

75/11756

पावती

Original/Duplicate

Tuesday, July 23, 2019

नोंदणी क्र.: 39म

9:58 AM

Regn.: 39M

पावती क्र.: 13413 दिनांक: 23/07/2019

मावाचे नाव: जुईराव

दस्तऐवजाचा अनुक्रमांक: टनन3-11756-2019

दस्तऐवजाचा प्रकार: रिकन्व्हेंन्स

सादर करणाऱ्याचे नाव: मेसर्स सिक्स सेन्स डेव्हलपर्स तर्फे भागीदार मनिषा जगताप - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

एकूण:

रु. 400.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
10:18 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

बाजार मूल्य: रु. 1/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देवकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देवकाचा प्रकार: By Cash रक्कम: रु 300/-

पक्षकाराची सही

मुळ दस्तऐवज परत मिळाला

ड. नि. ठाणे-३





सूची क्र.2

दुस्यम निबंधक : सह दु.नि. ठाणे 3

23/07/2019

दस्त क्रमांक : 11756/2019

नोदणी :

Regn.63m

वावाचे नाव : जुईगाव

|                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) विलेखाचा प्रकार                                                                                                                    | रिक्व्ह्येन्स                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| (2) मोबदला                                                                                                                             | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)                                                    | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| (4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास)                                                                                           | 1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: शॉप क्र 5 व 6 तळमजला बी-बिंग ठाकुर को ऑप सोसा लि प्लॉट क्र 254 व 255 जुईपाडा सानपाडा नवी मुंबई - क्षेत्रफळ 245 चौ फुट / 245 चौ फुट + बिल्डिंग क्र ए, बी, सी, डी गगनगिरी हिल्स सव्ही क्र 23 हिस्सा क्र 2/2ए सीटीएस क्र 4289 खोपोली गगनगिरी आश्रम जवळ ता खालापूर जि रायगड - क्षेत्रफळ 17676 चौ फुट + खालापूर प्लाजा व अप्पा गोरे संकुल सव्ही क्र 136/1ए सीटीएस क्र 224 खालापूर ता खालापूर जि रायगड या मिळकतीचे दिनांक 01/08/2016 रोजी दस्त क्रमांक .टनन-6/7257/2016 अन्वये केलेल्या महापंचताचे रिक्व्ह्येन्स ( Plot Number : 254,255 ; )                                                                                                                                                         |
| (5) क्षेत्रफळ                                                                                                                          | 1) 245 चौ.फूट                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मेसर्स सिक्स्थ सेन्स डेव्हलपर्स तर्फे भागीदार मनिषा जगताप -- बय:-49; पत्ता:-101, -, 101 साई आदर्श सोसा. , साई बाबा मंदिर प्लॉट क्र 164 सेक्टर 23 हुरी ओम मंदिर, जुईनगर नवी मुंबई, सत्पाडा, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400705 पॅन नं:-<br>2): नाव:-मनीषा जगताप -- बय:-49; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- डी2/10:4, मिलेनियम टॉवर सेक्टर 9 सानपाडा नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:-<br>3): नाव:-मेसर्स हुरी ओम कॉरपोरेशन तर्फे प्रोग्रा मनीषा जगताप -- बय:-49; पत्ता:-प्लॉट नं: 101, माळा नं:-, इमारतीचे नाव: साई आदर्श सोसा साई बाबा मंदिर, ब्लॉक नं: प्लॉट क्र 164 सेक्टर 23 हुरी ओम मंदिर, रोड नं: जुईनगर नवी मुंबई, महाराष्ट्र, THANE. पिन कोड:-400705 पॅन नं:- |
| (8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता                   | 1): नाव:-कॅथॉलिक सीरियन बँक लि तर्फे मॅनेजर आशिष शेटी -- बय:-32; पत्ता:-, -, -, बाशी नवी मुंबई, बाशी (ठाणे), MAHARASHTRA, THANE, Non-Government. पिन कोड:-400703 पॅन नं:-                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| (9) दस्तऐवज करून दिल्याचा दिनांक                                                                                                       | 23/07/2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| (10) दस्त नोंदणी केल्याचा दिनांक                                                                                                       | 23/07/2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| (11) अनुक्रमांक, खंड व पृष्ठ                                                                                                           | 11756/2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क                                                                                                   | 500                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क                                                                                                     | 100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| (14) शेर                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

सह दुस्यम निबंधक वर्ग २  
ठाणे क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

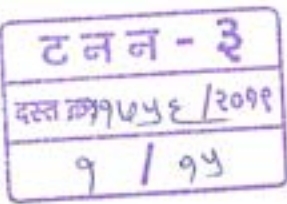
मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आलेल्या नाही

