गांव कामगार तलाठी

मौजे हिंगणगांव ता. इंदापूर

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OF THE SUB REGISTRAR

सह रजिस्ट्रार यांचा शिक्का

सत्यमेव जयते

INDAPUR

BANK OF INDIA

गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव :- हिंगणगांव तालुका :- इंदापुर जिल्हा :- पुणे दिनांक:- 29/10/2017 पर्यंत अदयावत

गट क्रमांक व उपविभाग	भुधारणा पद्धती	भोगवटदाराचे नांव			
184/1	भोगवटादार वर्ग -1				
शेतीचे स्थानिक नांव		क्षेत्र	आकार	आणे पै	पो.ख. फे.फा

				खाते क्रमांक
क्षेत्र एकक हे.आर.चौ.मी	सुधीर मारुती तांबीले	1.05.00	0.97	0.10.00 (641)
जिरायत -	संजय मारुती तांबिले	1.05.00	0.97	0.10.00 (641)
बागायत 3.15.00	राजेंद्र मारुती तांबिले	1.05.00	0.98	0.11.00(1556)

तरी -
वरकस -
इतर -
एकुण क्षेत्र 3.15.00
पोटखराब (लागवडीस अयोग्य)
वर्ग (अ) 0.31.00
वर्ग (ब) -
एकुण पो ख 0.31.00
आकारणी 2.92
जुडी किवा विशेष आकारणी -

296, 1321, 1322

कुळाचे नाव

इतर अधिकार

बोजा - सहकारी बॅंक शंकरराव मोहिते पाटील सह बॅंक अकलुज शाखा इंदापुर र.रु.220000/- संजय हि. (1509)

बोजा - सहकारी बॅंक शंकरराव मोहिते पाटील सह बॅंक अकलुज शाखा इंदापुर र.रु. 825000/- दि 8/4/09 राजेंद्र हि. (1560)

बोजा - सहकारी बॅंक शंकरराव मोहिते पाटील सह बॅंक अकलुज शाखा इंदापुर र.रु. 700000/- दि 6/8/09 संजय हि. (1594)

बोजा - सहकारी सोसायटी इकरार शिवाजी नागरी पतसंस्था मर्या. इंदापूर र.रु. 1000000/- दि. 21/6/11 राजेंद्र हि. (1766)

[**बोजा - सह पतसंस्था**] (2187) [र.रु.1000000/-दि.21/6/11 राजेंद्र हि](2187) [शिवाजी नागरी पतसंस्था शाखा इंदापुर](2187)

संपादित क्षेत्र प्रमाणे अभिजीत राजेंद्र तांबीले ,राजेंद्र मारुती तांबिले ,राहुल राजेंद्र तांबिले ,सौ जयश्री राजेंद्र तांबिले यानी दि बारामती सह बॅंक लि. बारामती शाखा इंदापुर तर्फे अधिकारी किशोर पांडुरंग भिसे - यांच्या कडुन रक्कम रुपये 27500000.00 कर्ज घेवून गहाणखत करुन दिले. (2159)

बोजा - सहकारी सोसायटी इकरार वि.का.सो.हिंगणगांव इ.प. र.रु. 300000/- दि.24/9/03 (90901) वि.का.सो.हिंगणगांव इ.प. र.रु. 400000/-दि.7/10/03 सुधीर हि. (90901) वि.का.सो.हिंगणगांव इ.प.र.रु.

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OF THE SUB REGISTRAR INDAPUR सत्यमेव जयते

बँक ऑफ इंडिया इंदापूर BANK OF INDIA

		450000/-दि.22/6/91 (9090 वि.का.सो.हिंगणगांव इ.प. र.रु.50000/- दि.22/6/87 (90901)
	(618),(707),(779),(780),(973),(1012),(1110),(1279),(1440),(1732),(1900),(2238)	सीमा आणि भुमापन चिन्हे

गाव नमुना बारा
अधिकार अभिलेख पत्रक

दिनांक:- 29/10/2017 पर्यंत अदयावत

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितील ठेवणे) नियम,१९७१ यातील नियम २९)

गावं: हिंगणगांव तालुका: इंदापुर जिल्हा: पुणे

		पिकाखालील क्षेत्राचा तपशील								निर्भेळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र					निर्भेळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचिल	अजल सिंचिल	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
2016-17	संपूर्ण वर्ष						ऊस (नविन लागन)	3.1300		विहीरपड	0.0200		

Dailagir
गाव कामगार तलाठी
मौजे हिंगणगांव ता. इंदापूर

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१२८४/ ४९/ २८
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२०१९

OFFICE OF THE SUB REGISTRAR ★ INDAPUR ★
दुय्यम निबंधक रजिस्टार यांचे शिक्का

BANK OF INDIA ★ बँक ऑफ इंडिया ★ इंदापूर शाखा Indapur Br.

