

DATED __ October 2021

INDENTURE OF MORTGAGE

BY

**M/s SANGAM DEVELOPERS
As Security Provider**

IN FAVOUR OF

**LADDERUP FINANCE LIMITED
As Secured Party**

384 16366

Friday, October 29, 2021

4:24 PM

पावती

Original/Duplicate

नोंदणी क्र. 39M

Regn. 39M

नोंदणी क्र.: 17892

दिनांक: 29/10/2021

पावतीचा नाव: चारबीस

दस्तावेजाचा अनुक्रमांक: बस्य-8-16366-2021

दस्तावेजाचा प्रकार: महाश्वसत्र

भावन कल्याणचा नाव: लेझरवर फायनान्स लिमिटेड हर्फे श्रीधरसईब सिधेटी वीरज गुमा

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1000.00

पृष्ठांची संख्या: 50

एकूण:

₹. 31000.00

अपघटन पृष्ठ दस्त, धबनेल रिट, सूची-2 अदाक

4:43 PM हा वेळेस मिळेल.

आकार भुल्ल, ₹. 0/-

मोठवना ₹. 200000000/-

गणनेल पत्राक भुल्ल, ₹. 60000/-

गण. नि. नोंदणी 6

सह. दुय्यम निबंधक, बोरीवली क्र. 6,
मुंबई उपनगर जिल्हा.

1) देवनागा प्रकाश DHC रकम: ₹. 1000/-

सीसी/गुनादेशाचे ऑडिट क्रमांक: 2910202108583 दिनांक: 29/10/2021

वैर वे नाव व गना:

2) देवनागा प्रकाश eChallan रकम: ₹. 30000/-

सीसी/गुनादेशाचे ऑडिट क्रमांक: MH008135315202122M दिनांक: 29/10/2021

क्रांतीचा नाव व गना:

नोंदणी फी वगैरे अपघटन नमूने :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

AAR

REGISTERED AL DOCUMENTS
DELIVERED 03 NOV 2021

10/29/2021

7199FKhhW3H



CHALLAN
MTR Form Number-6



GRN	MH008135315 202172M	BARCODE	Date		28/10/2021 12:19:37	Form ID	40(s)
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	9838E		9	40	
Office Name	BRL6_JT SUB REGISTRAR BORIVALI 9		PAN No. (If Applicable)		3038		
Location	MUMBAI		Full Name		SANGAM DEVELOPERS		
Year	2021-2022 One Time		Flat/Block No.		FLAT NO G/602, G/702, A/804		
Account Head Details	Amount In Rs.	Premises/Building	EMPORIO TOWERS, CHARKOP AKASH KIRAN CHSL, CHARKOP				
0030045501 Stamp Duty	60000.00	Road/Street	KANDIVALI WEST MUMBAI				
0030063301 Registration Fee	30000.00	Area/Locality					
		Town/City/District					
		PIN	4 0 0 0 6 7				
		Remarks (If Any)	SecondPartyName=LADDERUP FINANCE LIMITED-				
		Amount In	Ninety Thousand Rupees Only				
Total	90,000.00	Words					
Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	00006172021102800542				
Cheque/DD No.	Bank Date	RBI Date	Not Verified with RBI				
Name of Bank	Bank Branch	PUNJAB NATIONAL BANK					
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 documents.
संदर्भ घटक केवल दस्तावेज निलंबन कार्रवाई के दौरान कचरा/कचरा गलतफहमी लागू आते हैं, जो दर्ज न करवाए जा सकते हैं।

Make payment at any of the listed branches * of PUNJAB NATIONAL BANK
handling GOVERNMENT OF MAHARASHTRA Business Before 04/11/2021



Cut Here Bank Copy

GRN	MH008135315202122M	Challan Date	28/10/2021	Challan Amount	90000.00
Party Name	SANGAM DEVELOPERS				
Amount In	Ninety Thousand Rupees Only				
Words					
Account Head Details	Payment Details				
Cheque/DD Details	Bank CIN	Ref. No.	00006172021102800542		
Cheque/DD No.	Bank Date	RBI Date	Not Verified with RBI		
Name of Bank	Bank Branch	PUNJAB NATIONAL BANK			
Name of Branch	Scroll No. , Date	Not Verified with Scroll			

*Please see the list of branches on the HOME PAGE of GRAS site where you can make payment.

