नमुना-९ नोटीस तयार करणे

तलाठी कार्यालय वडगांव (काटी) ता. तुळजापूर जि. उस्मानाबाद

नमुना ९

[नियम १४ व २४ पहा]

महाराष्ट्र जमीन महसुल अधिनियम, १९६६ यांच्या कलम १५० (२) अन्वये सूचना

गाव :- वडगांवकाटी

ज्याअर्थी तालुका :- तुळजापुर

गावच्या फेरफाराच्या नोंदवहीत खाली विनिर्दिष्ट केल्याप्रमाणे जमिनीतील अधिकारांच्या संपादनासंबंधी नोंद करण्यात आली आहे

फेरफाराच्या नोंदवहीतील नोंदीचा अनुक्रमांक किंवा तारीख	संपादन केलेल्या अधिकाराचे स्वरुप	ज्यातील अधिकार संपादन करण्यात आले आहे ते गट क्रमांक
2336	नोंदीचा प्रकार:- गहाणखत माहिती मिळालेचा दिनांक:- 09/03/2020 फेरफाराचा दिनांक:- 11/03/2020, गहाणखत लिहुन घेणार : बँक ऑफ इंडीया शाखा लक्ष्मी रोड पुणे - गहाणखत लिहुन देणार : सुरज पंडीतराव पाटील रा. वडगांवकाटी यांनी दुय्यम निबंधक तुळजापूर यांचेकडील दस्त क्रमांक 870-2020 दिनांक 09/03/2020 प्रमाणे रक्कम रुपये 16800000.00/- कर्ज घेऊन गट नंबर/ सर्वे नंबर 172 क्षेत्र 1.2000 वर बोजा दाखल करणेबाबत श्री सुरज पंडीतराव पाटील यांनी अर्ज दस्ताची सत्य प्रत दिलेवरुन ७/१२ चे इतर हक्कात रक्कम रुपये 16800000.00/- चा बोजा दाखल केला. वरीलप्रमाणे कागदपत्रे दप्तरी दाखल असे.	172

आणि ज्याअर्थी , तुमचा उक्त फेरफारात हितसंबंध आहे असे अधिकार अभिलेखावरुन / फेरफाराच्या नोंदवहीवरुन मला वाटते ; आणि ज्याअर्थी उक्त फेरफारात तुमचा हितसंबंध आहे असे मानण्यास मला संयुक्तिक कारण आहे.

त्याअर्थी आता मी, अनुरुदन बळीराम काळे

ज्या ठिकाणी उपरोक्त जमीन आहे त्या गावाचा तलाठी याव्दारे , उक्त फेरफाराच्या नोंदी संबंधी तुम्हास सूचना देत आहे व ही सूचना मिळाल्यापासून पंधरा दिवसांच्या आत , उक्त नोंदीसंबंधी तुमची हरकत कोणतीही असल्यास , ती तोंडी किंवा लेखी पाठविण्यास तुम्हांस फर्मावित आहे. तलाठी वडगांवकाटी यांच्याकडे उक्त पंधरा दिवसांच्या मुदतीत कोणतीही हरकत त्यांचेकडे न मिळाल्यास , उक्त नोंदीस तुमची संमती आहे , असे गृहीत धरले जाईल , कृपया याची नोंद घ्यावी .

ठिकाण : वडगांवकाटी

दिनांक : 11/03/2020

अ. ब. काळे (तलाठी)

तलाठी सजा - वडगांव (काटी)

ता. तुळजापूर

नाव	पत्ता	सही
चावडीवर नोटीस प्रदर्शित केल्याची तारीख		
सुरज पंडीतराव पाटील	--	

बँक ऑफ इंडिया Bank of India 0505 Laxmi Rd. Br. Pune लक्ष्मी रोड शाखा, पुणे

11/03/2020

I

तलाठी कार्यालय वडगांव (काटी) ता. तुळजापूर जि. उस्मानाबाद

अहवाल दिनांक : 24/02/2020

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 :- वडगांवकाटी   तालुका :- तुळजापूर   जिल्हा :- उस्मानाबाद   शेवटचा फेरफार क्रमांक : 2314 व दिनांक : 13/02/2020
गट क्रमांक व उपविभाग : 172

गट क्रमांक व उपविभाग	भू-धारणा पद्धती	भोगवटदाराचे नाव					
172	भोगवटदार वर्ग -1						
शेताचे स्थानिक नाव :-			क्षेत्र	आकार	पो.ख.	फे.फा.	खाते क्रमांक
क्षेत्र एकक	हे.आर.चौ.मी	पंडीत गणपतराव पाटील	0.43.00	1.74		(1544)	280, 815, 816, 915, [1003], 1146, 1382, 1495
जिरायत	8.83.00	विजय बालेश्वर म्हमाणे	1.20.00	4.85		(1234)	कुळाचे नाव
बागायत	-	सुरज पंडीतराव पाटील	1.20.00	4.85		(2239)	इतर अधिकार
तरी	-	आनंद विलास सागर				(1234)	बोजा - बंदीत बोजा
वरकस	-	रेश्मा आनंद सागर				(1234)	वाहित बोजा (1)
इतर	-	------सामाईक क्षेत्र------	1.60.00	6.47			इतर
एकूण क्षेत्र	8.83.00	[सुरज पंडीतराव पाटील	4.00.00	16.16	]	(1234)	. (1)
पोट-खराब (लागवडीस अयोग्य)		संजय बालेश्वर म्हमाणे	1.20.00	4.85		(1234)	विहीर , बहीवाट हक्क
वर्ग (अ)	-	मोहन दगडोजी अबलेकर	1.60.00	6.47		(1234)	सुरज पाटील यांचे सामाईक विहीरीतील 0-8-0 (आठ आणे) हिश्शापैकी मोहन अबलेकर यांना दिला हिस्सा (1234)
वर्ग (ब)	-	बाळासाहेब उमाकांत विभुते	1.60.00	6.47		(2239)	इतर
एकूण पो ख	0.00.00						आनंद विलास व रेश्मा आनंद 0.4.0 हिस्सा. (1234)
आकारणी	35.68						विहिर एक हिस्से पंडीत गणपत 0.4.0 (1234)
जुडी किंवा विशेष आकारणी	-						सुरज पंडीत 0.8. 0 (1234)
							बोजा - उस्मानाबाद जिल्हा म.सह.बँक शाखा [illegible] पंडीतराव गणपतराव यांचे [illegible] बोजा 75000 (1305)
							बोजा - वि.का.से.सो.सोसायटी वडगाव काटी 1) सुरज पंडीत 2) उमा बालेश्वर 3) विज (1375)
							बोजा - ना.स.प.स.मर्या बोजा (1392)
							लोकमंगल ना स प संस्था सोलापूर बोजा 120000 (1392)
							बोजा - ना.स.प.स.मर्या
							जावक क्र 33272 [illegible] (1467)
							[illegible] सोलापूर यांचा पंडीतराव पाटील यांचेवर (1467)
							[illegible] वसुली अधिकारी लोकमंगल ना स प स (1467)
							[बोजा - वि.का.से.सो.सोसायटी](2229)
							[बालेश्वर 4) संजय बालेश्वर.](2229)
जुने फेरफार क्र : (1),(1234),(1305),(1375),(1392),(1427),(1467),(1471),(1544),(2058),(2071),(2229),(2230),(2294),(2314),(12340)							सीमा आणि भुमापन चिन्हे :