MAGARPATTA CITY
The pride of Pune

Ref No.: MPTC/CC/ROY/ 4855 /2009-2008

Date:- 26|9|09

Possession Letter

Rajendra Maruti Tambile
At Post- Hingangaon, Taluka-
Indapur, Dist-Pune

Subject :- Possession of Flat no. D-701 , 7th Floor , Building "D", ROYSTONEA (MPT - 26) ".

Dear Sir / Madam ,

We hereby handover the possession of Flat No. D-701 , 7th Floor , Building "D", ' ROYSTONEA (MPT - 26) " at Magarpatta City, situated at Magarpatta Pune.

This is to further state all dues with respect to the Flat mentioned above are cleared.

Thanking You,

Yours Sincerely,

Received

2019

For Magarpatta Township Development
and Construction Company Limited

THE SUB REGISTRAR INDAPUR

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९२८४/३३/२८

२०१७

वर्ष:२०१७-१८

गाव नमुना आठ-अ

धारण जमिनींची नोंदवही

(आसामीवार खतावणी -- जमाबंदी पत्रक)

14/11/2017

गाव:हिंगणगांव

तालुका :इंदापुर

जिल्हा:पुणे

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र (हे.आर.चौ.मी)	वसुलीसाठी आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर जि.प.	स्थानिक उपकर ग्रा. प.	एकूण
(१)	(२)	(३)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्रमांक९५७	जयश्री राजेंद्र तांबिले.						
व्यक्तिगत खातेदार	१४३	०.५०.००	०.९२	०	०	०	०.९२
	एकूण	०.५०.००	०.९२	०	०	०	०.९२

Dailagir

गांव कामगार तलाठी

मौजे हिंगणगांव ता.इंदापूर

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OF THE SUB REGISTRAR INDAPUR

BANK OF INDIA

गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव :- हिंगणगांव तालुका :- इंदापुर जिल्हा :- पुणे दिनांक:- 25/10/2017 पर्यंत अदयावत

गट क्रमांक व उपविभाग	भुधारणा पद्धती	भोगवटदाराचे नांव
143	भोगवटादार वर्ग -1	

शेतीचे स्थानिक नांव		क्षेत्र आकारआणे पै पो.ख. फे.फा		खाते क्रमांक
क्षेत्र एकक हे.आर.चौ.मी	राजेंद्र उत्तम मोरे	1.21.00 2.40	(523)	217, 957, 958, 1092, 1302
जिरायत -	जयश्री राजेंद्र तांबिले	0.50.00 0.92	(519)	
बागायत 3.49.00	सौरभ विजय तांबिले अ.पा.क. आई करुणा	0.29.00 0.43	(1667)	
तरी -				
वरकस -				
इतर -	विलास विठ्ठल लोकरे	1.00.00 1:79	(1935)	
एकुण क्षेत्र 3.49.00	करुणा विजय तांबीले	0.49.00 0.90	(834)	

पोटखराब (लागवडीस अयोग्य)
वर्ग (अ) -
वर्ग (ब) -
एकुण पो ख 0.00.00

आकारणी 6.44

जुडी किवा विशेष आकारणी -

कुळाचे नाव

इतर अधिकार

तगाई - बंडीग
र.रु.511 - 12 (1)

बोजा - सहकारी सोसायटी इंकरार
वि.का.सो.हिंगणगांव
इ.प.र.रु.15000/- दि.29/12/83
(1007)

बोजा - सहकारी सोसायटी इकरार
वि.का.सो.हिंगणगांव इ.प. र.रु. 200000/- जयश्री हि. (1012)

बोजा - सहकारी सोसायटी इकरार
इंदापूर अर्बन क्रो ऑप बँक करुणा चे हि. (1212)

विहीर
पांडुरंग गुंडीबा सोनवणे यांचे विहिर पड व इले. मोटार कनेक्शन मध्ये राजु सुखदेव कांबळे यांचा 1/2 हिस्सा (1493)

बोजा - सहकारी सोसायटी इकरार
हिंगणगाव वि.का.से.सो र.रु 200000/- दि.29/12/2009 आशा कांबळे हि. (1641)
हिंगणगाव वि.का.से.सो र.रु.500000/- दि.29/12/09 राजु कांबळे हि. (1641)