For SANGAM DEVELOPERS

Partner

Partner

INDENTURE OF MORTGAGE CUM CHARGE

THIS INDENTURE OF MORTGAGE CUM CHARGE is made at Mumbai on this 29th of October 2021 (the "Indenture") by:

SANGAM DEVELOPERS, a Partnership firm, having PAN ABKPS6764N and having its registered office at Ground Floor, Charkop Akash Kiran CHS Ltd, Plot No. 59, Sector No. 2, RSC-2/2A, Charkop, Kandivali West, Mumbai, Mumbai Suburban, Maharashtra, 400067. (Hereinafter referred to as "Borrower or Security Providers" which expression shall unless the context otherwise requires include its successors and permitted assignees).

IN FAVOUR OF:

Ladderup Finance Limited, a Company incorporated under the provisions of the Companies Act, 1956 and a 'Company' within the meaning of Companies Act 2013 and having its Registered Office at A-102, 1st Floor, Hall Mark Business Plaza, Sant Dyaneshwar Marg, Opposite to Gurunank Hospital, Bandra (E) Mumbai- 400051. (Hereinafter referred to as the "Lender" or the "Secured Party" which expression shall unless the context otherwise requires include its successors and permitted assignees).

WHEREAS:

(A) Pursuant to the loan agreement dated 29th October 2021 entered amongst *inter alia* the Borrower and the Lender (the "Facility Agreement"), the Borrower has availed of a rupee facility from the Lender, in accordance with the terms set out in the Facility Agreement (the "Facility"), for a loan amount of Rs. 2,00,00,000/- (Rupees Two Crores Only).

(B) One of the conditions of the Facility Agreement is that the Facility with all interest, additional interest, default rate and other costs and charges due and payable to the Lender under the Facility Agreement shall be secured, *inter alia* by a first charge and an exclusive (i) Registered Mortgage of the Mortgaged Property as mentioned in Part A of Schedule - I ("Mortgaged Properties").

(C) The Security Provider and the Secured Party have agreed that the Security to be created in favor of the Secured Party and that the Security to be created in the Mortgaged Properties shall be by way of a Registered Mortgage.

NOW THIS INDENTURE WITNESSES AND IT IS HEREBY AGREED AND DECLARED BY THE SECURITY PROVIDER AS UNDER: -

1. DEFINITIONS

Unless otherwise defined, capitalized terms in this Indenture shall have the meanings given to them in the Facility Agreement. In addition:

"Final Settlement Date" shall mean the date on which all Secured Liabilities owed to the Secured Party by the Borrower has been paid, discharged or performed in full to the satisfaction of the Secured Party and there are no sums which are owed, even contingently, to the Secured Party by the Borrower, under or pursuant to the Financing Documents.

"Mortgaged Properties" shall have the meaning set forth in Clause 5 (i) of this Indenture.

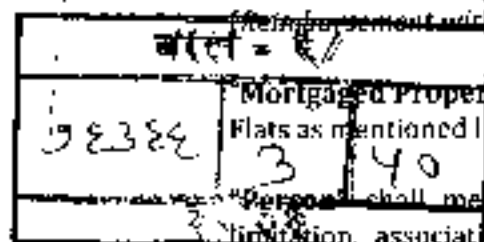


For SANGAM DEVELOPERS

Partner

Partner

"Maximum Lending Rate" shall have the meaning ascribed to it in Clause 13(b)(viii) (Interest).



"Mortgaged Properties" means the Specifically Mortgaged 3 (three) under constructed Flats as mentioned in the Schedule hereunder and its Receivables.

"Person" shall mean any individual, corporation, partnership, (including, without limitation, association), joint stock company, trust, unincorporated organization or government authority or political subdivision thereof.

"Secured Liabilities" shall mean the Facility or part of the Facility that has been secured by the Mortgaged Properties.

"Receivables" means all the right, title, interest, benefits, claims, cash-flows and demands whatsoever of Mortgagor, in and to or in respect of all amounts owing / payable to and / or received by or to be received from any person (including the purchaser / lessee / licensee of the Mortgaged Properties), including without limitation all the proceeds and considerations due to Mortgagor in respect of the Mortgaged Properties only.

2. CONSTRUCTION

In this Indenture:

- (a) Reference to an account includes a reference to any sub-account of that account.
- (b) References to this Indenture shall be construed as references also to any separate or independent stipulation or agreement contained in it
- (c) References to "Party" means a party to this Indenture and references to "Parties" shall be construed; accordingly, and

Words and abbreviations, which have, well known technical or trade/commercial meanings are used in this Indenture in accordance with such meanings.