(51) in any other case



THE UNIVERSITY OF CHICAGO  
LIBRARY



|                                                    |                    |         |                                                                                 |                           |                                                                                                                                                                      |                                   |         |
|----------------------------------------------------|--------------------|---------|---------------------------------------------------------------------------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|---------|
| GRN                                                | MH004312942201920P | BARCODE |  |                           | Date                                                                                                                                                                 | 22/07/2019-23:27:19               | Form ID |
| Department Inspector General Of Registration       |                    |         |                                                                                 | Payer Details             |                                                                                                                                                                      |                                   |         |
| Non-Judicial Stamps-Consolidated Stamp Duty        |                    |         |                                                                                 | TAX ID (If Any)           |                                                                                                                                                                      |                                   |         |
| Type of Payment Inspector General of Registrations |                    |         |                                                                                 | PAN No.(If Applicable)    |                                                                                                                                                                      |                                   |         |
| Office Name THN3_THANE NO 3 JOINT SUB REGISTRAR    |                    |         |                                                                                 | Full Name                 |                                                                                                                                                                      | Sixth Sense Developers            |         |
| Location THANE                                     |                    |         |                                                                                 | Flat/Block No.            |                                                                                                                                                                      | Shop No 5 6 B Wing Thakur CHS Ltd |         |
| Year 2019-2020 One Time                            |                    |         |                                                                                 | Premises/Building         |                                                                                                                                                                      |                                   |         |
| Account Head Details                               |                    |         | Amount In Rs.                                                                   |                           | Road/Street                                                                                                                                                          |                                   |         |
| 0030046401 Consolidated Stamp Duty65               |                    |         | 500.00                                                                          |                           | and other Property                                                                                                                                                   |                                   |         |
|                                                    |                    |         |                                                                                 |                           | Area/Locality                                                                                                                                                        |                                   |         |
|                                                    |                    |         |                                                                                 |                           | Juipada Sanapada                                                                                                                                                     |                                   |         |
|                                                    |                    |         |                                                                                 |                           | Town/City/District                                                                                                                                                   |                                   |         |
|                                                    |                    |         |                                                                                 |                           | PIN                                                                                                                                                                  |                                   |         |
|                                                    |                    |         |                                                                                 |                           | 4 0 0 7 0 5                                                                                                                                                          |                                   |         |
|                                                    |                    |         |                                                                                 |                           | Remarks (If Any)                                                                                                                                                     |                                   |         |
|                                                    |                    |         |                                                                                 |                           | Receiptance Deed                                                                                                                                                     |                                   |         |
|                                                    |                    |         |                                                                                 |                           |   |                                   |         |
|                                                    |                    |         |                                                                                 |                           | Amount In                                                                                                                                                            |                                   |         |
|                                                    |                    |         |                                                                                 |                           | Five Hundred Rupees Only                                                                                                                                             |                                   |         |
| Total                                              |                    |         | 500.00                                                                          |                           | Words                                                                                                                                                                |                                   |         |
| Payment Details SBIEPAY PAYMENT GATEWAY            |                    |         |                                                                                 | FOR USE IN RECEIVING BANK |                                                                                                                                                                      |                                   |         |
| Cheque-DD Details                                  |                    |         |                                                                                 | Bank CIN                  |                                                                                                                                                                      | Ref. No.                          |         |
|                                                    |                    |         |                                                                                 | 10000502019072202767      |                                                                                                                                                                      | 0811689721301                     |         |
| Cheque/DD No.                                      |                    |         |                                                                                 | Bank Date                 |                                                                                                                                                                      | RBI Date                          |         |
|                                                    |                    |         |                                                                                 | 22/07/2019-23:27:58       |                                                                                                                                                                      | Not Verified with RBI             |         |
| Name of Bank                                       |                    |         |                                                                                 | Bank-Branch               |                                                                                                                                                                      | SBIEPAY PAYMENT GATEWAY           |         |
| Name of Branch                                     |                    |         |                                                                                 | Scroll No. , Date         |                                                                                                                                                                      | Not Verified with Scroll          |         |

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 8885206846

खदर चलन कोडस दुवयन निबधक काराविरात नोदणी करावयाच्या दस्त्यासाठी लागू आहे. नोदणी न करतावयाच्या दस्त्यासाठी खदर चलन लागू नाही.

*nyuglop*  
*nyuglop*

For The Catholic Syrian Bank Ltd.