बोजा - राष्ट्रीयकृत बँक गहाण
बँक ऑफ बडौदा शाखा इंदापूर र.रु. 200000/- दि.20/11/2014 राजेंद्र हि. (2036)

बोजा - सहकारी सोसायटी इकरार
हिंगणगाव वि.का.से.सो.लि. र.रु. 500000/- दि.16/02/2015 करुणा ही. (2065)

संपादित क्षेत्र
प्रमाणे अभिजीत राजेंद्र तांबीले ,राजेंद्र मारुती तांबिले ,राहुल राजेंद्र तांबिले ,सौ जयश्री राजेंद्र तांबिले यानी दि बारामती सह बँक लि. बारामती शाखा इंदापूर तर्फे अधिकारी. किशोर पांडुरंग भिसे - यांच्या कडून रक्कम रुपये 27500000.00 कर्ज

OF THE SUB REGISTRAR ★ INDAPUR ★
सत्यमेव जयते
२०१७

		घेवून गहाणखत करून दिले. (2199) बोजा - सहकारी सोसायटी इकरार वि.का.सो.हिंगणगांव इ.प. र.रु.200000/- दि.4/12/98 जयश्री हि. (90901) वि.का.सो.हिंगणगांव इ.प. र.रु.40000/- दि.15/3/89 भानुदास हि. (90901)
	(523),(570),(571),(834),(1353),(1479),(1493),(2223),(2237)	सीमा आणि भुमापन चिन्हे

गाव नमुना बारा
अधिकार अभिलेख पत्रक

दिनांक:- 25/10/2017 पर्यंत अदयावत

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९)

गाव: हिंगणगांव तालुका: इंदापुर जिल्हा: पुणे

		पिकाखालील क्षेत्राचा तपशील								निर्भेळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र					निर्भेळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
2016-17	संपूर्ण वर्ष						मका	0.2900				विहीर	
							ऊस गाळण्याचा	1.7800					
							ऊस (नविन लागन)	1.4000					

गांव कामगार तलाठी
मौजे हिंगणगांव ता. इंदापूर

OF THE SUB REGISTRAR
INDAPUR

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BANK OF INDIA
Indapur Br.

वर्ष:२०१७-१८

गाव नमुना आठ-अ
धारण जमिनींची नोंदवही
(आसामीवार खतावणी -- जमाबंदी पत्रक)

14/11/2017

गाव:हिंगणगांव

तालुका :ईंदापुर

जिल्हा:पुणे

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र (हे.आर.चौ.मी)	वसुलीसाठी: आकारणी किंवा जुडी	वसुलीसाठी: दुमाला जमिनीवरील नुकसान.	वसुलीसाठी: स्थानिक उपकर जि.प.	वसुलीसाठी: स्थानिक उपकर ग्रा. प.	एकूण
(१)	(२)	(३)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्रमांक४०३	अभिजीत राजेंद्र तांबीले.						
व्यक्तिगत खातेदार	१४२/४	०.८७.००	१.६१	०	०	०	१.६१
	एकूण	०.८७.००	१.६१	०	०	०	१.६१

Sailagir
गांव कामगार तलाठी
मौजे हिंगणगांव तालुका इंदापूर

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OF THE SUB REGISTRAR INDAPUR
सत्यमेव जयते

बँक ऑफ इंडिया BANK OF INDIA Indapur Br.

गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव :- हिंगणगांव तालुका :- इंदापुर जिल्हा :- पुणे दिनांक:- 13/08/2017 पर्यंत अदयावत

गट क्रमांक व उपविभाग 142/4	भुधारणा पद्धती भोगवटादार वर्ग -1	भोगवटदाराचे नांव
शेतीचे स्थानिक नांव		

