

#### CHALLAN MTR Form Number-6

GRN M	IH004710368201415E	BARCODE			TERRITORIA DI ANCIONA	Date 2	4/12/20	14-13:	52:35	Form	n ID	6(1)
Department	Inspector General (	Of Registration					Payer Details					
Type of Payment Non-Judicial Customer-Direct Payment		TAX ID (	if Any)									
Sale of Non Judicial Stamps SoS Mumbai only			PAN No. (If Appliacable)		ADWPK9701F							
Office Name BOM4_JT SUB REGISTRAR MUMBAI 4		Full Name		Pragna Kirti Kedia Kirti K								
Vear 2014-2015 One Time  Account Head Details Amount In Rs.												
			Flat/Bloc	Flat/Block No.		B 102 Peninsula Business Park						
			Amount in Rs	Premises/Building								
0030045501 Sale of NonJudicial Stamp		340000.00	Road/Street		-							
		<		Area/Locality		GK Marg Lower Parel						
				Town/City	//District							
				PIN			4 0	0	0	1	3	
				Remarks	(If Any)							
			177		PAI	N2=~PN=/	ADITYA	BIRLA	FINA	NCE	LTD.~	
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					2001							
				Amount In	Three La	kh Forty Th	ousand	Rupe	es Or	ıly		
otal			340000.00	Words								
ayment Details INDIAN OVERSEAS BANK				FO	R USE IN	RECEI	/ING B	ANK				
Cheque-DD Details			Bank CIN	REF No.	02716402014122450268 833079							
heque/DD No D			Date	ate 24/12/2014-13:54:56								
ame of Bank Bi			Bank-Branci	ank-Branch INDIAN OVERSEAS BANK								
me of Branch Sc			Scroll No., [	croll No. , Date Not Verified with Scroll								

Mobile No.: Not Available

## Aditya Birla Finance



### **MEMORANDUM OF ENTRY**

### Equitable Mortgage of Property by Deposit of Title Deeds

Shri Mrs. Pragna Kedia residing at <u>Vishwashanti</u> , 6 th Flown Attorney dated and Letter of	<i>₩</i>	of Markinti Kodia	
residing at Vishwashanti, 6th Flour, f	Azad Road, Juhn Kolin	ada Mumbai/9 authorized vide the Im	averable D
Attorney dated and Letter of	Authority dated	(if applicable)	evocable Pow
ON BEHALF OF			
1 Mr/Mies /Mrs Paris Na Jan			
SOLO Of /wife of / daughter of Vichia		aged 5	<u></u>
1. Mr.Miss./Mrs. Pragna Kedia sonof/wife of/daughter of Kint Kedia Floon, 30/E, Azad 200d, T	when Kalinada	residing at Vishwasha	inti, 6th
	and Regional	1110mbai - 400049	
	OR		
Mr./Miss./Mrsof/ wife of/ daughter of		agod	
of/ wife of/ daughter of		at present corruins on t	years,
as sole pro	oprietor under the name and	style of	ne business
at	A C		
	OR		
Name of Partners Son/daughter/wife of	Aged		
1	years.		
2 3 4	years.		
4	years. years.		
at present carrying on the business ofand style of		in partnership	under the na
and style of	at		
	OR		
Shri_	anad		
as the Karta of his joint family carrying on the Hindu L	Individed Earnily business of	s, son of	
, saw, saw, saw, saw	of arming business of	as joint family business i	under the style
	at		
	OR		
		an association/ society/ trust registered und	landha
Societies Registration Act/prevalent Co-operative Soc	cieties Act/Indian Trust Act. 18	82 and having the registered office of	ier ine prevale
carrying on the business of			nd at prese
ALL VIDIO OF THE PURINAGE OF		at	F. 300

## Aditya Birla Finance



OR

Companies Act 1956 and having its Registered Office		, a Company incorporated unde
include its/ bis/ bases at the transfer of the	(hereina	after referred to as "Mortgagor/s", which expression
niciude its/ nis/ ner respective neirs, executors, a	administrators and permitted	d assigns, surviving partners, successors, members ar
persons deriving/claiming title thereunder, as the case	se may be.)	
On obtaining the same from the Existing Lender		(details of which have I
provided hereunder) of the Borrower(s)/Mortgagor(s	3)	
(name and type)		(na
of entity and details )		,
and which is inter-alia engaged in the business of	(n	ature of business)
		pany, incorporated and registered under the Companies at 362 266 and its branch office at 10 <sup>th</sup> Floon Companies (1099) (hereinafter referred to as "ABFL" which expres are RAJ PALAN
shall include its successors and assigns) and handed	d over and deposited with Sh	NI RAJ PALAN
A CHICAGO AND	vitorii the title deeds are depo	OSITED) the documents of title, evidences, deeds and writing
Willell (lierellaner referred to as "Litte Deede") in ro	coast of the Martanas visia in	nore particularly described in the First Schedule hereur
Business Pank, G. K. Mang,	Special Page 1	nmovable property situated at B-102, Revinsu
	wed tags, 110	MBW - 400LIS
(hereunder written togeth	her with the buildings and st	tructures constructed/ to be constructed thereon and a
Mortgagor/s's plants and machineries, attached to the	e earth or permanently facto	ened to anything attached to the earth (hereinafter referre
as "immovable properties") by way of an Equitable M	le terror permanently raste	ried to anything attached to the earth (hereinafter referre
as "immovable properties") by way of an Equitable M	fortgage by deposit of Title D	eeds to secure the due repayment to ABFL of the Facili
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granted/ to be granted to		
The Mortgagor/s [to be mentioned only in case the Mo	ortgagor/s is/are the borrowe	r(s)]
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Nortgage/Doc/Ver - 0.1/Nov 2012