*Asish Shetty*  
Asish Shetty  
Branch Manager

*nyuglop*

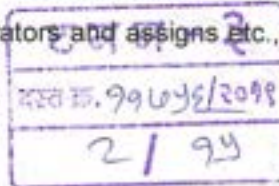


## DEED OF RECONVEYANCE

*myglop*  
THIS DEED OF RECONVEYANCE is made, entered and executed at Vashi, Navi Mumbai, on this \_\_\_\_\_ day of July, 2019.

### BETWEEN

*Ashetty*  
THE CATHOLIC SYRIAN BANK LTD., a banking Company, Registered under the companies Act, 1956, with its registered office at Thrissur Keral and Branch amongst other places at Vashi, Navi Mumbai through their authorized Officer/representative SHRI, ASHISH SHETTY ..... hereinafter for the sake of brevity and convenience called and referred to as "THE MORTGAGEE" (Which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include its, Directors, Representatives, their executors, administrators and assigns etc.,) of the "FIRST PART"



- 1) M/S. SIXTH SENSE DEVELOPERS**, a partnership Firm having its Registered office At.101,1<sup>st</sup> Floor, Sai Adarsh Society, Near Sai Baba Mandir, Plot No.164,Sector-23, Behind Hari Om Mandir, Juinagar, Navi Mumbai-400705, hereinafter or the sake of brevity and convenience called and referred to as "THE BORROWER/MORTGAGOR NO.1" (Which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include his heirs, executors, administrators, representatives and assigns,) of the "SECOND PART".
- 2) MRS.MANISHA JAGTAP**, Age. 48, an Indian Inhabitant, Resi. At. D2/10:4, Milenium Tower, Sector-9, Sanpada, Navi Mumbai-400705; hereinafter or the sake of brevity and convenience called and referred to as "THE MORTGAGOR NO. 2 (Which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include his heirs, executors, administrators, representatives and assigns,) of the "THIRD PART".
- 3) M/S. HARI OM CORPORATION** through its Proprietor **MRS.MANISHA JAGTAP**, having office At. 101,1<sup>st</sup> Floor, Sai Adarsh Society, Near Sai Baba Mandir, Plot No.164,Sector-23, Behind Hari Om

*myglop* *myglop* *myglop*  
For The Catholic Syrian Bank Ltd.

*Ashish Shetty*  
Ashish Shetty  
Branch Manager

Mandir, Juinagar, Navi Mumbai-400705, hereinafter or the sake of brevity and convenience called and referred to as "**THE MORTGAGOR NO.3**" (Which expression shall unless it be repugnant to the context or meaning thereof, shall mean and include his heirs, executors, administrators, representatives and assigns,) of the "**FOURTH PART**".

**WHEREAS -**

1) By Indenture of Mortgage dated 01.08.2016 made between the **BORROWER/MORTGAGOR NO.1, MORTGAGOR NO.2, MORTGAGOR NO.3** as First Part, Second Part and Third Part and Mortgagee of the Second Part and the said Indenture of Mortgage has been duly registered at the Office of the Sub-registrar, Thane-6, under serial No. 7257/2016 dt. 01.08.2016, the Mortgagor in consideration of Sum of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lacs only) as Term Loan lent and advanced to him by the Mortgagee, created a Simple Mortgage Deed of security of the said Property described in the scheduled hereunder written being the same as described to the scheduled hereunder written as therein mentioned.

2) There is no dues owing by the Mortgagor to the Mortgagee and the Mortgagee confirms that, the Mortgagor has cleared all his liabilities towards the Mortgagee in respect of the said Loan.

3) That, the Mortgagor has been cleared the said loan on or before ..... and the Mortgagor herewith declare that, the Mortgagor has paid all the amount/dues with interest of the said Loan to the Mortgagee and therefore the Mortgagee herewith executed Deed of reconveyance of the said Mortgaged properties in favour of the Mortgagor.

**NOW THIS DEED WITNESSETH THAT** in consideration of the Mortgagor having paid to the Mortgagee the said Sum of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lacs only) before execution of these presence in full principal moneys and interest due and owing to the Mortgagee on the security of the said hereinbefore recited Deed of Mortgage (the receipt whereof the Mortgagee doth hereby admit and from the same doth hereby release and forever discharge the Mortgagor)

For The Catholic Syrian Bank Ltd.