गाव नमुना बारा
पिकांची नोंदवही
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम,१९७१ यातील नियम २९]

गाव :- वडगांवकाटी   तालुका :- तुळजापूर   जिल्हा :- उस्मानाबाद   शेवटचा फेरफार क्रमांक : 2314 व दिनांक : 13/02/2020
गट क्रमांक व उपविभाग : 172

		पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भेळ पि. पिकाखालील क्षेत्र						
					घटक पिके व प्रत्येकाखालील क्षेत्र									
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		
2017-18	रब्बी							ज्वारी		4.0000				
								गहू		0.8000				
	खरीप				[illegible]		4.0000							
	संपूर्ण वर्ष										पडक	0.0300		
2018-19	रब्बी							ज्वारी		4.0000				
								गहू		0.8000				
	खरीप				[illegible]		4.0000							
	संपूर्ण वर्ष										पडक	0.0300		
2019-20	खरीप				[illegible]		4.0000							
	संपूर्ण वर्ष										पडक	0.0300		

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 24-02-2020
सांकेतिक क्रमांक :- 2729000060363550000220201167

(नाव :- अंकुश [illegible] काळे)
तलाठी साझा :- वडगावकाटी ता :- तुळजापूर जि :- उस्मानाबाद

अ. डी. काळे
तलाठी सजा - वडगाव(काटी)
ता तुळजापूर

बँक ऑफ इंडिया Bank of India 0505

(8)

CHALLAN
MTR Form Number-6

GRN MH012210729 201718M	BARCODE	Date 22/03/2018-13:11:08	Form ID
Department	Revenue Department	Payer Details	
Type of Payment	Land and Revenue Non Agricultural Assessment	TAX ID (If Any)	
		PAN No.(If Applicable)	
Office Name	TAHSILDAR TULAJAPUR	Full Name	SURAJ PANDITRAO PATIL
Location	OSMANABAD	Flat/Block No.	
Year	2017-2018 From 01/04/2017 To 31/03/2018	Premises/Building	
Account Head Details	Amount In Rs.	Road/Street	
0029177301 Amount Of Tax	9000.00	Area/Locality	WADGAON KATI
		Town/City/District	
		PIN	4 1 3 6 0 1
		Remarks (If Any)	NON AGRI ASSES GAT NO 172 AREA 2 HA 00 R
		Amount In Words	Nine Thousand Rupees Only
Total	9,000.00	FOR USE IN RECEIVING BANK	
Payment Details	STATE BANK OF INDIA	Bank CIN Ref. No	CPF4253034
Cheque-DD Details		Bank Date RBI Date	Not Verified with RBI
Cheque/DD No.		Bank-Branch	STATE BANK OF INDIA
Name of Bank		Scroll No. Date	
Name of Branch			

Mobile No. : Not Available

------Cut Here------Cut Here------Cut Here------

बैंक ऑफ इंडिया ★ Bank of India ★ 0505 Laxmi Rd. Br. Pune लक्ष्मी रोड शाखा, पुणे

870 | पावती | **Original/Duplicate**
Monday,March 09 ,2020 | | नोंदणी क्र. :39म
01:55 PM | | Regn.:39M

पावती क्र.: 1828 दिनांक: 09/03/2020

गावाचे नाव: वडगाव काटी

दस्तऐवजाचा अनुक्रमांक: तजप-**870-2020**

दस्तऐवजाचा प्रकार : गहाणखत

सादर करणाऱ्याचे नाव: सुरज प्रद्योतराव पाटील

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 580.00
पृष्ठांची संख्या: 29	
एकूण:	रु. 30580.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे 2:14 PM ला मिळेल.

Sub Registrar Tuljapur

सह दुय्यम निबंधक तुळजापूर

बाजार मुल्य: रु.0 /-

मोबदला रु.16800000/-

भरलेले मुद्रांक शुल्क : रु. 84000/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013008226201920E दिनांक: 09/03/2020
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 580/-

मुळदस्त परत दिला.

EqNW5oWJCH | 3.9.2020

बँक ऑफ इंडिया Bank of India 0505 Laxmi Rd. Br. Pune लक्ष्मी रोड शाखा, पुणे

09/03/2020

सूची क्र.2

दुय्यम निबंधक : दु.नि. तुळजापूर

दस्त क्रमांक : 870/2020

नोंदणी :

Regn:63m

गावाचे नाव : वडगाव काटी

20रु. Rs.20 भारत बीस रुपये TWENTY RUPEES Canceled

(1)विलेखाचा प्रकार	गहाणखत
(2)मोबदला	16800000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:उस्मानाबाद इतर वर्णन :, इतर माहिती: मौजे वडगांव काटी - गट नं.172 याचे क्षेत्र हे.8 आर 83 यापैकी कर्जदार यांच्या मालकीची हे.1 आर 20 आ.रु.4.85 पैसेची शेतजमीन पुर्ण. ((GAT NUMBER : 172 ;))
(5) क्षेत्रफळ	1) 1.2000 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:-सुरज पंडीतराव पाटील वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वडगांव काटी ता. तुळजापुर , महाराष्ट्र, उस्मानाबाद. पिन कोड:-413623 पॅन नं:-BPPPP6127N
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बँक ऑफ इंडीया शाखा लक्ष्मी रोड पुणे - - वय:-; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: लक्ष्मी रोड पुणे , महाराष्ट्र, पुणे. पिन कोड:-411030 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	05/03/2020
(10)दस्त नोंदणी केल्याचा दिनांक	09/03/2020
(11)अनुक्रमांक,खंड व पृष्ठ	870/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	84000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

दुय्यम निबंधक श्रेणी-१, तुळजापूर

THE SEAL OF THE SUB ... TULJAPUR

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

बँक ऑफ इंडिया Bank of India 0505 Laxmi Rd, Br Pune लक्ष्मी रोड शाखा, पुणे

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SURAJ PANDITRAO PATIL	eChallan	02300042020030539354	MH013008226201920E	84000.00	SD	0006744121201920	09/03/2020
2	SURAJ PANDITRAO PATIL	eChallan		MH013008226201920E	30000	RF	0006744121201920	09/03/2020
3		By Cash			580	RF		