क्षेत्र एकक हे.आर.चौ.मी		क्षेत्र आकारआणे पै पो.ख. फे.फा	खाते क्रमांक
जिरायत - बागायत 0.87.00 तरी - वरकस - इतर - ---------- ---------- एकुण क्षेत्र 0.87.00 ---------- ---------- पोटखराब (लागवडीस अयोग्य) वर्ग (अ) - वर्ग (ब) - एकुण पो ख 0.00.00 ---------- ---------- आकारणी 1.61 ---------- ---------- जुडी किवा विशेष आकारणी -	अभिजीत राजेंद्र तांबीले	0.87.00 1.61 (1086)	403 **कुळाचे नाव** **इतर अधिकार** **तगाई - बंडीग** न.ग.बाळकृ भिवा चांभार (1) र.रु.506 - 70 (1) **बोजा - राष्ट्रीयकृत बँक गहाण** भारतीय स्टेट बँक शाखा इंदापूर र.रु. 100000/- दि. 10/9/99 (791) **बोजा - सहकारी सोसायटी इकरार** वि.का.स.सो.हिंगणगांव र.रु.200000/- दि.11/9/06 (1238) **बोजा - सहकारी सोसायटी इकरार** इ.वि.का.सो. हिंगणगाव र.रु. 300000/- दि. 11/09/06 अभिजित हि. (1338) **बोजा - सह पतसंस्था** भगवांनराव भरणे ना.सह.पत.इंदापुर र.रु.2000000/- दि.21/10/2013 (1928) **[बोजा - राष्ट्रीयकृत बँक गहाण] (2175)** [भारतीय स्टेट बँक](2175) [र.रु.100000/-दि.10/9/99] (2175) [शाखा इंदापुर](2175) **[बोजा - सहकारी सोसायटी इकरार] (2175)** [अभिजित हि.](2175) [रु.200,000/- 11/9/06] (2175) [वि.का.स.सो.हिंगणगांव] (2175) [सदर रु.200,000/- 11/9/06] (2175) **संपादित क्षेत्र** प्रमाणे अभिजीत राजेंद्र तांबीले यानी इंदापुर अर्बन को ऑप बँक लि इंदापुर - यांच्या कडुन रक्कम रुपये 5000000.00 कर्ज घेवून गहाणखत करुन दिले. (2179) **संपादित क्षेत्र** प्रमाणे अभिजीत राजेंद्र तांबीले ,राजेंद्र मारुती

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OF THE SUB REGISTRAR INDAPUR

		तांबिले ,राहुल राजेंद्र तांबिले ,सौ जयश्री राजेंद्र तांबिले यानी बारामती सह बँक लि. बारामती शाखा इंदापूर तर्फे अधिकारी किशोर पांडुरंग भिसे - यांच्या कडुन रक्कम रुपये 27500000.00 कर्ज घेवून गहाणखत करुन दिले. (2199) **बोजा - सहकारी सोसायटी इकरार** वि.का.स.सो.हिंगणगांव र.रु.25000/-दि.10/6/87 (90901)
	(248),(791),(2222)	सीमा आणि भुमापन चिन्हे

गाव नमुना बारा
अधिकार अभिलेख पत्रक

दिनांक:- 13/08/2017 पर्यंत अदयावत

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९)

गाव: हिंगणगांव तालुका: इंदापुर जिल्हा: पुणे

		पिकाखालील क्षेत्राचा तपशील								निर्भेळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र					निर्भेळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
2016-17	संपूर्ण वर्ष						ऊस गाळण्याचा	0.4000				लिफ्ट पाणी	
							ऊस (नविन लागन)	0.4700					

गांव कामगार तलाठी
मौजे हिंगणगांव ता. इंदापूर

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२०१७ / ७२ / ८०

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१०२०९

OFFICE OF THE SUB REGISTRAR INDAPUR

बँक ऑफ इंडिया BANK OF INDIA इंदापूर शाखा Indapur Br.

वर्ष:2017-18 गाव नमुना आठ-अ 10/24/2017

धारण जमिनींची नोंदवही

(आसामीवार खतावणी -- जमाबंदी पत्रक)

गाव:अथुर्णे तालुका:इंदापुर जिल्हा:पुणे

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र	वसुलीसाठी आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान	स्थानिक उपकर जि.प.	ग्रा.प.	एकूण
(१)	(२)	(३)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्र.1085	केतन दत्तात्रय शिंदे.						
व्यक्तिगत खातेदार	327	2.08.00	5.31	0	0	0	5.31
	एकूण	**2.08.00**	**5.31**	**0**	**0**	**0**	**5.31**

नक्कल तारीख २५।१०।१७

श्री. बी. बी. दराडे
गाव कामगार तलाठी अथुर्णे
ता.इंदापूर, जि.पुणे

इ द पु
२२६४८/३/२८
२०१७

OF THE SUB REGISTRAR
दुय्यम निबंधक यांचा शिक्का
INDAPUR

बँक ऑफ इंडिया

गाव नमुना सात

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३,५,६ आणि ७)