Ashish Shetty

That the Mortgagee doth hereby grant and reconvey forever unto the Mortgagor the said Flat /Shops/Offices in the Deed of Mortgage comprised and described in the Schedule hereunder written with their rights, easements and appurtenances And all the estate, right, title and interest of the Mortgagee, therein TO HAVE AND TO HOLD the said Flat /Shops/Offices and all and singular other the said Flat /Shops/Offices thereby granted or otherwise assured or intended so to be with her rights, easements and appurtenances unto and to the use of the Mortgagor forever freed and absolutely discharged of and from all the principal money and other moneys intended to be secured by the said Deed of Mortgage and of and from all actions, suits, accounts, reckonings, claims and demands whatsoever for upon on account or in respect of the said Deed of Mortgage or of any act, deed, matter or nothing in anywise relating to the said Flat /Shops/Offices. And the Mortgagee for themselves doth hereby covenant with the Mortgagor that, the Mortgagee have not at any time hereto made, done or executed or knowingly or willingly permitted suffered or been party or privy to any act, deed or thing whereby or by reason or means whereof the said Flat /Shops/Offices hereby granted.

**SCHEDULE OF THE PROPERTY**

**OWNED BY THE MORTGAGOR NO.1: Annexure -A**

**OWNED BY THE MORTGAGOR NO.2: Annexure -B**

**OWNED BY THE MORTGAGOR NO.3: Annexure -C**

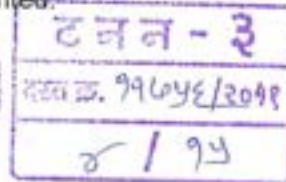
IN WITNESS WHEREOF THE PARTIES HERE UNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND DATE HEREINABOVE MENTIONED.

SIGNED, SEALED AND DELIVERED )  
By the within named Mortgagee, )  
**THE CATHOLIC SYRIAN BANK LTD.,** )  
Through its Authorized Officer )

Shri./Mrs./Miss Ashish shetty )

For The Catholic Syrian Bank Ltd.

Ashish Shetty  
Branch Manager  
(MORTGAGEE)  
First Part



SIGNED, SEALED AND DELIVERED

By the within named Mortgagor

M/S. SIXTH SENSE DEVELOPERS,  
Through Authorised Signatory

Manisha Jagtap

Ms. Sixth Sense Developers

Manisha Jagtap

Partner



(MORTGAGOR)  
Second Part

By the within named Mortgagor

MRS. MANISHA JAGTAP,

Manisha Jagtap

(MORTGAGOR)  
Third Part



By the within named Mortgagor  
M/S. HARI OM CORPORATION  
Through its Proprietor  
MRS. MANISHA JAGTAP

Manisha Jagtap

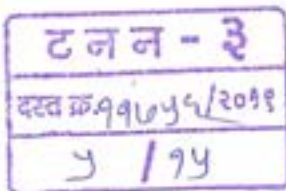
(MORTGAGOR)  
Fourth Part



WITNESS:

1. Manisha Jagtap

2. Manisha Jagtap



17/10/2012

Permanent Account Number

AAVFM5555B

SHILRATNA JAGTAP

22/03/1970

Permanent Account Number  
ADCPJ0185G

Signature



17/10/2012

*nyagtap*

इन्कम टैक्स विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MANOJ PANDURANG KANTE  
PANDURANG KANTE

14/03/1992

Permanent Account Number

BTIPK5576M



*Kante*



भारत सरकार  
GOVERNMENT OF INDIA



मनिशा शिलरतना जगतप  
Manisha Shilratna Jagtap  
जन्म तारीख/DOB: 22/03/1970  
लिंग/ GENDER: FEMALE  
Mobile No: 9821837350



2067 4352 1335

माझे आधार, माझी ओळख

*nyagtap*



भारत सरकार  
GOVERNMENT OF INDIA



शिलरतना बालाराम जगतप  
Shilratna Balaram Jagtap  
जन्म तारीख/DOB: 07/07/1965  
पुरुष/ MALE  
Mobile No: 9821828988



3909 9046 1839

माझे आधार, माझी ओळख

*Kante*



भारत सरकार  
GOVERNMENT OF INDIA



अशिश गुणकार शेट्टी  
Ashish Gunakar Shetty  
जन्म वर्ष / Year of Birth: 1987  
पुरुष / Male



5797 5507 8262

आधार -- सामान्य माणसाचा अधिकार



Name: ASHISH GUNAKAR SHETTY

Emp. No.: 63460

Employee's Signature: General Manager - HR

CSB



टोलन - ३  
दस्तावेज नं. ११७५६/२०१९  
६/१५

Catholic Syrian Ba

The Catholic Syrian Bank Ltd  
(Registered Office: Thrissur)

Vashi/Advances/693A/2018-19

01.10.2018

To,  
Sixth Sense Developers  
101, Sai Adarsh CHS,  
Sector 23, Juinagar,  
Navi Mumbai 400706

Dear Sir,

Sub: No Due Letter

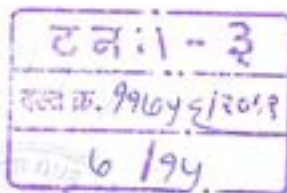
This is to certify that the Term Loan availed by Sixth Sense Developers, has been fully closed on 01.10.2018. There are no dues outstanding as on 01.10.2018 with respect to said loan.

