Dhanraj Harichand Khandelwal
Builders & Developers

New Congress Nagar, Amravati
Cell. 9422855949
Site :Khandelwal Nagar,
Sai Nagar - Akoli Road, Amravati

Date :

To Whomsoever It May Concern

This is to inform and certify that the undersigned Promoter has raised loan to the extent of Rs. 1,25,00,000/- (in words Rupees One Crore Twenty Five Lacs only) under the scheme "Term Loan to Builders and Developers" for the purpose of construction of the Project "Maharshi Apartment".

As per prevailling rules and regulations of banking laws, the Promoter has executed an Term Loan Agreement and Equitable Mortgage Deed in favour of The Abhinandan Urban Co-operative Bank Ltd. By virtue of Mortgage Deed, the promoter has mortgaged the Project Land situated at Plot No 11 and 12 , Survey No 310/2, 310/3, Mouje- Badnera, Amravati and Units being constructed therein.

The Bank has agreed to execute Release Deed and grant No objection Certificate for Sale of Units on repayment of principal loan of Rs. 6,00,000/- per Unit.

D. H. K

Dhanraj H. Khandelwal

Promoter

Project-Maharshi Apartment

Scanned with CamScanner

Above Rs. 100 Lakh

Readymade Garment & Hosiery Cloth Merchant

10.25 %

अभिनंदन अर्बन को-ऑप. बंक लि.

मुख्य कार्यालय : इचलकरंजी

शाखा : शिरोळ

कर्ज मंजुरी पत्र

630

दिनांक 25 JUN 2020

श्री/श्रीमती इमरान लतीफ नदाफ

शिरोळ

विषय : व्यवसाय किराणा दोन कर्ज मागणी रु. 1,50,000/- (दीड लाख फक्त)

महोदय

आपण सादर केलेल्या विनंतीवरून कर्ज मागणी अर्जावर बँकेच्या दिनांक 06/06/2020 रोजीच्या कर्ज समिती/संचालक मंडळाचे समोर विचार होवून खालील व सोबत जोडलेल्या शर्ती व अटींवर कर्जास मंजुरी देण्यात येत आहे.

१) कर्ज प्रकार :- किराणा कर्ज मंजूर रक्कम (टर्म लोन/ कार्यशील भांडवल) 1,50,000/-

२) तारण पैकेट सर्वे नं. ५१९/१ मुदत - ४५ म.

३) व्याज दर द.सा.द.शे. 1.50% (अथवा वेळोवेळी बँक ठरविल ती व्याजाचा दर लागु राहील)

४) परतफेडीचा हप्ता (टर्म लोन असल्यास) : 2,55,000/-

५) कर्जमागणी अर्जा सोबत जमीन केल्याप्रमाणे आपण बँकेस खालीलप्रमाणे वर्णनाची इतर कोणत्याही बोजा नसलेली स्थावर मालमत्ता कर्जाचा अतिरिक्त तारण म्हणून रहाण्या पसन्त देत आहात.

स्थावर मालमत्तेचा प्रकार - दुकान / घर / प्लॉट / फ्लॅट

१. चौहद्दी : पूर्वेस कडेकरी पश्चिमेस कडेकरी ता. शिरो. जिल्हा: कोल्हा.

सेल सर्वे नं. / सि.स. नं. 519/2, 519/3 प्लॉट क्र. 11 ते 15 दुकान नं. / फ्लॅट नं. — बेअरफूट 2715 चौ.फूट

२. चौहद्दी : पूर्वेस कडेकरी पश्चिमेस कडेकरी ता. शिरो. जिल्हा: कोल्हा.

सेल सर्वे नं. / सि.स. नं. 519/1 प्लॉट क्र. 31,32,6 दुकान नं. / फ्लॅट नं. 11, 111, 115, 112, 114 बेअरफूट 2715 चौ.फूट

स्थावर मालमत्ता परिसरामधे सद्यस्थितीस प्रचलित असलेले नाव शिरोळी नोड, नांदणीनगर, शिरो.

सदर स्थावर मालमत्ता गहाणे रकमांकीची / इतर नातेबाईतपणे गहाणे आहे.

वरील मंजूर कर्जासाठी खालील कागदपत्रे / दस्तऐवज बँक अधिकाऱ्यासमोर करून द्यावेत.

१) प्रॉमिसरी नोट	७) इतर बँकेचे नाहरकत प्रमाणपत्र / प्रतिज्ञापत्र
२) हायपोथिकेशन डीड	८) डीड ऑफ गॅरंटी
३) तारणपत्रक / कबुलनामा	९) अॅक्नॉलेजमेंट ऑफ डेट पत्र रु. १००/- चे स्टॅंप पेपरवर
४) कंटीन्युटीज बॉन्ड	१०) .....
५) लेटर ऑफ लिन अॅन्ड सेट ऑफ	११) .....
६) तारण/प्रतिभूतीसंबंधीचे पहाणखत	१२) .....

MEMORANDUM OF RECORD OF EQUITABLE MORTGAGE

(To secure Term Loan to Builders & Developers of Rs. 1,25,00,000/-)

Stamp Duty paid Rs. 25,000/-

Dhanraj Harichand Khandelwal
Age : 65 years, Occu. : Business,
Pan No. ABDPK0881B,
R/o. Plot No. 2, Laxmi Bhawan Chowk, Dharampeth,
Nagpur, Tq. & Dist. Nagpur.
(Hereinafter called as the **"Borrower/Mortgagor"**)

The Mortgagor/Borrower attended at **Abhinandan Urban Co-op. Bank Ltd., Head Office Branch, Prabhat Chowk, Amravati** office on ..... **day of June 2020** and thereby deposited in the presence of below named two officers of the bank.

