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STATE BANK OF INDIA

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To,
The Sub Registrar
Aurangabad

Seal of the Sub-Registrar No.6, Aurangabad

SBI/IFB/RMRE/2023-24/360
Madam/Dear Sir,

Date: 30.10.2023

M/s GURUDATTA TOWERS
SANCTION OF CREDIT FACILITIES
REGISTRATION OF MORTGAGE

With reference to above, we State Bank of India, IFB Aurangabad Branch, have sanctioned credit facilities to the captioned firm to the tune of **Rs.7,00,00,000.00 (Rupees Seven Crore Only)** by way of Project Specific Cash Credit limit under BFRHP Scheme for construction of project Land **"Shiv Vatika"** consisting of 25 Row houses and 56 flats located at Gut no 53 and 54, Vadgaon (Kolhati) Tq and Dist: Aurangabad 431001 (Outside the local limit of Aurangabad Municipal Corporation) to the extent of 3936.98 Sq. Mtrs. Belongs to M/s Gurudatta Towers through its partners Mr. Hitesh Sopan Narkhede, Mr. Mr. Kailash Arun Choudhari, Mr. Madhukar Bhagwat Sarode, Mr. Ravindra Rambhau Mahajan, Mr.Santosh Bhagwanrao Satarkar, Mrs. Sarika Nandkishor Malpani ,Mrs. Sunita Venaktesh Shrinewar and Mr. Rahul Bhagwanrao Satarkar (Owner and Developer) and Mr. Vinay Pundlik Choudhari (Owner)

Schedule of properties on which Registered Mortgage to be created of Rs.7,00,00,000.00/- are as follows:

FUND BASED: Project Specific Cash credit loan facility under BFRHP scheme for Rs 7.00 Crs
Primary Security:
• All that piece and parcel of project Land "Shiv Vatika" consisting of 25 Row houses and 56 flats located at Gut no 53 and 54, Vadgaon (Kolhati) Tq and Dist: Aurangabad 431001 (Outside the local limit of Aurangabad Municipal Corporation) to the extent of 3936.98 Sq. Mtrs. Belongs to M/s Gurudatta Towers through its partners Mr. Hitesh Sopan Narkhede, Mr. Mr. Kailash Arun Choudhari, Mr. Madhukar Bhagwat Sarode, Mr. Ravindra Rambhau Mahajan, Mr.Santosh Bhagwanrao Satarkar, Mrs. Sarika Nandkishor Malpani ,Mrs. Sunita Venaktesh Shrinewar and Mr. Rahul Bhagwanrao Satarkar (Owner and Developer) and Mr. Vinay Pundlik Choudhari (Owner) • Collectively Bounded as: Towards East : Remaining party of Gut no 54 Towards West : Proposed 25 % Land of CIDCO and Gut no 54/ Part Towards North : Amenity space and 12 meter wide road Towards South : 24.00 meter wide road

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sbi.06834@sbi.co.in

ग्राउंड फ्लोअर, प्लॉट नं. डी-5/1,
ए बी सी – इस्ट बिल्डींग,
प्रोझोन मॉल जवळ, एम.आय.डी.सी.,
चिकलठाणा, औरंगाबाद - 431 006
महाराष्ट्र (भारत)

ग्राउन्ड फ्लोअर, प्लॉट नं. डी-5/1,
ए बी सी – इस्ट बिल्डींग,
प्रोझोन मॉल के पास, एम.आई.डी.सी.,
चिकलठाना, औरंगाबाद - 431 006
महाराष्ट्र (भारत)

Industrial Finance Branch
Ground Floor, Plot No. D-5/1,
ABC - East Building,
Near Prozone Mall. M.I.D.C.,
Chikalthana, Aurangabad - 431 006
Maharashtra (India)

• Hypothecation of Stock and Receivables/ movable assets/work in progress/cash flow of the project created out of Bank Finance on the Project "Shiv Vatika" consisting of 25 Row houses and 56 flats located at Gut no 53 and 54, Vadgaon (Kolhati) Tq and Dist Aurangabad 431001 (Outside the local limit of Aurangabad Municipal Corporation) to the extent of 3936.98 Sq. Mtrs. Belongs to M/s Gurudatta Towers through its partners Mr. Hitesh Sopan Narkhede, Mr. Kailash Arun Choudhari, Mr. Madhukar Bhagwat Sarode, Mr. Ravindra Rambhau Mahajan, Mr. Mr.Santosh Bhagwanrao Satarkar, Mrs. Sarika Nandkishor Malpani ,Mrs. Sunita Venaktesh Shrinewar and Mr. Rahul Bhagwanrao Satarkar (Owner and Developer) and Mr. Vinay Pundlik Choudhari (Owner) • Negative Lien on project land and building of the Project "Shiv Vatika" consisting of 25 Row houses and 56 flats located at Gut no 53 and 54, Vadgaon (Kolhati) Tq and Dist Aurangabad 431001 (Outside the local limit of Aurangabad Municipal Corporation) to the extent of 3936.98 Sq. Mtrs. Belongs to M/s Gurudatta Towers through its partners Mr. Hitesh Sopan Narkhede, Mr. Kailash Arun Choudhari, Mr. Madhukar Bhagwat Sarode, Mr. Ravindra Rambhau Mahajan, Mr. Mr.Santosh Bhagwanrao Satarkar, Mrs. Sarika Nandkishor Malpani ,Mrs. Sunita Venaktesh Shrinewar and Mr. Rahul Bhagwanrao Satarkar (Owner and Developer) and Mr. Vinay Pundlik Choudhari (Owner) • First charge on all present and future Current assets relating to the project "Shiv Vatika"
Collateral Security : NIL
Personal Guarantee :
1.Mr. Hitesh Sopan Narkhede, 2.Mr.Kailash Arun Choudhari, 3. Mr. Madhukar Bhagwat Sarode, 4.Mr. Ravindra Rambhau Mahajan, 5.Mr. Santosh Bhagwanrao Satarkar, 6.Mrs. Sarika Nandkishor Malpani , 7.Mrs. Sunita Venaktesh Shrinewar and 8. Mr. Rahul Bhagwanrao Satarkar

Kindly create Registered Mortgage and note the charge of **Rs.7,00,00,000.00 (Rupees Seven Crore Only)** in favor of State Bank of India, Industrial Finance Branch, Aurangabad on above mentioned property.

Yours faithfully,

Relationship Manager

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Seal of the Sub-Registrar No.6 Aurangabad.