Regards,

For The Catholic Syrian Bank Ltd.  
Biswarup Thakur  
Senior Manager

Biswarup Thakur (1033)  
Senior Manager

Verified with Original  
For The Catholic Syrian Bank Ltd.  
Ashish Shetty  
Branch Manager



Shop No 10, Shabi Complex, Sector-12, Vashi, Navi Mumbai, Pin 400703,  
Telephone No: 022-27664123, 27669156, 64503310, 64503314, 64502172  
Email ID: vashi@csb.co.in

## साधारण नाव : 1) जुईगाव

|                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) किंवा नावा प्रकार                                                                                                                    | गहाणाखन                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| (2) मोबदला                                                                                                                               | 15000000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| (3) बाजारभावाभावापटववाच्या बाबत निवडणुका कर आदेशाची दिनांकी पटवदार नै नमुद करणे)                                                         | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| (4) भू-मापन, पोटहिल्ला व परक्यांचा (अवगणना)                                                                                              | 1) पालिकेचे नाव: नवी मुंबई मनपा इतर वर्णन : इतर माहिती: प्लॉट क्र 5 व 6 मळमळना की-विंग डाकुर को ओप मोमा वि प्लॉट क्र 254 व 255 जुईगावा मानपाडा नवी मुंबई - क्षेत्रफल 245 चौ फुट / 245 चौ फुट + विलिडन क्र ए.पी.सी.डी वनमिरी हिल्ला मध्ये क्र 23 हिल्ला क्र 2/2ए सीटीएस क्र 4289 श्रीपोली गगनविरी अधम जवळ ना खालापूर जि रायगड - क्षेत्रफल 17676 चौ फुट + खालापूर प्लाटा व अप्पा गोन मॅकूल मध्ये क्र 136/1ए सीटीएस क्र 224 खालापूर ना खालापूर जि रायगड ( Plot Number : 254 & 255 : )                                                                                                                                                                                                                                                                                                                     |
| (5) क्षेत्रफल                                                                                                                            | 1) 245 चौ.फुट                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| (6) आकाराची किंवा जुई इन्फान अमेन वेष्टा.                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| (7) इन्फान्ट्र करन देणा-या/पिकुम देणा-या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अन्वयान, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-केशविक मीरियन वॉक वि लॉ मॅजिस्ट्री धीनिवाभन एम.पी - - बच:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बाशी नवी मुंबई, प्लॉट नं:-, रोड नं:-, महाराष्ट्र, ठाणे, पिन कोड:-400703 पॅन नं:- AABCT0024D                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| (8) इन्फान्ट्र करन देणा-या पक्षकारांचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अन्वयान प्रतिवादिचे नाव व पत्ता                   | 1): नाव:-मेमन मिहमद मेमन देवदलपने लॉ मॅजिस्ट्री धीनिवाभन एम.पी - - बच:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 101 माई अदर्श मोमा माई बाबा मंदिर प्लॉट क्र 164 मॅक्टर 23 हरी ओम मंदिर जुईनगर नवी मुंबई, प्लॉट नं:-, रोड नं:-, महाराष्ट्र, ठाणे, पिन कोड:-400705 पॅन नं:-AAVFM8555B<br>2): नाव:-मनीषा जवलाप - - बच:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सी2/10:4, मिनेलिधम टीकर मॅक्टर 9 मानपाडा नवी मुंबई, प्लॉट नं:-, रोड नं:-, महाराष्ट्र, THANE, पिन कोड:-400705 पॅन नं:-ADCPJ0165G<br>3): नाव:-मेमन हरी ओम बॉरपॉरेजल लॉ मॅजिस्ट्री धीनिवाभन एम.पी - - बच:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 101 माई अदर्श मोमा माई बाबा मंदिर प्लॉट क्र 164 मॅक्टर 23 हरी ओम मंदिर जुईनगर नवी मुंबई, प्लॉट नं:-, रोड नं:-, महाराष्ट्र, THANE, पिन कोड:-400705 पॅन नं:-ADCPJ0165G |
| (9) इन्फान्ट्र करन दिवणाचा दिनांक                                                                                                        | 01/08/2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| (10) इन्फान्ट्र नोंदणी दिवणाचा दिनांक                                                                                                    | 01/08/2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| (11) अनुक्रमीक, खंड व पृष्ठ                                                                                                              | 7257/2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क                                                                                                     | 75000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क                                                                                                       | 30000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| (14) श्रेण                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