गाव :- अथुर्णे	तालुका :- इंदापुर	जिल्हा :- पुणे	दिनांक: 30/12/2016 पर्यंत अदयावत

गट क्रमांक व भुधारणा पद्धती	भोगवटदाराचे नांव				
उपविभाग 327 भोगवटादार वर्ग -1					
शेतीचे स्थानिक नांव	क्षेत्र	आकारआणे पै	पो.ख.	फे.फा	खाते क्रमांक
क्षेत्र हे.आर.चौ.मी एकक जिरायत - बागायत 4.16.00 तरी - वरकस - इतर - एकुण क्षेत्र 4.16.00 पोटखराब (लागवडीस अयोग्य) वर्ग (अ) 0.05.00 वर्ग (ब) - एकुण पो ख 0.05.00 आकारणी 10.63 जुडी किवा-विशेष आकारणी	[दत्तात्रय अ.पा.क.केतन दत्तात्रय शिंदे दत्तात्रय अ.पा.क निखिल दत्तात्रय शिंदे केतन दत्तात्रय शिंदे	2.08.005.31 8.00 8.00	0.0500	](628) (628) (628)	[82], 254, 1085 कुळाचे नाव इतर अधिकार बोजा - सहकारी सोसायटी इकरार अंथुर्णे वि.का.सो र रु 200000 दि 10-10-2013 दत्तात्रय हि (1754)
	(1),(628),(1995)				सीमा आणि भुमापन चिन्हे

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2२८/८४/८४
२०१७

OF THE SUB REGISTRAR INDAPUR
दुय्यम निबंधक यांचा शिक्का

बँक ऑफ इंडिया इंदापुर शाखा Indapur Br. BANK OF INDIA

गाव नमुना बारा

दिनांक:- 30/12/2016 पर्यंत अद्यावत

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९)

गाव: अथुर्णे   तालुका: इंदापूर   जिल्हा: पुणे

		पिकाखालील क्षेत्राचा तपशील								निर्भेळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र					निर्भेळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
2016-17	संपूर्ण वर्षे						मका	4.0000		विहीरपड	0.1600		

श्री. ... दराडे,
गाव कामगार तलाठी
ता. इंदापूर, जि. पुणे

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२०१७

OF THE SUB REGISTRAR INDAPUR

गाव नमुना सात

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव :- मोहोळ   तालुका :- मोहोळ   जिल्हा :- सोलापूर

गट क्रमांक व उपविभाग	भुधारणा पद्धती	भोगवटदाराचे नांव	
949/2/अ	भोगवटादार वर्ग -1		
शेतीचे स्थानिक नांव	क्षेत्र आकारआणे पै पो.ख. फे.फा		खाते क्रमांक
क्षेत्र एकक आर.चौ.मी बिन शेती 0.81.00 बिन शेती आकारणी 1296.00 जिरायत - बागायत - तरी - वरकस - इतर - एकुण क्षेत्र - पोटखराब (लागवडीस अयोग्य) वर्ग (अ) - वर्ग (ब) - एकुण पोख 0.00.00 जुडी किवा विशेष आकारणी -	अशोक शंकरराव घोगरे 0.81.001296.00 (12133)		3050 कुळाचे नाव इतर अधिकार अकृषिक वापर - वाणिज्य (गावठाणा बाहेरील) वाणिज्य (पेट्रोल व डीझेल पंप प्रयोजनासाठी) (9326) इतर न.बोअर एक (10017) इतर न.बोअर एक (12186)
	(6251),(7025),(7697),(7807),(8625),(9172),(9326),(11697)		सीमा आणि भुमापन चिन्हे

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३२८८/०६/८४
२०१७

THE SUB REGISTRAR INDAPUR
सत्यमेव जयते

गाव नमुना बारा

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९)

गाव: मोहोळ   तालुका: मोहोळ   जिल्हा: सोलापूर

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील: मिश्र पिकाखालील क्षेत्र: मिश्रणाचा संकेत क्रमांक: जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र: पिकांचे नाव	जल सिंचित	अजल सिंचित	निर्भेळ पिकाखालील क्षेत्र: पिकांचे नाव	जल सिंचित	अजल सिंचित	निर्भेळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन: स्वरूप	क्षेत्र	जल सिंचनाचे साधन	शेरा
2014-15	संपूर्ण वर्ष									तलाव पड	0.8100		
2015-16	संपूर्ण वर्ष									तलाव पड	0.8100		
2016-17	संपूर्ण वर्ष									तलाव पड	0.8100		

गाव कामगार तलाठी
मौजे मोहोळ, ता. मोहोळ

BANK OF INDIA

https://10.187.203.103/eferfar2beta/PgHtml712.aspx

06/11/2017

वर्ष:2017-18

गाव नमुना आठ-अ
धारण जमिनींची नोंदवही (अकृषिक)
(आसामीवार खतावणी -- जमाबंदी पत्रक)