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

CHALLAN
MTR Form Number-6

GRN	MH013008226201920E	BARCODE		Date	05/03/2020-16:09:44	Form ID	40(b)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	BPPPP6127N
Office Name	TLJ_TULJAPUR SUB REGISTRAR	Full Name	SURAJ PANDITRAO PATIL
Location	OSMANABAD		
Year	2019-2020 One Time	Flat/Block No.	GAT NO 172 VADGAON KATI
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	84000.00	Road/Street	VADGAON KATI TALUKA TULJAPUR DIST OSMANABAD
0030063301 Registration Fee	30000.00	Area/Locality	VADGAON KATI
		Town/City/District	
		PIN	4 1 3 6 2 3
		Remarks (If Any)	
			[illegible]2C~SecondPartyName=BANK OF INDIA LAXMI ROAD
₹114000.00 DEFACED		Amount In	[illegible] Lakh Fourteen Thousand Rupees Only
Total	1,14,000.00	Words	
Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN / Ref. No.	02300042020030539354 / 200654897375
Cheque/DD No.		Bank Date / RBI Date	05/03/2020-16:11:26 / 06/03/2020
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA
Name of Branch		Scroll No. , Date	306 , 06/03/2020

Department ID : Mobile No. : 9168784123

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 लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Signature Not Verified
Digitally signed by DS VIRTUAL TREASURY MUMBAI 02
Date: 2020.03.09 17:09:25 IST
Reason: Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-205-870	0006744121201920	09/03/2020-13:55:09	IGR253	30000.00
2	(iS)-205-870	0006744121201920	09/03/2020-13:55:09	IGR253	84000.00
			Total Defacement Amount		1,14,000.00

Print Date 09-03-2020 05:09:24

CHALLAN
MTR Form Number-6

660/2020

GRN	MH013008226201920E	BARCODE		Date	05/03/2020-16:09:44	Form ID	40(b)

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	BPPPP6127N
Office Name	TLJ_TULJAPUR SUB REGISTRAR	Full Name	SURAJ PANDITRAO PATIL
Location	OSMANABAD		
Year	2019-2020 One Time	Flat/Block No.	GAT NO 172 VADGAON KATI
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	84000.00	Road/Street	VADGAON KATI TALUKA TULJAPUR DIST OSMANABAD
0030063301 Registration Fee	30000.00	Area/Locality	VADGAON KATI
		Town/City/District	
		PIN	4 1 3 6 2 3
		Remarks (If Any)	PAN2=AAACB0472C~SecondPartyName=BANK OF INDIA LAXMI ROAD PUNE~CA=16800000
		Amount In Words	One Lakh Fourteen Thousand Rupees Only
Total	1,14,000.00		

Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK		
Cheque-DD Details		Bank CIN Ref. No.	02300042020030539354	200654887375
Cheque/DD No.		Bank Date RBI Date	05/03/2020-16:11:26	Not Verified with RBI
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date	Not Verified with Scroll	

Department ID : Mobile No. : 916878412

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.

तुजप. 660/9.2 2020

THE SEAL OF THE SUB-REGISTRAR TULJAPUR

Print Date 05-03-2020 07:21:39

बँक ऑफ इंडिया Bank of India Laxmi Rd. Br. Pune लक्ष्मी रोड शाखा, पुणे 0505

CHA - IV

MORTGAGE DEED

THIS AGREEMENT / MORTGAGE DEED executed at **Pune** this 6th day of MARCH, 2020 in favor of **BANK OF INDIA**, a body corporate constituted under Banking Companies (Acquisition and Transfer of Undertakings) Act 1970 having its Head Office at Plot No. C-5, G Block, Bandra Kurla Complex, Bandra East, Mumbai - 400 051 and having one of its branches at **LAXMI ROAD Pune 411030** (hereinafter called "the Bank" which expression shall include its successors and assigns) (hereinafter referred to as the "the Mortgagee)" The Party of First Part

BY

MR. SURAJ PANDITRAO PATIL, Age - 29 years Occupation – Business, [PAN NO. BPPPP6127N, Adhar No. 5304 8603 0245 , Mobile no. 9168784123 e mail ID - shubhiprintpack79@gmail.com having address at - **village – Vadgaon Kati , Taluka – Tuljapur, Dist – Osmanabad** (Name of village, Tehsil and district). Here in after referred as **MORTGAGOR (**Which expression unless repugnant to the context, mean and include their heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART** (hereinafter referred to as the "the Borrower(s)" (which expression shall unless the context or subject otherwise requires include his/their heir(s), executor(s) and administrator(s), assigns jointly and severally).

WHEREAS at the request of the borrower(s) is/are the absolute and exclusive owner(s) and/or is/are otherwise well and sufficiently entitled to the piece and parcel of land specified in the Schedule I hereto, together with all trees and buildings thereon (hereinafter referred to as "the Land"), which are free from encumbrances, attachments, charges and liens whatsoever other than the following:

Description of the immovable property –

Non Agricultural Land Gat no 172, area 01 H 20 R assessment Rs. 4.85/- Paise , out of total area 08 H 83 R village – Vadgaon Kati , Taluka – Tuljapur, Dist – Osmanabad , Owned by Mr. Suraj Panditrao Patil ,

AND WHERE AS at the request of the Borrower(s), the Bank has granted/ to the Borrower(s) accommodation in the aggregate extent of **Rs: 1, 68, 00,000/- [Rupees One Crore Sixty Eight Lacs Only]** inter alia, by way of.

1. Funded Term Loan **of Rs.30,00,000/- (Rupees Thirty Lacs only)** sanctioned to M/s. Shubhvanti Printers Prop. Suraj Patil.
2. Funded Working Capital Cash Credit **of Rs.1,38, 00,000/- (Rupees One Crore Thirty Eight Lacs only)** sanctioned to M/s. Shubhvanti Printers Prop Suraj Patil.

(Hereinafter collectively/individually referred to as "the Loan/s") for the purpose Working Capital (the purpose for which the loan granted) be secured inter alia, by a simple mortgage of the land by the Borrower(s) in favor of the Bank.

I. NOW, THEREFORE, THIS INDENTURE WITNESSES as follows:

In consideration of the aforesaid premises, Borrower(s) hereby covenant(s) with the Bank as follows:

1. The Borrower(s) shall repay to the Bank:

(a) The amount due in respect of the said Cash Credits/ forthwith upon demand by the Bank. However, in case where for any reason cash credit or overdraft is permitted by the bank at its absolute discretion to be repaid in installments and on such terms as may be stipulated by the Bank, the security as held hitherto shall continue to be subsisting and the conditions shall apply to the said loan/s subject to such changes as may be stipulated by the Bank.

(b) The amount due under the said Term Loans according to installments specified in Schedule II hereunder written, or as modified from time to time by exchange of letters between the Borrower(s) and the Bank

(a) The Bank shall not be required to make or continue any of the loans otherwise than at the Bank's discretion.