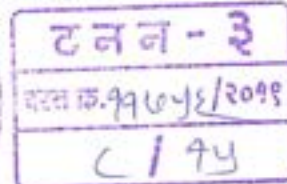
मह दुय्यम निबंधक-ठाणे-६  
(वर्ग-२)

मुद्रांकनासाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारनासाठी निवडलेला अनुसूची :-

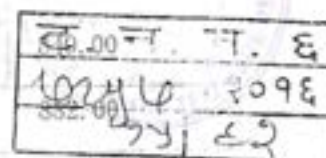
मुद्रांकनाची आवश्यकता नाही कारण इन्फान्ट्र कर आदेशाची आवश्यक नाही कारणाना तपशील इन्फान्ट्र करानुसार आवश्यक नाही

b) When possession is not given





| SR No | Particular Floor      | Particular wing | Particular Flat No | Carpet Area (Sft) | Added 35% Loading For Saleable Area (Sft) |
|-------|-----------------------|-----------------|--------------------|-------------------|-------------------------------------------|
| 1     | Ground                | A wing          | 1                  | 428.00            | 578.00                                    |
| 2     | 1 <sup>st</sup> floor | A wing          | 103                | 428.00            | 578.00                                    |
| 3     | 1 <sup>st</sup> floor | A wing          | 104                | 428.00            | 578.00                                    |
| 4     | 2 <sup>nd</sup> floor | A wing          | 303                | 428.00            | 578.00                                    |
| 5     | 3 <sup>rd</sup> floor | A wing          | 304                | 428.00            | 578.00                                    |
| 6     | 4 <sup>th</sup> floor | A wing          | 402                | 428.00            | 578.00                                    |
| 7     | 5 <sup>th</sup> floor | A wing          | 504                | 428.00            | 578.00                                    |
| 8     | 1 <sup>st</sup> floor | B wing          | 105                | 663.00            | 895.00                                    |
| 9     | 2 <sup>nd</sup> floor | B wing          | 206                | 573.00            | 774.00                                    |
| 10    | 2 <sup>nd</sup> floor | B wing          | 207                | 629.00            | 849.00                                    |
| 11    | 2 <sup>nd</sup> floor | B wing          | 208                | 634.00            | 882.00                                    |
| 12    | 3 <sup>rd</sup> floor | B wing          | 305                | 663.00            | 895.00                                    |
| 13    | 4 <sup>th</sup> floor | B wing          | 406                | 573.00            | 774.00                                    |
| 14    | 4 <sup>th</sup> floor | B wing          | 407                | 629.00            | 849.00                                    |
| 15    | 5 <sup>th</sup> floor | B wing          | 508                | 654.00            | 882.00                                    |
| 16    | Ground                | C wing          | 9                  | 645.00            | 871.00                                    |
| 17    | Ground                | C wing          | 12                 | 629.00            | 849.00                                    |
| 18    | 1 <sup>st</sup> floor | C wing          | 109                | 645.00            | 871.00                                    |
| 19    | 1 <sup>st</sup> floor | C wing          | 110                | 612.00            | 816.00                                    |
| 20    | 1 <sup>st</sup> floor | C wing          | 111                | 658.00            | 888.00                                    |
| 21    | 2 <sup>nd</sup> floor | C wing          | 212                | 629.00            | 849.00                                    |



मर्यादा

मर्यादा

मर्यादा

For The Catholic Syrian Bank Ltd.

Srinivasan M. P. (16/4/19)

Chief Manager

|            |                       |        |     |          |          |
|------------|-----------------------|--------|-----|----------|----------|
| 22         | 3 <sup>rd</sup> floor | C wing | 309 | 645.00   | 871.00   |
| 23         | 3 <sup>rd</sup> floor | C wing | 310 | 612.00   | 826.00   |
| 24         | 3 <sup>rd</sup> floor | C wing | 311 | 658.00   | 888.00   |
| 25         | 4 <sup>th</sup> floor | C wing | 412 | 629.00   | 849.00   |
| 26         | 5 <sup>th</sup> floor | C wing | 509 | 645.00   | 871.00   |
| 27         | 5 <sup>th</sup> floor | C wing | 511 | 658.00   | 888.00   |
| 28         | Ground                | D wing | 14  | 659.00   | 890.00   |
| 29         | 2 <sup>nd</sup> floor | D wing | 214 | 659.00   | 890.00   |
| 30         | 4 <sup>th</sup> floor | D wing | 414 | 659.00   | 890.00   |
| Total Area |                       |        |     | 17676.00 | 23863.00 |

All the Flats are situated in Building A, B, C & D of Project "Gangri Hills" under construction adm. 17676 sq.ft. situated in plot bearing survey No. 23, Hissa no. 2/2A, CTS no. 4289, Khopoli near Gangri Ashram, Nhalapur, Dist-Raigad.