06/11/2017

गाव:मोहोळ तालुका :मोहोळ जिल्हा:सोलापूर

गाव नमुना सहा मधील नोंद	भूमापन क्रमांक व उपविभाग क्रमांक	क्षेत्र (आर.चौ.मी)	वसुलीसाठी				एकूण
			आकारणी किंवा जुडी	दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर		
					जि.प.	ग्रा. प.	
(१)	(२)	(३)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्रमांक 3050	अशोक शंकरराव घोगरे.						
व्यक्तिगत खातेदार	949/2/अ	0.81.00	1296	0	9072	1296	11664
	एकूण	0.81.00	1296	0	9072	1296	11664

गाव कामगार तलाठी
मौजे मोहोळ, ता. मोहोळ

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२०१७

OF THE SUB REGISTRAR
INDAPUR

BANK OF INDIA
Indapur Br.

संचालक मंडळ सभा दि.06.10.2017

विषय 2 :राजमंगल मिल्क अॅन्ड अॅग्रोफुडस प्रा. लि. कंपनीला बॅक ऑफ इंडिया शाखा इंदापूर बॅकेकडुन कॅश क्रेडीट व टर्मलोन घेणेसाठी कर्ज प्रस्ताव सादर करणेबाबत.....

ठरावक्रं 2 :आपल्या कंपीनाला कॅश क्रेडीट व टर्मलोन घेणेसाठी बॅक ऑफ इंडिया शाखा इंदापूर येथे बॅकेत कर्ज प्रस्ताव सादर करावा असे सर्वानुमते ठरले.

ठराव सर्वानुमते मंजुर.

सुचक : श्री. राजेंद्र मारूती तांबिले

अनुमोदक : श्री. दत्तात्रय नारायण शिंदे .

सत्यप्रत

1 सौ. जयश्री राजेंद्र तांबिले J.R.Tambe

2 श्री. राजेंद्र मारूती तांबिले

3 श्री.अभिजीत राजेंद्र तांबिले

4 श्री. दत्तात्रय नारायण शिंदे

<u>संचालक मंडळ सभा दि.06.10.2017</u>

विषय 3 :राजमंगल मिल्क अॅन्ड अॅग्रोफुडस प्रा. लि. कंपनीला बॅक ऑफ इंडिया शाखा इंदापूर यांचे मार्फत कॅश क्रेडीट व टर्मलोन हस्तांतरीत(Takeover) करणे व कॅश क्रेडीट वाढवुण घेणेबाबत.....

ठरावक्रं 3 :आपल्या कंपीनीकडे असणारे दि बारामती सहकारी बॅकेचे कॅश क्रेडीट व टर्मलोन, बॅक ऑफ इंडिया शाखा इंदापूर यांचे मार्फत हस्तांतरीत(Takeover) करणे व कॅश क्रेडीट लिमीट वाढवुण घ्यावे. असे सर्वानुमते ठरले.

ठराव सर्वानुमते मंजुर.

सुचक : श्री. राजेंद्र मारूती तांबिले
अनुमोदक : श्री. दत्तात्रय नारायण शिंदे .

सत्यप्रत

1 सौ. जयश्री राजेंद्र तांबिले J.R.Tambile

2 श्री. राजेंद्र मारूती तांबिले

3 श्री.अभिजीत राजेंद्र तांबिले

4 श्री. दत्तात्रय नारायण शिंदे

Rajmangal Milk & Agro Foods Pvt. Ltd. ★ INDAPUR

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OF THE SUB REGISTRAR ★ INDAPUR

बँक ऑफ इंडिया इंदापूर शाखा Indapur Br. BANK OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RAJENDRA MARUTI TAMBILE
MARUTI VISHNU TAMBILE
16/05/1951
Permanent Account Number
AANPT8947J

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
JAYASHRI RAJENDRA TAMBILE
DNYANESHWAR SOPAN CHOBHE
16/02/1968
AWKPT5844D

J.R.Tambile

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RAHUL RAJENDRA TAMBILE
RAJENDRA MARUTI TAMBILE

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SHINDE DATTATRAY NARAYAN
NARAYAN VITTHAL SHINDE
01/06/1967
Permanent Account Number
CPLPS [illegible]