(b) That Borrower will at all times during the continuance of these presents and the security thereby created pay all land revenue, rents, rates, taxes, assessments and all dues and duties and outgoings whatever payable in respect of the said Mortgaged Premises/ Property immediately the same shall have become due and will keep the said Mortgaged Premises and every part thereof in a good state of repair and that the Borrower(s) shall during the period aforesaid insure and keep insured the Mortgaged Premises against loss, or damage by fire, flood, earthquake, lightening and other acts of God as also by riot or civil commotions or revolutions and such other risks in the sum of **Rs:1,68,00,000/-** or in such other sum as may be required by the Borrower from time to time in the names of the Borrower and Bank in some well known and respectable insurance office in or elsewhere to be approved of in purposes at least one week before the day on which the same respectively become payable and will on every occasions produce and assign or endorse and deliver to the Bank the policy or policies or such insurance and the receipt of every such payment and that the Borrower will not at any time hereafter during the continuance of any such insurance as aforesaid do or cause or allow to be done any act or commit any default whereby the said insurance may be rendered void or voidable or an increased premium may become payable therefore and in case at any time during the continuance of the security the said insurance shall by any means become void or voidable the Borrower will forthwith at his own costs effect a new insurance in lieu of such void or voidable insurance in the name of the Bank in some office to be approved of by the bank and also that if default shall be made in payment of any land revenue rents, rates, taxes, assessments, due duties or other outgoings or in keeping the said Mortgaged Premises/ Property in repairs and insured as aforesaid it shall be lawful for but not obligatory upon the Bank to pay such land revenue, rents, rates, taxes, assessments and dues duties or other outgoings and to keep the said Mortgaged Premises/ Property in a good state of repair and insure and keep insured in any sum and in ma aforesaid and that borrower will on demand repay to the bank every sum of money expended by it for the purpose aforesaid with interest thereon at the rates aforesaid from time to time of the same having been so expended and that until such repayment the same shall be a change upon the said Mortgaged Premises hereby granted. The proceeds of such insurance shall at the option of the Bank applied towards the satisfaction of the Bank's dues hereunder.

(c) (i) The Borrower(s) shall permit the Bank and its servants and agents either alone or with workmen and others from time to time and at all reasonable times and without notice to the Borrower(s), but at the risk and expenses of the Borrower(s) and if so required as Attorney for and in the name of the Borrower(s) to enter into and upon the mortgaged premises and to inspect the same.

(ii) The Borrower(s) shall bear and pay all out of pocket expenses of such inspection(s) as may be carried out by the Bank in respect of the mortgaged premises.

IV. IT IS HEREBY AGREED AND DECLARED by the Mortgagors / Borrower(s) as follows:

1. In addition to the security over the mortgaged premises created hereunder the Borrower(s) shall be also personally liable to pay the loans to the Bank.

2. Without prejudice to the other rights of and recourse available to the Bank hereunder,

(i) If default is made by the borrower(s) in payment of any moneys for the time being owing on the security of these presents or in default of payment of interest at the rate and in the manner aforesaid or in performances and

(c) all sum or sums of moneys which may be advanced hereunder by the Bank to the Borrower(s) from time to time or at any time in any account or accounts (whether loan or cash credit or otherwise) and intended to be hereby secured or the respective balance thereof for the time being due at the foot or under any such account/s.

2. That the Borrower(s) shall pay interest on the Loans to be calculated on the daily balances in the Loan Account(s) with monthly/quarterly/half-yearly/yearly or other rests stated hereunder for each facility.

(a) Term Loan at the BOI yearly 1% over MCLR [8.20%] + BSS 00.30% - concession 0.30% appl. BOI 9.20 % annually. Effective ROI presently @ 9.20 %.PA with **monthly rest to be served as and when applied.**

(b) Cash credits at the BOI yearly BSS 00.30% - concession 0.30% appl BOI 9.20 % annually. Effective ROI presently @ 9.20 %.PA with monthly **rest to be served as and when applied.**

3. The Bank shall at any time and from time to time be entitled to change the rate of interest and such revised rate of interest shall always be construed as agreed to be paid by the Borrower(s) and hereby secured. Borrower(s) shall be deemed to have the notice of change in the rate of interest whenever the changes in the BOI BSS/ MCLR are displayed/notified at/by the branch/published in newspapers/made through entry of interest charged in the pass book/Statement of accounts sent to the borrower(s).

4. (A) If the borrower executes the Balance Confirmation or the acknowledgement of debt, at any time during the continuance of the Agreement, the borrower is deemed to have notice of the change in the rate of interest and agrees that no dispute will be raised in this respect.

(B) Further, without prejudice to the Bank's other rights and remedies, the Bank shall be entitled to charge at

Its own discretion enhanced rates of interest on the out standings in the loan account(s) or a portion thereof for any default or irregularity on the part of the Borrower(s) which in the opinion of the Bank warrants charging of such enhanced rates of interest for such period as the Bank may deem

2 ६० / ५-२

२० २०

SUB REGISTRAR TULJAPUR

बँक ऑफ इंडिया Bank of India 0505 Laxmi Rd. Br. Pune लक्ष्मी रोड शाखा, पुणे

5. That the Borrower will also pay all costs, charges and expenses (the legal costs being between Advocate and Bank) in any way incurred by the Bank as well for the assertion or defense of the rights of the Bank as for the protection and security of the said land hereditaments and premises more particularly described in the Schedule I hereunder written (and which are hereby mortgaged by way of simple mortgage) and for the demand, realization and recovery of the Principal sum and interest and all other moneys, hereby secured or any part thereof respectively and all costs, charges and expenses in any wise incurred under the terms of or in connection with these presents and the same shall be paid on demand by the Borrower to the Bank with interest thereon at the rate aforesaid from time to time or the same shall be a charge upon the said lands, hereditaments and premises more particularly described in the Schedule I hereunder written.

II. THIS INDENTURE FURTHER WITNESSES THAT IN pursuance of the agreement between the Borrower(s) and the Bank and in consideration of the premises aforesaid the Borrower(s) hereby grant(s) and transfer(s) unto the Bank by way of simple Mortgage as security for the loans all of his/their right, title and interest in the Land together with all trees and other growths, thereon and buildings, erections, structures, fixtures, fittings, equipments and machinery which now are or hereafter may at any time during the continuance of this security be erected or standing on or attached to or affixed to the land or any part thereof including all rights, liberties and easements in respect thereof AND all the estate, right, title, interest, claim and demand whatsoever of the Borrower(s) into and upon the Land and the said premises (hereinafter all referred to as "the mortgaged premises") the details of the said mor5tgaged properties are described more particularly in Schedule – I referred hereafter.

III. The Borrower(s) doth hereby covenant(s) with Bank as follows observance of any covenant condition or provision herein contained and on his/their part to be performed and observed.

(ii) If in the opinion of the Bank that circumstances exist under the Bank's interests are in jeopardy, or the whole or part of its security is/are likely to be adversely affected/reduced/lost/diminished by or in consequence of any act or omission of the Borrower(s) or for any other reason whatsoever than and in any one or more of such cases the moneys for the time being owing on the security of these presents shall at the option of the Bank immediately become payable to the Bank and the banks shall be entitled to exercise any of its rights and remedies in its discretion for realization of the mortgage debt and the decision of the bank as to whether any one or more of the aforesaid circumstances exist shall be conclusive and binding upon the Borrower(s). In the event of the amount due to the Bank hereunder not being fully satisfied out of the sale proceeds of the mortgaged premises the Borrower shall be liable personally to repay the balance to the Bank.