SCHEDULE II: (Owned by Mortgage No. 2)

Shop No. 5 & 6, ground floor, B Wing, Thakur Co-operative Society Limited" adm. 245 each sq.ft. located on plot bearing no. 254 & 255 at Juipada, Sannada, Navi Mumbai.

Annexure-B

The Catholic Syrian Bank Ltd.

Sreenivasan M. P. (1648)  
Chief Manager

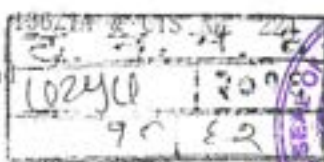
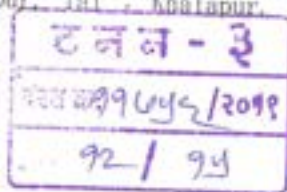


SCHEDULE-III - B: (Obtained on lease by Mortgagor No. 3)

| Sr. No. | Office Nos. | Floor        | Area Built Up (in sq. fts.) |
|---------|-------------|--------------|-----------------------------|
| 1.      | 107         | First Floor  | 105                         |
| 2.      | 109         | First Floor  | 233                         |
| 3.      | 110         | First Floor  | 195                         |
| 4.      | 111         | First Floor  | 346                         |
| 5.      | 112         | First Floor  | 294                         |
| 6.      | 113         | First Floor  | 240                         |
| 7.      | 202         | Second Floor | 143                         |
| 8.      | 203         | Second Floor | 143                         |
| 9.      | 204         | Second Floor | 105                         |
| 10.     | 205         | Second Floor | 105                         |
| 11.     | 206         | Second Floor | 233                         |
| 12.     | 207         | Second Floor | 195                         |
| 13.     | 208         | Second Floor | 241                         |

All the above offices are situated in Anna Gore, Sakul, on Plot bearing Survey No. 1307/1A & 115, 14, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Dist. Raigarh



SCHEDULE-IV-Repayment of Loan

The Term Loan shall be repaid in 36 months in 24 EMI's after an initial repayment holiday of 12 months i.e. 1-12 months RPH and 13-36 months EMI of Rs. 700/-



Handwritten signatures in blue ink, appearing to be 'Sreevignesh' and 'Sreevignesh'.

For The Catholic Syrian Bank Ltd.  
Sreevignesh M. P. (1648)  
Chief Manager

75/11756

मंगळवार, 23 जुलै 2019 9:58 म.पू.

दस्त सोपवारा भाग-1

टनन3 93-94

दस्त क्रमांक: 11756/2019

दस्त क्रमांक: टनन3 /11756/2019

वाजार मुल्य: रु. 01/-

सोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

डु. नि. सह. डु. नि. टनन3 यांचे कार्यालयात

पावती:13413

पावती दिनांक: 23/07/2019

अ. क्र. 11756 वर दि.23-07-2019

मादरकरणाराचे नाव: वेगर्स मिक्स्ड मेन्स डेव्हलपर्स वॉर्क  
भावीदार मनिषा जगताप - -

गेजी 9:57 म.पू. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 300.00

पृष्ठांची संख्या: 15

दस्त हजर करणाऱ्याची मही:

एकुण: 400.00

Joint Sub Registrar Thane 3

Joint Sub Registrar Thane 3

दस्तावा प्रकार: रिकन्व्हेंन्स

मुद्रांक शुल्क: (51-ब) इतर कोणत्याही बाबतीत

सिद्धा क्र. 1 23 / 07 / 2019 09 : 57 : 46 AM ची वेळ: (मादरीकरण)

सिद्धा क्र. 2 23 / 07 / 2019 09 : 58 : 22 AM ची वेळ: (फी)

प्रतिज्ञा पत्र-

हा दस्तऐवज मोदणी कायदा १९०८ क्रि.स. १९६९ अंतर्गत  
नियुक्तीनुसार मोदणीत दाखल केला आहे. दस्तऐवज संपूर्ण  
नजदर विभागाकडून घेऊन, बाबीदार व सोबत जोडलेले कायदयुक्त  
दस्तावी तत्वा कायदेशीर बाबी तशी जालील विभागाकडून घेऊन  
संपूर्णपणे जबाबदार आहेत. तसेच सदर दस्तऐवज दस्तऐवज  
राज्यपाल यांच्या कार्यालयात / विभाग / विभाग  
मार्फत दस्तऐवज घेऊन घ्यावा.