Any consent required to be provided by the Secured Party shall mean the prior written consent of the Secured Party, and

- (f) In the event of any disagreement or dispute between the Parties regarding the termination of whether any matter, event, occurrence, circumstance, change, act, information, document, authorization, proceeding, act, omission, claims, breach, default or otherwise, is material, as provided in the Facility Agreement or this Indenture, the reasonable opinion of the Secured Party in respect thereof shall be final and binding on the Security Provider.

The principles of interpretation set forth in Clause 1.2 of the Facility Agreement shall apply mutatis mutandis to this Indenture as if the same were set out in full herein, and form part of this Indenture.

3. BENEFIT OF INDENTURE

The Secured Party shall hold the Security Interest created by the Security Provider in its favor under this Indenture over the Mortgaged Properties, including the covenants and mortgages given by the Security Provider pursuant hereto, upon trust for the benefit of the Secured Party, for the due payment of the Secured Liabilities and discharge and performance of all the obligations of the Security Provider under the Facility Agreement on or prior to the Final Settlement Date.

4. COVENANT TO PAY

Pursuant to the Facility Agreement and in consideration of the Lender having entered or agreed to enter into the Facility Agreement to which it is a party, the Security Provider covenants to comply with the terms and conditions of the Facility Agreement and to repay the Secured Liabilities in accordance with the Facility Agreement.

5. GRANT AND TRANSFERS

For the consideration aforesaid and as continuing security for the payment and discharge



For SANGAM DEVELOPERS

Partner

Partner

of the Secured Obligations hereby secured or intended to be hereby secured, the Borrower doth hereby grant, assure, charge and mortgage unto the Lender acting for its benefit by way of continuing security:

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- (i) Under constructed Flat Numbers C-602, C-702 and A-804 ~~more particularly~~ described in Schedule 1 hereto, together with all things attached or affixed thereto or shall at any time hereafter during the continuance of the security hereby constituted be attached or affixed to the aforesaid premises, as mentioned in Schedule 1 hereof, (the "Mortgaged Properties"), **TO HAVE AND TO HOLD** by way of security all and singular the Mortgaged Properties unto and to the use of the Lender for its own benefit absolutely.
- (ii) Each of the rights, title, interest, benefit, claims and demands whatsoever of the Borrower, in, to, under all assets of the Borrower relating to the Mortgaged Properties, the undertakings of the Borrower the Mortgaged Properties shall also include, without limitation, (a) all rights (including the right to compel performance thereunder), title, interest, benefits, claims and demands whatsoever of the Borrower to commence and conduct in the name of the respective Borrower, any proceedings in respect of or in relation to Mortgaged Properties and (b) rights and benefits to all amounts owing to, or received by, the Borrower and pertaining to Mortgaged Properties and all other claims of the Borrower under or in any proceedings against all or any such Persons and together with the right to further assign any of the Mortgaged Properties which description shall further include all properties of the above description presently in existence or acquired hereafter, **TO HAVE AND TO HOLD** by way of security all and singular the Mortgaged Properties unto and to the use of the Lender for its own benefit absolutely.
- (iii) all the rights, title, interest, benefit, claims and demands whatsoever of the Borrower in, to, under and/or in respect of the facility agreement hereby created and future (along with endorsement by a loss payee clause in favor of the Secured Party in a manner acceptable under Applicable Law and acceptable to the Secured Party) in relation to the Mortgaged Properties and all rights, title, interest, benefits, claims and benefits to all monies receivable thereunder and all other claims thereunder by way of registered mortgage in accordance with the terms of the Facility Agreement;

6. RANKING

The mortgage and charge created hereunder in favor of the Secured Party shall rank first and shall have exclusive charge.

7. SECURITY

7.1 Continuing Security

The security created by or pursuant to these presents:

- (a) is a continuing security and shall remain in full force and effect till the Final Settlement Date, notwithstanding any intermediate payment or settlement of account or other matter or thing whatsoever and in particular the intermediate satisfaction by the Security Provider of the whole or any part of the Secured Liabilities in accordance with the Facility Agreement, save and except interim releases / NOCs specifically granted by the Secured Party;
- (b) is in addition and without prejudice, to any other security, guarantee, lien, indemnity or other right or remedy which the Secured Party may now or hereafter hold for the Secured Liabilities or any part thereof; and



For SANGAM DEVELOPERS

Partner

Partner

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(c) may be enforced against the Security Provider without first having recourse to any other rights of the Secured Party.