3. All the obligations of the Borrower(s) as Mortgagor and all the rights and remedies and power of the Bank as Mortgagee under the law for the time being in force except so far as they may be expressly varied or may be inconsistent with these presents shall be deemed to be incorporated in these presents.

THAT the mortgagor(s) irrevocably waives all the rights provided under the provisions of Section 61, 65A and 67A respectively, of the Transfer of Property Act, 1882, in favour of the Bank and this shall be deemed to be contract to the contrary for the purpose of the said sections.

4. That the borrower hereby gives his consent for the loans being recovered as public demand/moneys in terms of any legislation relating to recoveries thereof, where such consent is necessary under such legislation.

V. That this mortgages is intended to and shall operate as a continuing security for the loans indebtedness and liabilities of the Borrower(s) to the Bank at all times during the subsistence of this mortgage notwithstanding:

(a) The existence of a credit balance or NIL balance in the loan accounts at any time or any partial payment or fluctuation of accounts, or

(b) any loans or any part thereof have been repaid either after demand has been made by the Bank or otherwise or has not been so repaid on demand.

(c) Any reschedulement of loan/installments.

VI. If the Borrower be more than one individual, each one or any of them is authorised and empowered by the others of them to admit and acknowledge their liability to the bank by any payment into the account or by way of express writing in any manner or otherwise and any such admission and acknowledgement of the liability by one or more of them shall be construed to have been made on behalf of each of them.

VII. This mortgage is in addition to and not in substitution of earlier mortgages if any, created by the Borrower(s) in favor of the Bank\

THE SCHEDULE – I

Land Property -

All that piece and parcel of **Non Agricultural Land Gat no 172, area 01 H 20 R assessment Rs. 4.85/- Paise, out of total area 08 H 83 R village – Vadgaon Kati, Taluka – Tuljapur, Dist – Osmanabad, is** bounded as follows –

On or towards the East	By Gat no. 173 of Haridas Mali
On or towards South	By Panditrao Patil
On or towards West	By Road towards Savargaon
On or towards North	By Gat No. 172 of Balasaheb Vibhute

THE SUB-REGISTRAR TULJAPUR

160 90-20

बँक ऑफ इंडिया Bank of India 0505 Laxmi Rd., Br. Pune लक्ष्मी रोड शाखा

THE SEAL OF THE SUB-REGISTRAR TULJAPUR

Here enter the brief descriptions of the documents which confer the title/interest of the borrower over the said land.

THIS SCHEDULE – II

(Referred to above)

- Funded Term Loan **Rs.30, 00,000/- (Rupees Thirty Lacs only)** sanctioned to M/s. Shubhvanti Printers Prop. Suraj Patil.
- Funded Working Capital Cash Credit of **Rs.1, 38, 00,000/- (Rupees One Crore Thirty Eight Lacs only)** sanctioned to M/s. Shubhvanti Printers Prop. Suraj Patil.

As per the sanction letter enclosed

IN WITNESS WHEREOF the Borrower(s) has/have set his/their hand(s) to these presents on this day and year first above written in the presence of each of the attesting witnesses mentioned below and each of the attesting witnesses have put their signature in the presence of the Borrower(s)

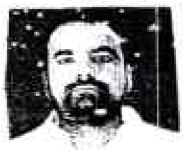
MR. SURAJ PANDITRAO PATIL, PROP. M/S. SHUBHVANTI PRINTERS

Borrower(s)

SIGNED AND DELIVERED by the

Above named in the presence of

1. Signature
   Name Sambhaji Harishchandra Sotapute
   Address Age 33 R/o. Pikali Ta. Solapur 4135?4
   Aadhar 2712 6319 1930



2. Signature
   Name Gaurishankar Chandrakant Kodgire
   Address Age 37 R/o. Wadagaon Kati
   Ta. Tuljapur 413623
   Aadhar 5409 7282 7138

Bank of India 0505 Laxmi Rd., Br. Pune

THE SUB-REGISTRAR

Bankof India
Laxmi Road Branch
592, New SadashivPeth,
Laxmi Road, Pune 411030

Sanction Letter

Ref. No.:**LXM/ADV/SME/BR/56/50**

Date: 28-02-2020

To ,
M/s Shubhavanti Printers
(Proprietor: Mr Suraj Patil)

Dear Sir(s),

Your request for Credit Facilities
Sanction of Credit Facilities

We invite reference to your request for credit facilities and are pleased to advise you the review of Credit facilities granted to you 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 authorized signatory in token of having accepted the terms and conditions.

Thanking you,

Yours faithfully,
For BANK OF INDIA
Asst. General Manager

For Shubhavanti Printer
Proprietor

ANNEXURE – I

Details of Loan/credit facilities & Securities-

Type of Facility	Sanction Limits	Inc. (+) / Dec.(-) in limits	Pricing* ROI/ Commission	Present Outstanding Date	Over-dues @
Term Loan	30.00	+30.00	1.00% over MCLR (8.20%)+ BSS (0.30%)- Concession 0.30% appl ROI 9.20%	New account	0.00
Working Capital (Fund Based)	138.00	+138.00			0.00
Non Fund Based	0.00	0.00			0.00
Total	**168.00**	**+168.00**			0.00

Security Details	Particulars $	Date of valuation report	Value(Our share) (Rs. in lacs) Present	Proposed	Date of Creation of first/second Charge
Principal for Term Loan	Hypothecation of Machinery	As per Quotations submitted	0.00	40.15	New account
Principal for Working Capital	Hypothecation of Stocks & Book Debts	Project report for FY 2020	99.92 309.16	109.91 340.08	New account
Collateral #	RM of property situated at Plot nos. 1 to 74, Gut No 172, Wadgaon (Kati) Tal- Tuljapur Dist- Osmanabad-413623.	13/01/2020 By our empanelled valuer Kshirsagar & associates	FMV:213.00 RV: 191.70 DV: 170.40 GV: 46.90	FMV:213.00 RV: 191.70 DV: 170.40 GV: 46.90	New account

Proprietor

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 05-02-2021

2. All the sanctioned/enhanced credit limits are to be utilized within a period of 6 months from the date of sanction (i.e. before 28.08.2020) 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 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. Stock/book debt statements are to be submitted at a frequency stipulated by the Bank (monthly) along withCreditors list 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 by 10th (or the date stipulated in sanction) of the succeeding month will attract penal interest @1% 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.

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

6. 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 borrowerCompany with Bank's Hypothecation clause to be lodged with the Bank.

7. Inspection will be done on Yearly 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 authorized 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, values, consultants for specific jobs relating to company's/firm's activities, the cost of which will be borne by the company/firm.

8. Penal interest of 2% p.a. will be levied on the overdue amount for the period account remains overdrawn due to irregularities such as – nonpayment of interest immediately on application, nonpayment of installments within one month of their falling due, reduction in drawing power/limit, excess borrowings due to over limit, devolvement of L/C, invocation of Guarantee etc. 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.

9. 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.

10A. The Company 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.