दत्तात्रय शिंदे

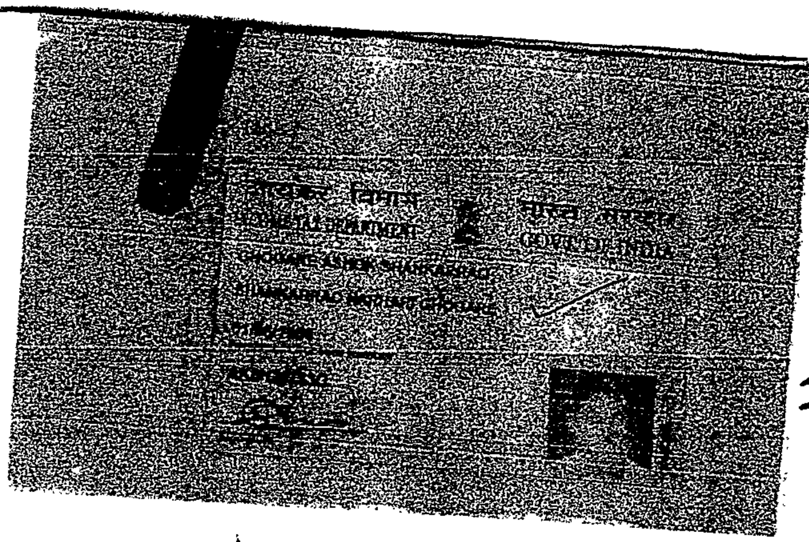
इ द
४२६४/८०/२८
२०१७

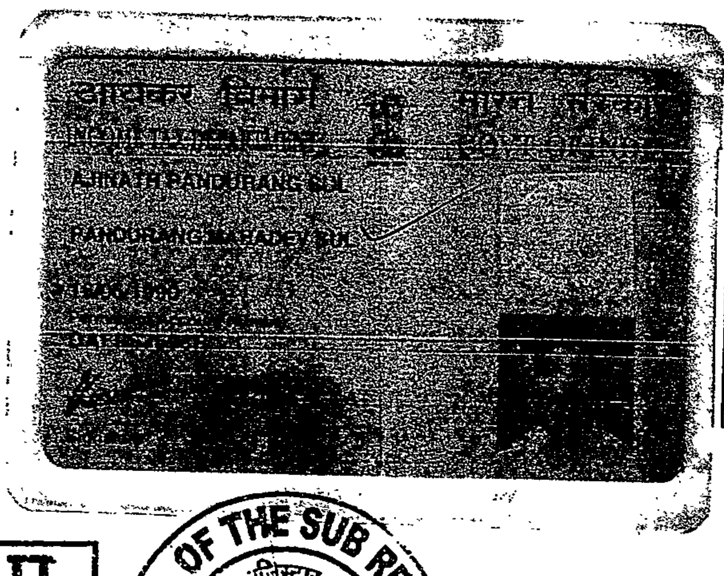
OF THE SUB REGISTRAR
INDAPUR
सह दुय्यम निबंधक इंदापूर

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
KETAN DATTATRAY SHINDE
DATTATRAY NARAYAN SHINDE
22/05/1992
Permanent Account Number
CUXPS8848P
Signature

K.D.Shinde

बँक ऑफ इंडिया
इंदापूर शाखा
Indapur Br.
BANK OF INDIA





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८२२४/२०१८

२०१८

SEAL OF THE SUB REGISTRAR INDAPUR

सब रजिस्ट्रार यांचा शिक्का

बँक ऑफ इंडिया इंदापूर शाखा Indapur Br. BANK OF INDIA

नउउंतल१ ;ळ्यूतठीह.१द्ध

14/4298
मंगळवार,28 नोव्हेंबर 2017 5:40 म.नं.

दस्त गोषवारा भाग-1

इदप	62/68
दस्त क्रमांक: 4298/2017	

दस्त क्रमांक: इदप /4298/2017

बाजार मुल्य: रु. 00/-

मोबदला: रु. 7,61,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,80,500/-

दु. नि. सह. दु. नि. इदप यांचे कार्यालयात
अ. क्रं. 4298 वर दि.28-11-2017
रोजी 5:16 म.नं. वा. हजर केला.

पावती:7111

पावती दिनांक: 28/11/2017

सादरकरणाराचे नाव: राजमंगल मिल्क अॅण्ड अॅग्राठे फूडस प्रा ली तर्फे राजेंद्र मारुती तांबीले - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1680.00
पृष्टांची संख्या: 84	
एकुण:	31680.00

Rajmangal Milk & Agro ... Ltd. * INDAPUR

दस्त हजर करणाऱ्याची सही:

Sub Registrar Indapur
दुय्यम निबंधक श्रेणी - १
इंदापूर

Sub Registrar Indapur
दुय्यम निबंधक श्रेणी - १
इंदापूर

दस्ताचा प्रकार: गहाणखत

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

शिक्का क्रं. 1 28 / 11 / 2017 05 : 16 : 41 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 28 / 11 / 2017 05 : 19 : 32 PM ची वेळ: (फी)