The powers conferred by this Indenture on the Secured Party and any receiver appointed hereunder are cumulative, without prejudice to their respective powers under the Applicable Laws and any Finance Document, and may be exercised as often as the Secured Party or the receiver thinks appropriate in accordance with these presents; the Secured Party or the receiver may, in connection with the exercise of their powers, join or concur with any person in any transaction, scheme or arrangement whatsoever; and the Security Provider acknowledges that the respective powers of the Secured Party and the receiver shall in no circumstances whatsoever be suspended, waived or otherwise prejudiced by anything other than an express waiver or variation in writing by the Secured Party or receiver as relevant.

7.3 Avoidance of Payments

If any amount paid by the Security Provider in respect of the Secured Liabilities is (a) avoided or set aside on the liquidation or administration of the Security Provider or otherwise; or (b) required to be shared by the Secured Party under Applicable Law or by sharing arrangement with any other creditor of the Security Provider or any other claimant, then for the purpose of this Indenture such amount shall not be considered to have been paid when such payment is returned or becomes liable to be returned to the Security Provider or any other claimant by the Secured Party.

In consideration aforesaid the Security Provider doth hereby irrevocably grant full rights and liberty in the Mortgaged Properties as and by way of easement to pass-re-pass and have unfettered access at all times, for the purposes permitted under the Facility Agreement, to the Secured Party and their nominees, agents and representatives over the Mortgaged Properties or any part thereof mortgaged and charged by these presents in common with all other persons entitled to like rights at all time thereafter.

9. PROVISION FOR REDEMPTION

If the Security Provider shall have paid in full the Secured Liabilities in accordance with the Facility Agreement, the Secured Party shall forthwith, upon the written request and at the expense of the Security Provider, release unto the Security Provider or as the Security Provider shall direct and do all such other things as may be reasonably necessary to release from the security created hereunder for the benefit of the Lender, without recourse and without any representation or warranty of any kind by or on behalf of the Secured Party such of the Mortgaged Properties or only such part of the Mortgaged Properties as constitute the security as have not theretofore been sold or otherwise foreclosed, applied or released pursuant to this Indenture, PROVIDED that such release of the security created under this Indenture shall not thereby affect or cause the release of any property or assets secured under any other mortgage or charge.

10. REPRESENTATIONS AND WARRANTIES

- In order to induce the Lender to enter into the respective Facility Agreement and to induce the Lender to accept the present mortgage security, the Borrower has made the representations and warranties set forth in the respective Facility Agreement.
- The Security Provider acknowledges and accepts that the Secured Party has agreed to enter this Indenture on the basis of, and in full reliance of the warranties



For SANGAM DEVELOPERS

[Signature]
Partner

[Signature]
Partner

made herein.

(c) The Security Provider further confirms and warrants that:

- (i) The Security Provider is lawfully possessed of a valid and subsisting freehold estate in and to the Mortgaged Properties.
- (ii) The Security Provider is legally entitled and possessed of the powers to execute, deliver and perform the terms and provisions of this Indenture and has taken all necessary corporate action to authorize the execution, delivery and performance by it of this Indenture.
- (iii) This Indenture when executed and delivered will constitute its legal, valid and binding obligation;
- (iv) Neither the execution and delivery by the Security Provider of this Indenture, nor the Security Provider's compliance with or performance of the terms and provisions hereof will contravene any provision of Applicable Law or will violate any provision of the Articles of Association or any agreement or other document in which the Security Provider (or any of its properties) may be bound;
- (v) The Security Provider does not have any outstanding obligation to create liens with respect to the interests secured by this Indenture except those secured by this Indenture and by the other security documents;
- (vi) The provisions of this Indenture are effective to create in favor of the Secured Party, a legal, valid and binding security expressed as indicated in Clause 5 on all of the Mortgaged Properties on which the Security Provider purports to grant charges and assignments pursuant hereto;
- (vii) All necessary and appropriate recordings and filings have been and shall be made in all appropriate public offices, and all other necessary and appropriate action has been taken and/or shall be taken so that this Indenture creates effective security on all right, title, estate and interest of the Security Provider in the Mortgaged Properties; and
- (viii) All Authorizations for the creation, effectiveness, priority and enforcement of such security have been obtained, unless required under Applicable Law to be obtained subsequent to the execution of this Indenture.
- (ix) Unless otherwise expressly mentioned, the obligations and liabilities of each Borrower shall be co-extensive. All obligations of each Borrower in this Agreement, including but not limited to payment / repayment of the Dues, are joint and several.