BANK OF INDIA Laxmi Rd. Br. Pune

THE SEAL OF THE SUB-REGISTRAR TULJAPUR

Bank of India 0505 Laxmi Rd., Br. Pune

10. 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..

11. The credit facilities shall be utilized 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.

12. In case of default in the repayment of loans/advances/above said 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 utilizing 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 authorized by them, in their absolute discretion may think fit.

13. Please note that the cheques drawn by firm/Company will not be honored 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.

14. 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.

15. 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 realization of any security or any demand or any attempted recovery of the amounts due from you.

16. 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 favor 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.

17. 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.

18. 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 anywhere 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.

बैंक ऑफ इंडिया BANK OF INDIA Laxmi Rd., Br. Pune लक्ष्मी रोड शाखा, पुणे

C00 9C-29 30 20

THE SEAL OF THE SUB-REGISTRAR TULJAPUR

Shubhavanti Printer

बैंक ऑफ इंडिया Bank of India 0585 Laxmi Rd., Br. Pune लक्ष्मी रोड शाखा, पुणे

19. 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.

20. 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

21. The Bank carries out the credit rating exercise every year when the facilities are reviewea. 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.

22. The bank shall have the right to sell, transfer, assign or securities the loan/advance sanctioned and disbursed to you.

23. 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.

24. Issuance of sanction letter to the company conveying all the terms of present sanction and keep acknowledged copy on record.

25. Borrower shall strictly comply with the bank's policy on responsible financing. In the event of failure to comply with the said policy or action / activities of borrower is in violation of the same, the bank shall be at liberty to re-call the credit facilities / refuse to grant credit facilities.

26. All assets charged to the bank to be adequately insured with bank clause preferably with NICL/RICL.

27. Submission of financial statements, CMA data and asset liabilities statements of the partners / guarantors promptly before one month of the review date to enable the branch to review the facility.

28. Notwithstanding anything contained in any loan/security documents and/or any writing to the contrary, the Bank shall not be obliged to grant or continue the credit facilities except that it shall in its absolute discretion consider fit and Bank shall always be at liberty and at its sole discretion to cancel all or any part of the said credit limits, without prior notice or assigning any reason whatsoever in the event of a) the said credit limits are not utilised by proponent and/or b) deterioration of the loan account or diminution in the value or title of the securities and/or c) non-compliance of the terms and conditions of sanction

29. Non submission / delay in submission of financial statements will attract penalty of 2%.

30. All other terms of existing sanction to continue.

31. Post-Disbursement terms and conditions
    (i) Insurance of stock and machineries, with bank's clause.
    (ii) **Stock, Book Debt statements to be submitted monthly by 10th of every following month.**

बैंक ऑफ इंडिया BANK OF INDIA Laxmi Rd., Br. Pune लक्ष्मी रोड शाखा, पुणे

THE SEAL OF THE SUB-REGISTRAR

बैंक ऑफ इंडिया Bank of India 0505 Laxmi Rd., Br. Pune लक्ष्मी रोड शाखा, पुणे

19. 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.

20. 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.

21. The Bank carries out the credit rating exercise every yea. 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.

22. The bank shall have the right to sell, transfer, assign or securities the loan/advance sanctioned and disbursed to you.

23. 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.

24. Issuance of sanction letter to the company conveying all the terms of present sanction and keep acknowledged copy on record.

25. Borrower shall strictly comply with the bank's policy on responsible financing. In the event of failure to comply with the said policy or action / activities of borrower is in violation of the same, the bank shall be at liberty to re-call the credit facilities / refuse to grant credit facilities.

26. All assets charged to the bank to be adequately insured with bank clause preferably with NICL/RICL.

27. Submission of financial statements, CMA data and asset liabilities statements of the partners / guarantors promptly before one month of the review date to enable the branch to review the facility.

28. Notwithstanding anything contained in any loan/security documents and/or any writing to the contrary, the Bank shall not be obliged to grant or continue the credit facilities except that it shall in its absolute discretion consider fit and Bank shall always be at liberty and at its sole discretion to cancel all or any part of the said credit limits, without prior notice or assigning any reason whatsoever in the event of a) the said credit limits are not utilised by proponent and/or b) deterioration of the loan account or diminution in the value or title of the securities and/or c) non-compliance of the terms and conditions of sanction

29. Non submission / delay in submission of financial statements will attract penalty of 2%.

30. All other terms of existing sanction to continue.

31. Post-Disbursement terms and conditions
    (i) Insurance of stock and machineries, with bank's clause.
    (ii) **Stock, Book Debt statements to be submitted monthly by 10th of every following month.**

बैंक ऑफ इंडिया BANK OF INDIA Laxmi Rd., Br. Pune लक्ष्मी रोड शाखा, पुणे

टनन ५
600 / 20-20
20 / 20

THE SUB-REGISTRAR TULJAPUR

बैंक ऑफ इंडिया Bank of India 0505 Laxmi Rd., Br. Pune लक्ष्मी रोड शाखा, पुणे

(iii) CC account and term loan account with Bank of Maharashtra needs to be closed within 30 days of release of limits

(iv) CC limit will be released only after completion of mortgage process & updation of name of Bank of India on the property card in the land records of the open plot at tuljapur proposed to be mortgaged with our branch.

बैंक ऑफ इंडिया BANK OF INDIA Laxmi Rd., Br. Pune लक्ष्मी रोड शाखा, पुणे

160 | 29.२
२० | २०

THE SUB-REGIS TULJAPUR

बैंक ऑफ इंडिया Bank of India 0505 Laxmi Rd., Br. Pune लक्ष्मी रोड शाखा, पुणे

[redacted]

सुरज पंडितराव पाटील
Suraj Panditrao Patil
जन्म तारीख / DOB : 29/04/1991
पुरुष / Male

5304 8603 0245

माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

SUB REGISTRAR TULJAPUR

बँक ऑफ इंडिया Bank of India
लक्ष्मी रोड शाखा, पुणे Laxmi Rd. Br. Pune
0505

[redacted] प्राधिकरण
[redacted] of India

आधार

पत्ता C/O पंडितराव पाटिल, बी 405 अंबर पार्क सोसायटी, सर्वे नो 12 आंबेगाव बी के, पुणे शहर, कात्रज, पुणे, महाराष्ट्र, 411046

Addrers: C/O Panditrao Patil, b 405 ambar park society, servey no 12 ambegaon b k, Pune City, Katraj, Pune, Maharashtra, 411046

5304 8603 0245

1947 | help@uidai.gov.in | www.uidai.gov.in

बैंक ऑफ इंडिया ★ Bank of India ★ Laxmi Rd. Br. Pune ★ लक्ष्मी रोड शाखा, पुणे 0505