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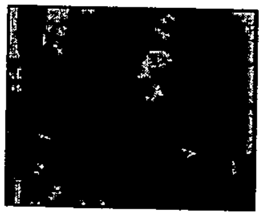
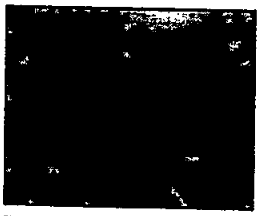
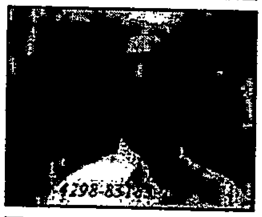
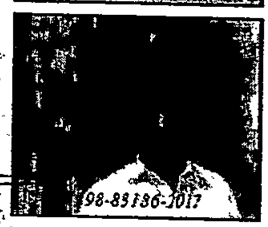
28/11/2017 5 39:48 PM

दस्त गोषवारा भाग-2

इदप L3/L8
दस्त क्रमांक:4298/2017

दस्त क्रमांक :इदप/4298/2017

दस्ताचा प्रकार :-गहाणखत

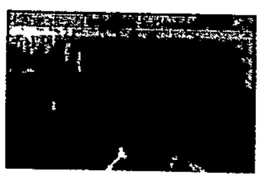
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राजमंगल मिल्क अॅण्ड अॅग्राे फूडस प्रा ली तर्फे राजेंद्र मारुती तांबीले - - पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: हिंगणगांव ता इंदापूर, महाराष्ट्र, पुणे. पॅन नंबर:AANPT8947J	कर्ज घेणार वय :-56 स्वाक्षरी:-		
2	नाव:राजमंगल मिल्क अॅण्ड अॅग्राे फूडस प्रा ली तर्फे जयश्री राजेंद्र तांबीले - - पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: हिंगणगांव ता इंदापूर, महाराष्ट्र, पुणे. पॅन नंबर:AWKPT3644D	कर्ज घेणार वय :-51 स्वाक्षरी:- J.R. Tambile		
3	नाव:राजमंगल मिल्क अॅण्ड अॅग्राे फूडस प्रा ली तर्फे अभीजीत राजेंद्र तांबीले - -. पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: हिंगणगांव ता इंदापूर, महाराष्ट्र, पुणे. पॅन नंबर:AJGPT1164M	कर्ज घेणार वय :-27 स्वाक्षरी:-		
4	नाव:जमीन मालक केतन दतातरय शींदे - - पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: अंथुर्णे ता इंदापूर, महाराष्ट्र, पुणे. पॅन नंबर:CUXPS8846P	कर्ज घेणार वय :-25 स्वाक्षरी:- K. D. Shinde		
5	नाव:जमीन मालक अशाेक शकरराव घाेगरे - - पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: बावडा ता इंदापूर, महाराष्ट्र, पुणे. पॅन नंबर:AKIPG0783G	कर्ज घेणार वय :-59 स्वाक्षरी:-		
6	नाव:बँक आॅफ इंडीया शाखा इंदापूर - - पत्ता:प्लॉट नं: 0, माळा नं: 0, इमारतीचे नाव: 0, ब्लॉक नं: 0, रोड नं: इंदापूर ता इंदापूर, महाराष्ट्र, पुणे. पॅन नंबर:	कर्ज देणार वय :-20 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत गहाणखत चा दस्त ऐवज करुन दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:28 / 11 / 2017 05 : 24 : 04 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता		छायाचित्र	अंगठ्याचा ठसा
1	नाव:अजीनाथ पांडुरंग [illegible] - - वय:27 पत्ता:सराफवाडी ता इंदापूर पिन कोड:4131[illegible]	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:28 / 11 / 2017 05 : 24 : 53 PM

शिक्का क्र.5 ची वेळ:28 / 11 / 2017 05 : 25 : 03 PM नोंदणी पुस्तक 1 मध्ये

दुय्यम निबंधक श्रेणी - १

इंदापूर

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH007670102201718E	0004278354201718

प्रमाणित करण्यात येते की, पहिले नंबरचे पुस्तकाचे ४२९८ नंबरी नोंदला

4298 /2017

या दस्तामध्ये एकूण २८ पाने आहेत.

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28/11/17

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दुय्यम निबंधक श्रेणी १,इंदापूर

दिनांक २८/११/२०१७

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२०१७

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इंदापूर शाखा

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