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## Aditya Birla Finance



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Ca	arrying on the business of	at	and at pro-
-		OR	
in	corporated under the Companies Act 1956 and havin	ng its Registered Office at	, a Comp
(h	erein referred as the "Borrower(s)" which express signs, surviving partners, successors, members and	sion shall include its/his/her respective heirs, e d all persons deriving / claiming title thereunder, a	executors, administrators and permi
Г	Details of facilities	Amount (INR)	
	1 LRD	10,00,00,000  -	
	2 line of Credit	7,00,00,000/	
		1,1,00,000	
(he	ereinafter referred to as "Facility")		
1)	Accordingly Shri Raj Palan	ofABFL acc	cepted the deposit of the Title Deeds
2)			
۷)	Title Deeds are being deposited by the Mortgagor	of the Mortgagor/s stated, wh	ile depositing the Title Deeds, that
	intent to create exclusive first mortgage by deposit	of Title Deede everthe Medicassical investigation	of ABFL wit
	default interests, penal interests, principal amounts hereunder or under any of the Facility documents long as any amount is outstanding under the said properties and that the said immovable properties s	s, costs, charges, commissions and expenses ar that may become payable by the Borrower(s). Facility(s), the Mortgagor/s shall not create any shall be a continuing security whether the balance	ether with interest, additional intere nd all the monies whatsoever stipul Mortgagor/s has further stated tha v further charge on the said immove
21	default interests, penal interests, principal amounts hereunder or under any of the Facility documents long as any amount is outstanding under the said properties and that the said immovable properties sof time is extinguished or becomes nil or comes to come to come the said immovable properties.	ed to be granted by ABFL to the Borrower(s) togs, costs, charges, commissions and expenses are that may become payable by the Borrower(s). Facility(s), the Mortgagor/s shall not create any shall be a continuing security whether the balance credit.	ether with interest, additional intered and all the monies whatsoever stipula Mortgagor/s has further stated that of further charge on the said immove the ce under the said Facility(s) at any p
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### Aditya Birla Finance



٥,	repayment of the Facility together with interest, additional interests, default interests, penal interests, principal amounts, costs, charg commission and expenses payable to or incurred by ABFL in relation thereto along with all other further dues, cost, expenses etc. stand secured by creation of equitable mortgage by deposit of Title Deeds of the said immovable properties by the Mortgagor/s in favour ABFL.	es
7)	Shri Smt Pragra Kedia	
	Shri Smt Pragra Kedia of the Mortgagor/s stated that deposite title deeds was made with the intent to create the mortgage over immovable properties as mentioned hereinabove in favour of ABFL secure the liability that may arise out of the said Facility(s) granted to the Borrower(s)/Mortgagor/s together with interest, costs, charge an expenses and all the monies that may become payable by the Borrower(s)/Mortgagor/s under or in respect of the said Facility(s) any further charge on the said immovable properties and the title	no s)
	the said infinityable properties and that the said immovable proportion shall be a sent to	ite he
	acting the sext of the sextinguished or becomes nil or comes to credit.	
8)	Shri Smt Pragna Kedia of the Mortgagor/s further declared the it is not aware of any act, deed, matter or circumstance, which prevents the Mortgagor/s from pharries as a section.	_1
0)	it is not aware of any act, deed, matter or circumstance, which prevents the Mortgagor/s from charging or creating mortgage over the sa immovable properties in favour of ABFL.	id
9)	Shri Smt Pragna Kedia the deposit of Title Deeds, further declared and represented to ABFL, inter alia, that the said immovable properties would remain a security till the Facility is repaid to ABFL in full by the Postagoral Security till the Facility is repaid to ABFL in full by the Postagoral Security till the Facility is repaid to ABFL in full by the Postagoral Security till the Facility is repaid to ABFL in full by the Postagoral Security till the Facility is repaid to ABFL.	of
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	security till the Facility is repaid to ABFL in full by the Borrower(s) to the complete satisfaction of the ABFL. The Mortgagor/s also declare that the Mortgagor/s is/are aware that ABFL shall be entitled to sell the said immovable properties or any part thereof at its sole discretion in the Borrower(s) fails to pay/repay any monies due and payable in relation to the Facility to ABFL.	d
	Applicable only if the Mortgagor/s is/are a Company/Firm/trust/ society or else delete	
10)	The deposit and declaration as aforesaid were made by Shri	
	and on behalf of the Mortgagor/s with Shri. RAT PALAN of ABFL.	r
	Put	
(Sign	ature of the Authorised Representative of ABFL)	

#### **SCHEDULE I**

### **List of Title Deeds**

original sale agreement dated 24-NOV-2014 between Alok Infrastructure Ltd. 4 Pragna Kedia

Mortgage/Doc/Ver - 0.1/Nov 2012