THE ... SUB REGISTRAR ★ TULJAPUR ★

वर्ष:2019-20

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

तलाठी कार्यालय वडगांव (काटी) ता. तुळजापूर जि. उस्मानाबाद

2/24/2020

गाव: वडगांवकाटी | तालुका: तुळजापुर | जिल्हा: उस्मानाबाद

गाव नमुना सहा मधील नोंद	भूधारण क्रमांक व उपविभाग क्रमांक	क्षेत्र लागवडी योग्य क्षेत्र (हे.आर.चौ.मी)	पोटखराब क्षेत्र (हे.आर.चौ.मी)	एकूण क्षेत्र (हे.आर.चौ.मी)	आकारणी किंवा जुडी	वसुलीसाठी दुमाला जमिनीवरील नुकसान.	स्थानिक उपकर जि.प.	ग्रा. प.	एकूण
(१)	(२)	(३अ)	(३ब)	(३क)	(४)	(५)	(६अ)	(६ब)	(७)
खाते क्रमांक 816	सुरज पंडीतराव पाटील .								
व्यक्तिगत खातेदार	172	1.20.00	0.0000	1.20.00	4.85	0	33.95	4.85	43.65
	एकूण	**1.20.00**	**0.0000**	**1.20.00**	**4.85**	**0**	**33.95**	**4.85**	**43.65**

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 24/02/2020
सांकेतिक क्रमांक :- 27290006036355000220202168

(नाव :- अनुराग बळीराम काळे)
तलाठी साझा :- ता :- तुळजापूर जि :-उस्मानाबाद

अ. बी. काळे
तलाठी सज्जा-वडगांव(काटी)
ता. तुळजापूर

260 | 28-2
20 | 20

बँक ऑफ इंडिया Bank of India 0505 Laxmi Rd. Br. Pune लक्ष्मी रोड शाखा, पुणे

तलाठी कार्यालय वडगांव (काटी) ता तुळजापूर जि. उस्मानाबाद

मुद्रण दिनांक : 24/02/2020

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 :- वडगावकाटी | तालुका :- तुळजापूर | जिल्हा :- उस्मानाबाद | शेवटचा फेरफार क्रमांक : 2314 व दिनांक : 13/02/2020

गट क्रमांक व उपविभाग : 172

गट क्रमांक व उपविभाग	भू-धारणा पद्धती	भोगवटादाराचे नाव					
172	भोगवटादार वर्ग -1						
शेताचे स्थानिक नाव :-			क्षेत्र	आकार	पो.ख.	फे.फा	खाते क्रमांक
क्षेत्र एकक	हे.आर.चौ.मी	पंडीत गणपतराव पाटील	0.43.00	1.74		(1544)	280, 815, 816, 915, [1003], 1146, 1382, 1495
जिरायत	8.83.00	विजय बसवेश्वर म्हमाणे	1.70.00	4.85		(1234)	
बागायत	-	सुरज पंडीतराव पाटील	1.20.00	4.85		(2239)	
तरी	-	आनंद विलास सगर				(1234)	
वरकस	-	रिमा आनंद सगर				(1234)	
इतर	-	-------सामाईक क्षेत्र-------	1.60.00	6.47			
एकूण क्षेत्र	8.83.00	[सुरज पंडीतराव पाटील	4.00.00	15.16		(1234)	
पोट-खराब (लागवडीस अयोग्य)		संजय बसवेश्वर म्हमाणे	1.20.00	4.85		(1234)	
वर्ग (अ)	-	मोहन [illegible]	1.60.60	6.47		(1234)	
वर्ग (ब)	-	बाळासाहेब [illegible] विभुते	1.60.00	6.47		(2239)	
एकूण पो.ख	0.00.00						
आकारणी	33.68						
जुडी किंवा विशेष आकारणी	-						

कुळाचे नाव

इतर अधिकार

बोजा - बंदीत बोजा

बंदित बोजा (1)

इतर

. (1)

विहीर , वहीवाट हक्क

सुरज पाटील यांचे सामाईक विहीरीतील 0-8-0 (आठ आणे) हिस्स्यैपैकी मोहन [illegible] यांना [illegible] हिस्सा (1234)

इतर

[illegible] 0.4.0 [illegible] (1234)

[illegible] 0.4.0 (1234)

सुरज पाटील 0.8..0 (1234)

बोजा - उस्मानाबाद जिल्हा म.स.बँक

शाखा [illegible] पंडीतराव गणपतराव यांचे [illegible] बोजा 75000 (1305)

बोजा - वि.का.से.सो.सोसायटी

वडगाव काटी 1) सुरज पाटील 2) [illegible] बसवेश्वर 3) [illegible] (1375)

बोजा - भा.स.प.स.मर्या

बोजा (1392)

[illegible] 120000 (1392)

बोजा - भा.स.प.स.मर्या

[illegible] क 33272 [illegible] (1467)

[illegible] पाटील [illegible] (1467)

[illegible] (1467)

[बोजा - वि.का.से.सो.सोसायटी](2229)

[illegible] 4) [illegible]](2229)

जुने फेरफार क्र. : (1),(1234),(1305),(1375),(1392),(1427),(1467),(147),(1544),(2028),(2071),(2229),(2220),(2294),(2314),(12340)

सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा

पिकांची नोंदवही

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

गाव :- वडगावकाटी | तालुका :- तुळजापूर | जिल्हा :- उस्मानाबाद | शेवटचा फेरफार क्रमांक : 2314 व दिनांक : 13/02/2020

गट क्रमांक व उपविभाग : 172

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भेळ पिकाखालील क्षेत्र						
					घटक पिके व प्रत्येकाखालील क्षेत्र									
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
			हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी	हे.आर.चौ.मी		हे.आर.चौ.मी		
2017-18	रब्बी							ज्वारी		4.0000				
								गहू		0.8000				
	खरीप				तूर		4.0000							
	कायम पड										पड	0.0300		
2018-19	रब्बी							ज्वारी		4.0000				
								[illegible]		0.5000				
	खरीप				तूर		4.0000							
	कायम पड										पड	[illegible]		
2019-20	खरीप				तूर		4.0000							
	कायम पड										पड	0.0700		

"या प्रमाणित प्रतीसाठी की मागणी १५/- रुपये मिळाले."

दिनांक :- 24/02/2020

[illegible] :- 272000060363550000220201[illegible]

([illegible])

[illegible]

https://mahaferfar.enlightcloud.com/DDM/PgHtml[illegible]

600 24-2[illegible]

20[illegible]

SEAL OF THE SUB-REGISTRAR TULJAPUR

ओ. बी. [illegible]

तलाठी सज्जा-वडगाव(काटी)

ता तुळजापूर

बँक ऑफ इंडिया Bank of India 0505 [illegible] लक्ष्मी रोड शाखा

भारत सरकार

GOVERNMENT OF INDIA

संभाजी हरिश्चंद्र सातपुते

Sambhaji Harishchandra Satapute

जन्म तारीख/ DOB: 14/07/1986

पुरुष / MALE

8712 4319 1930

आधार-सामान्य माणसाचा अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण

पत्ता:
वडिलांचे/आईचे नाव
हरिश्चंद्र सातपुते, गाव
नं177 76 टाकळी, तालुका
पंढरपूर, टाकळी, सोलापूर,
महाराष्ट्र - 413304