नजदर ठरला

सिद्धा दस्तऐवज ठरला



Handwritten text, mostly illegible due to fading. Some words like "The" and "and" are visible.





दस्त मोपवारा भाग-2

दनन 3 98-94

दस्त क्रमांक: 11756/2019

23/07/2019 10:01:31 AM

दस्त क्रमांक : दनन 3/11756/2019

दस्ताचा प्रकार :- रिक्व्हेन्स

| अनु क्र. | पक्षकाराचे नाव व पत्ता                                                                                                                                                                                                                               | पक्षकाराचा प्रकार                  | छायाचित्र | अंगठ्याचा ठसा |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-----------|---------------|
| 1        | नाव: कॅथॉलिक मीरियन बँक लि तर्फे मॅनेजर अश्विष शेट्टी -<br>पत्ता: -, -, -, बाशी नवी मुंबई, बाशी (ठाणे),<br>MAHARASHTRA, THANE, Non-Government.<br>पॅन नंबर:                                                                                          | कर्ज देणार<br>वय :- 32<br>स्वाधरी: |           |               |
| 2        | नाव: मेसर्स सिक्कथ सेन्स इन्व्हलपमेंस तर्फे भागीदार मनीषा जगताप -<br>पत्ता: 101, -, 101 साई आदर्श मोसा, साई बाबा मंदिर प्लॉट क्र 164 सेक्टर 23 हरी ओम मंदिर, जुईनगर नवी मुंबई, सन्याडा, MAHARASHTRA, THANE, Non-Government.<br>पॅन नंबर:             | कर्ज घेणार<br>वय :- 49<br>स्वाधरी: |           |               |
| 3        | नाव: मनीषा जगताप -<br>पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 112/10-4, मिलेनियम टॉवर सेक्टर 9 मानपाडा नवी मुंबई, महाराष्ट्र, THANE.<br>पॅन नंबर:                                                                      | कर्ज घेणार<br>वय :- 49<br>स्वाधरी: |           |               |
| 4        | नाव: मेसर्स हरी ओम कॉर्पोरेशन तर्फे प्रोफा मनीषा जगताप -<br>पत्ता: प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: साई आदर्श मोसा साई बाबा मंदिर, ब्लॉक नं: प्लॉट क्र 164 सेक्टर 23 हरी ओम मंदिर, रोड नं: जुईनगर नवी मुंबई, महाराष्ट्र, THANE.<br>पॅन नंबर: | कर्ज घेणार<br>वय :- 49<br>स्वाधरी: |           |               |

वरील दस्तऐवज करून देणार तपासणीत रिक्व्हेन्स चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ: 23 / 07 / 2019 10 : 00 : 01 AM

ओळख:-

छापील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता                                                    | छायाचित्र | अंगठ्याचा ठसा |
|----------|---------------------------------------------------------------------------|-----------|---------------|
| 1        | नाव: मनोज कंटे -<br>वय: 28<br>पत्ता: कुळमाष्ट, बदलापूर<br>पिन कोड: 421503 |           |               |
| 2        | नाव: शिवरत्ना जगताप -<br>वय: 54<br>पत्ता: जुईनगर<br>पिन कोड: 400705       |           |               |

शिक्का क्र.4 ची वेळ: 23 / 07 / 2019 10 : 00 : 47 AM

शिक्का क्र.5 ची वेळ: 23 / 07 / 2019 10 : 01 : 00 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 3



EPayment Details.

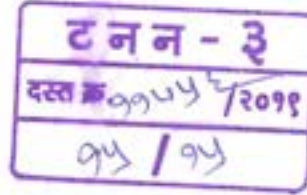
|     |                    |                   |
|-----|--------------------|-------------------|
| sr. | Epayment Number    | Defacement Number |
| 1   | MH004312942201920P | 0002263644201920  |

11756 /2019

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.isaria@gmail.com



प्रमाणित करण्यात येते की सदर दस्तास  
सकूण १५ पाने आहेत.

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)

पुस्तक क्र. १

क्रमांक ११५५६ वर नोंदला

सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)

दिनांक २३ माहे ७ सन २०१९

