



UNIVERSAL DRINKS PVT. LTD.

Regd. Office & Factory Wardha Road, Nagpur-440 015

Date: 7th August 2013

The Asst. General Manager,
Punjab and Sind Bank,
SCFB, Connaught Circus,
New Delhi.

Sub.: Deposit of Original Documents for Equitable Mortgage

Dear Sir,

With reference to the term loan of Rs. 24.00 crore sanctioned by your bank to our Company for construction of Residential cum commercial complex at Nagpur, please find enclosed herewith original sale deeds and other original documents as detailed below for creation of equitable mortgage on the immovable property of our Company known as Commercial Plot No. 3 admeasuring 6023.60 sq. mtrs. being part of the property situated in Khasra/ Survey Nos. 38/1 & 38/3, admeasuring 1.63 acres and 0.83 acres respectively, situated on Wardha Road, Mouza Somalwada, Ward No. 05, Tehsil and District Nagpur:

1. Original registered Sale Deed dated 12th May 1969 executed by (1) Shri Vasant Rao Dattaji Dhanwatay; (2) Smt. Shakuntalabai Vasant Rao Dhanwatay; (3) Smt. Lalitabai Vasant Rao Dhanwatay; (4) Shri Shivajirao Vasant Rao Dhanwatay; and (5) Shri Rajaram Vasant Rao Dhanwatay, as Vendors in favour of M/s Universal Drinks Pvt. Ltd. **Registration No. 2604 in Book No. I on 12.05.1969 in the office of Sub-Registrar, Nagpur.**
2. Original registered Sale Deed dated 12th May 1969 executed by Shri Vasant Rao Dattaji Dhanwatay as Vendors in favour of M/s Universal Drinks Pvt. Ltd. **Registration No. 2605 in Book No. I on 12.05.1969 in the office of Sub-Registrar, Nagpur.**
3. Original Permission of Nagpur Municipal Corporation for conversion of land into commercial/ residential land – Final order of subdivision letter no. 6 dated 21.06.2013.
4. Original Demand Note No. 190 dated 09.01.2012 for Rs. 16,13,454/-.
5. Original Payment Receipt No. 190 dated 12.01.2012 for Rs. 16,13,454/-.
6. Original Demand Note No. 69 dated 18.06.2012 for Rs. 40,29,220/-.
7. Original Payment Receipt No. 69 dated 19.06.2012 for Rs. 40,29,220/-.
8. Original Agreement between Nagpur Municipal Corporation and M/s Universal Drinks Pvt. Ltd. dated 21.06.2012 in respect of the conversion and sub-division of the land.
9. Original Property Card (Akhive Patrika).

Kindly acknowledge the receipt of the same.

Thanking you.

Yours Faithfully,

For Universal Drinks (P) Ltd.

Director

Encl.: a/a

Received Documents as above

7/8/13