Address:
Maharashtra - 413304

8712 4319 1930

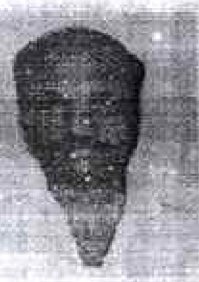
Aadhaar-Aam Admi ka Adhikar

THE SEAL OF THE SUB-REGISTRAR TULJAPUR

बँक ऑफ इंडिया Bank of India 0505 Laxmi Rd. Br. Pune लक्ष्मी रोड शाखा, पुणे

दस्तऐवज

भारत सरकार



संभाजी हरिश्चंद्र सातपुते
Sambhaji Harishchandra
Satapute
जन्म तारीख/ DOB: 14/07/1986
पुरुष / MALE

8712 4319 1930

आधार-सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण

पत्ता:
वडिलांचे/आईचे नाव:
हरिश्चंद्र सातपुते, गात
नं177 76 टाकळी, तालुका
पंढरपूर, टाकळी, सोलापूर,
महाराष्ट्र - 413304

Address:
S/O: [illegible] Satapute, Gat No
76 Takali, Taluka Pandharpur, Takli,
Solapur,
Maharashtra - 413304

8712 4319 1930

Aadhaar-Aam Admi ka Adhikar

तपजु	
८००	९६-२८
२०२०	

THE SEAL OF THE SUB-REGISTRAR ★ TULJAPUR ★

बँक ऑफ इंडिया Bank of India 0505 Laxmi Rd., Br. Pune लक्ष्मी रोड शाखा, पुणे

भारत सरकार
Government of India

Download Date: 09/01/2020

गौरिशंकर चंद्रकांत कोडगिरे
Gaurishankar Chandrakant Kodagire
जन्म तारीख DOB: 19/06/1982
पुरुष MALE

Issue Date: 10/07/2019

5409 7262 7138

VID : 9132 4177 2583 3103

माझे आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

AADHAAR

पत्ता:
S/O चंद्रकांत कोडगिरे, वडगाव काटी, वडगांव काटी,
उस्मानाबाद,
महाराष्ट्र - 413623

Address:
S/O Chandrakant Kodagire, VADAGOAN
kati, Wadgaon Kati, Osmanabad,
Maharashtra - 413623

5409 7262 7138

VID : 9132 4177 2583 3103

1947 | help@uidai.gov.in | www.uidai.gov.in

OF THE SUB-REGISTRAR
JAPUR

बँक ऑफ इंडिया
Bank of India
0505
Laxmi Rd., Br. Pune
लक्ष्मी रोड शाखा, पुणे.

205/870
सोमवार,09 मार्च 2020 1:55 म.नं.

दस्त गोषवारा भाग-1

तजप 2C-29
दस्त क्रमांक: 870/2020

दस्त क्रमांक: तजप /870/2020

बाजार मुल्य: रु. 00/- मोबदला: रु. 1,68,00,000/-

भरलेले मुद्रांक शुल्क: रु.84,000/-

दु. नि. सह. दु. नि. तजप यांचे कार्यालयात
अ. क्रं. 870 वर दि.09-03-2020
रोजी 1:54 म.नं. वा. हजर केला.

पावती:1828 पावती दिनांक: 09/03/2020

सादरकरणाराचे नाव: सुरज पंडीतराव पाटील

नोंदणी फी	रु.	30000.00
दस्त हाताळणी फी	रु.	580.00
पृष्टांची संख्या: 29		
	एकुण:	30580.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Tuljapur
दुय्यम निबंधक श्रेणी-२, तुळजापूर

Sub Registrar Tuljapur
दुय्यम निबंधक श्रेणी-२, तुळजापूर

दस्ताचा प्रकार: महाणखत

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

शिक्का क्र. 1 09 / 03 / 2020 01 : 54 : 31 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 09 / 03 / 2020 01 : 54 : 56 PM ची वेळ: (फी)

THE SEAL OF THE SUB-REGISTRAR
TULJAPUR

बँक ऑफ इंडिया
Bank of India
0505
Laxmi Rd. Br. Pune
लक्ष्मी रोड शाखा, पुणे

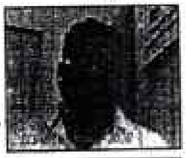
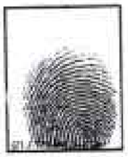
09/03/2020 1:56:38 PM

दस्त गोषवारा भाग-2

तजप ३ 22-29
दस्त क्रमांक:870/2020

दस्त क्रमांक :तजप/870/2020

दस्ताचा प्रकार :-गहाणखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुरज पंडीतराव पाटील पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वडगांव काटी ता. तुळजापूर , महाराष्ट्र, उस्मानाबाद. पॅन नंबर:BPPPP6127N	कर्ज घेणार वय :-29 स्वाक्षरी:-		
2	नाव:बँक ऑफ इंडीया शाखा लक्ष्मी रोड पुणे - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: लक्ष्मी रोड पुणे , महाराष्ट्र, पुणे. पॅन नंबर:	कर्ज देणार वय :- स्वाक्षरी:-	image.jpg	image.jpg

वरील दस्तऐवज करुन देणार तथाकथीत गहाणखत चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:09 / 03 / 2020 01 : 55 : 34 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:संभाजी हरिश्चंद्र सातपुते वय:33 पत्ता:टाकळी ता. जि. सोलापूर पिन कोड:413304	स्वाक्षरी		
2	नाव:गौरीशंकर चंद्रकांत कोंडगीरे वय:37 पत्ता:वडगांव काटी ता. तुळजापूर जि. उस्मानाबाद पिन कोड:413623	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:09 / 03 / 2020 01 : 56 : 15 PM

शिक्का क्र.5 ची वेळ:09 / 03 / 2020 01 : 56 : 24 PM नोंदणी पुस्तक 1 मध्ये

दुय्यम निबंधक अधीकारी १, तुळजापूर

सदर लिहून देणार/घेणार यांचे आधार Verify आलेला नाही.

दुय्यम निबंधक
तुळजापूर

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SURAJ PANDITRAO PATIL	eChallan	02300042020030539354	MH013008225201920E	84000.00	SD	0006744121201920	09/03/2020
2	SURAJ PANDITRAO PATIL	eChallan		MH013008226201920E	30000	RF	0006744121201920	09/03/2020
3		By Cash			580	RF		

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

870 /2020

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.
For feedback, please write to us at feedback.isarita@gmail.com

प्रमाणित करण्यात येत की, या दस्तामध्ये एकुण 29 पाने आहेत

दुय्यम निबंधक अधिकारी १ तुळजापूर

पुस्तक क्रमांक 1
नोंदणी क्रमांक . 860 ... .वर नोंदला
दिनांक 9 माहे 03 सन २०20

दुय्यम निबंधक श्रेणी-१, तुळजापूर

SEAL OF THE SUB-REGISTRAR TULJAPUR

बँक ऑफ इंडिया Bank of India 0505 Laxmi Rd. Br. Pune लक्ष्मी रोड शाखा, पुणे