1. **Shri. Ranjeet Ambalal Jadhav (Branch Manager)**
2. **Shri. Sharad Purushottam Chaube (Asst. Manager)**

the documents of title mentioned in the First Schedule hereto relating to the unencumbered immovable property (covered by the said title deeds) and particularly described in Second Schedule hereto and they also acknowledged and declared before the said officers of the bank that in consideration of the bank at their request granting or agreeing to grant to the mortgagor the banking facilities i.e. **Term Loan to Builders & Developers of Rs. 1,25,00,000/- (Rs. One Crore Twenty Five Lacs only),** he has deposited the said title deed with intent to create in favour of the bank a first mortgage of the said immovable property as security with all interest and other moneys which might be due to the bank by the Borrowers/Mortgagors in relation to the said banking facilities i.e. **Term Loan to Builders & Developers of Rs. 1,25,00,000/- (Rs. One Crore Twenty Five Lacs only)** or in connection therewith or on account thereof and that **Dhanraj Harichand Khandelwal** further acknowledged that the maximum amount intended to be secured by the mortgage created as aforesaid was for the purpose of section 79 of the Transfer of Property Act, 1882 but for no other purpose and without prejudice to the full liability of the borrowers/ mortgagors fixed at **Term Loan to Builders & Developers of Rs. 1,25,00,000/- (Rs. One Crore Twenty Five Lacs only).**

Details of loan facility :

Sr. No.	Nature of Loan	Loan amount
1.	Term Loan to Builders & Developers	Rs. 1,25,00,000/-
2.	Rate of Interest	@ 13.50 % p.a.
3.	Tenure	84 Months
4.	EMI	Rs. 2,54,200/-

The above mentioned loan has been sanctioned in Meeting of Board of Director held on 11/02/2020 vide resolution No. 12.

FIRST SCHEDULE- (List of Title Documents)

1. Original Regd. GR Deed dtd.31/01/2015 Sr. No. 313.
2. Original TDR Sale Deed dtd. 09/06/2017 at Sr. No. 1084.
3. Original DOD dtd. 24/06/2019 Sr. No. 2269.
4. Original Construction sanction map dtd. 11/04/2018.
5. Certified copy of Amalgamation order dtd. 27/03/2017.
6. Latest certified copy of 7/12 extract.
7. Original Regd. Sale Deed dtd. 18/12/1991 Sr. No. 731.
8. Original TDR Sale Deed dtd. 21/09/2016 at Sr. No. 2893.

Credit Information Charges
Credit
₹ 350/-

9. N.A. order dtd. 10/11/2005. (Dinner).
10. Certified copy of Amalgamation order dtd. 10/08/2015.
11. Original Construction sanction map dtd. 20/12/2016.
12. Original revised Construction sanction map dtd. 09/04/2018.
13. Original DOD dtd. 26/03/2018 Sr. No. 1001.
14. Original Deed of amendment to DOD dtd. 27/08/2018 Sr. No. 1332.
15. Latest certified copy of 7/12 extract.

SECOND SCHEDULE - DESCRIPTION OF THE PROPERTY

1) All the piece and parcel of the plot situated at Mouje – Badnera, Pragane – Badnera, Ta. & Dist. Amravati, within the jurisdiction of Sub-Registrar Office Amravati and within the limits of Amravati Municipal Corporation, bearing layout Plot No. 11 & 12 out of Survey No. 310/2 & 310/3 total admeasuring 600 sq. mtr. (6456 sq. ft.). This plot is duly converted into N.A. as per order passed in R.C. No. N.A.P.-34/Badnera-161/2001-2002, dtd. 11/11/2002. Both layout plots are amalgamated as per order passed in R.C. No. N.A.P.-34/Badnera-108/2016-17, dtd. 27/03/2017. These plots are having boundaries as under :-

Towards East - Plot No. 60-A, 60-B & 61-A,
Towards West - Akot- Badnera D.P. road,
Towards North - Plot No. 10,
Towards South - Plot No. 13.

Over this plot there is construction of multistoried building as per sanction plan by AMC dtd. 11/04/2018 vide Permit No. 0014.

2) All the piece and parcel of the plot situated at Mouje – Badnera, Pragane – Badnera, Ta. & Dist. Amravati, within the jurisdiction of Sub-Registrar Office Amravati and within the limits of Amravati Municipal Corporation, bearing layout Plot No. 5-A, 5-B, 6 & 7 out of Survey No. 319/1 total admeasuring 1284 sq. mtr. (13815.84 sq. ft.). This plot is duly converted into N.A. as per order passed in R.C. No. N.A.P.-34/Badnera-98/2004-2005, dtd. 10/11/2005. these layout plots are amalgamated as per order passed in R.C. No. N.A.P.-34/Badnera-14/2014-15, dtd. 15/09/2014. These plots are having boundaries as under :-

Towards East - Survey No.320,
Towards West - Layout road,
Towards North - Plot No. 1 to 4,
Towards South - Layout Road.

Over this plot there is construction of multistoried building as per sanction plan by AMC dtd. 20/12/2016 vide Permit No. 1667. Out of this building, shop No. LG-011, shop No. FF-111, shop No. FF-112, shop No. FF-113 & shop No. FF-114.

IN WITNESS WHEREOF THE PARTIES HAVE SET THEIR HANDS OF ABOVE MENTIONED DATE WRITTEN HEREINABOVE.

Witness

Branch Manager
Akola Janata Sahakari Bank Maryadit
MORTGAGEE BANK

1 _____

2 _____

(Dhanraj Harichand Khandelwal)
(Title Deed of Depositor/Mortgagor/Borrower)