11. COVENANTS AND PERMITTED USE

- (a) The Security Provider shall observe and perform each of the covenants set forth in Clause 14 of the Standard Terms, if applicable, which covenants are hereby incorporated herein by reference and made a part of the Indenture as if such covenants and other relevant provisions were set forth in full herein.
- (b) Additionally, the Security Provider hereby further covenants the following, throughout the continuance of this Indenture and so long as the Secured Liabilities or any part thereof remains owing, unless the Secured Party otherwise agrees:



For SANGAM DEVELOPERS

Partner

Partner

(i) Enter possession etc.

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Upon the occurrence of a Default, it shall be lawful for the Secured Party to enter into and take possession of the Mortgaged Properties and thereafter, the Security Provider shall take no action inconsistent with or prejudicial to the right of the Secured Party quietly to possess, use and enjoy the same and to receive the income, profits and benefits thereof without interruption or hindrance by the Security Provider or by any Person or Persons whomsoever, and upon the taking of such action, the Secured Party shall be freed and discharged from or otherwise by the Security Provider well and sufficiently saved and kept harmless and indemnified of, from and against all former and other estates, title, claims, demands and encumbrances whatsoever.

(ii) Further assurances

The Security Provider and all other persons lawfully or equitably claiming or being entitled to claim any estate, right, title or further assurances, interest in, to or upon the Mortgaged Properties comprised in these presents or any of them or any parts thereof respectively shall and will, from time to time and at all times, at the cost of the Security Provider or the other person (as appropriate), execute, make and do or cause and procure to be executed, made and done every such assurance, act and thing for further and more perfectly assuring all or any of the Mortgaged Properties unto and to the use of the Secured Party for the benefit of the Lender on the terms of these presents.

(iii) Payment of all Taxes, rates, etc.

The Security Provider shall at all times during the continuance of these presents and the security hereby created duly and punctually pay any imposts, duties, Taxes, premia and outgoings which become lawfully payable by the Security Provider in respect of the Mortgaged Properties or any part thereof or the carrying out by the Security Provider or maintenance of any business or operations thereon and shall prevent any part of such Mortgaged Properties from becoming charged with the payment of any such imposts, duties and Taxes payable by the Security Provider and shall punctually discharge all claims and pay all the Taxes, duties and imposts which by the Applicable Law are lawfully payable by the Security Provider and would affect the security created hereunder.

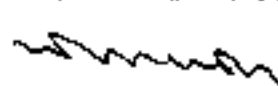
(iv) Maintenance of assets

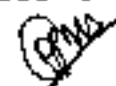
The Security Provider shall at all times and at its own cost and expense keep and maintain the Mortgaged Properties (other than Current Asset) in good and substantial repair and in good working order and condition and when necessary rebuild or renew the same and without prejudice to the generality of the foregoing, forthwith after service by the Secured Party of any notice of defect or warrant of repair given pursuant to paragraph (v) below, repair and make good the same to the satisfaction of the Secured Party.

(v) Inspection, repairs, etc.

The Security Provider shall permit the Secured Party and its representatives, servants and agents either alone or with workmen and others from time to time and at all reasonable times to enter into and upon the Mortgaged Properties and to inspect the same and if there shall be any want of repair thereof or if the Secured Party in its reasonable discretion considers any other works, matters, or things are required in order to preserve its security hereunder, then the Secured Party shall give notice thereof to the Security Provider calling upon the Security Provider to repair or replace the same. Upon the Security Provider's failure to do so

For SANGAM DEVELOPERS







within a reasonable period after receipt of such notice, it shall be lawful for but not obligatory upon the Secured Party to repair or replace the same or any part hereof at the expense of the Security Provider

Nothing herein contained shall be deemed to affect or prejudice the rights and powers of the Secured Party or any of them under these presents including the right to call for the whole of the Secured Liabilities following the occurrence of a Default.

(vi) Property of the Security Provider

Ensure that the Mortgaged Properties, mortgaged and charged hereunder continue to remain the absolute property of the Security Provider and at the disposal of the such Mortgaged Properties, Security Provider save and except to the extent of the mortgages, charges and encumbrances permitted to be created by and as are disclosed to the

(vii) Insurance

Ensure that all the Immovable Assets and where applicable, the Fixed Movable Assets are duly and effectively insured.

(viii) Reimbursement with Interest

If any penalty or legal costs or any other charges are paid for the stamping and registration of this Indenture or any supplement or addition thereto or any other additional security documents by the Secured Party, the Security Provider will pay to the Secured Party the amount thereof with interest as aforesaid at the Maximum Lending Rate which shall, for the purposes of this Indenture be taken to mean the applicable rate for the Lender which is the maximum lending rate for rupee loans prevailing at the time of any such payment by the Secured Party, whichever is higher (the "Maximum Lending Rate"), from the date of payment by the Secured Party until the date of repayment by the Security Provider; and

(ix) Receipts and other documents

Deliver to the Secured Party certified copies of the receipts evidencing payment of stamp duty and other charges in connection with the stamping and registration of this Indenture.

- (c) The Security Provider hereby confirms the provisions of Clause 12 (Representations and Warranties) hereof and undertakes that during the subsistence of the Security created by the Security Provider in favor of the Secured Party, the Security Provider shall not do or suffer to be done or be party or privy to any act, deed, matter or thing which may, in any manner prejudicially affect the securities and the rights created in favor of the Secured Party.

12. SPECIFICATIONS

Without limiting the generality of the assurances and covenants hereinabove, the Security Provider will promptly upon receiving a request from the Secured Party:

- execute a valid legal mortgage in English form (or in such other form as the Secured Party shall require), related to the Mortgaged Properties belonging to the Security Provider.
- otherwise execute all transfers, conveyances, assignments, assurances, and other instruments of security whatsoever and give all notices, orders, instructions and directions whatsoever which the Secured Party may reasonably or by normal practice or by Applicable Law require, in relation to the Mortgaged Properties or in relation to the creation, perfection or enforcement of security expressed to be



For SANGAM DEVELOPERS

Partner

Partner

created hereunder in accordance with the terms of these presents.

13. FAILURE TO PAY	
98388	It is hereby agreed and declared that if the Security Provider shall fail to pay to the Secured Party, the Secured Liabilities or any part thereof in the manner provided hereto or in the Facility Agreement, then the Mortgaged Properties hereby granted, assured and charged or expressed so to be shall not be redeemed or be redeemable by the Security Provider or any other person or persons interested in the equity of redemption thereof at any time thereafter and the Lender shall be entitled to refuse to accept payment of the Secured Liabilities:

(a) unless the Security Provider or such person or persons shall have given to the Secured Party one day's previous notice in writing making an appointment to pay off the Secured Liabilities on any working day during banking hours and shall pay the same accordingly and in conformity with such notice on such appointed day; or

(b) unless and in the alternative and in default or in lieu of such notice the Security Provider or such Person or Persons shall pay to the Secured Party in addition to the Secured Liabilities and at the same time a further sum equivalent to one day's interest on the Secured Liabilities at the rates mentioned in the Loan Agreement as aforesaid,



any failure on the part of the Security Provider or such Person or Persons to pay off the Secured Liabilities strictly in accordance with such notice as aforesaid and on the day appointed shall entitle the Secured Party to a fresh notice of the same part of the Secured Liabilities or to one day's further interest at the rate aforesaid.

ENFORCEMENT

14.1 Occurrence of a Default

The Security created hereunder in favor of the Secured Party shall become enforceable by the Secured Party upon the occurrence of a Default.

14.2 General Enforcement Powers:

At any time after the security shall have become enforceable pursuant to the terms of any of the Facility Agreement or by the terms of this Indenture, the Secured Party may, without prejudice to any other rights it may have and without prior notice to the Security Provider:

- Declare all or part of the Secured Liabilities to be immediately due and payable (or on such dates as the Secured Party may specify), whereupon they shall become so due and payable.
- sell, call in, collect, convert into money or otherwise deal with or dispose of the Mortgaged Properties or any part thereof on an installment basis or otherwise and generally in such manner and upon such terms whatever as the Secured Party may consider fit;
- Exercise any and all powers which a receiver could exercise hereunder or by Applicable Law;
- appoint by writing any Person or Persons to be a receiver of all or any part of the Mortgaged Properties, from time to time determine the remuneration of the receiver and remove the receiver (except where an order of the courts is required therefor) and appoint another in place of any receiver, whether such receiver is removed by the Secured Party or an order of the court or otherwise ceases to be the receiver or one of two or more receivers;
- Substitute itself or its designee for the Security Provider under any or all of the contracts and arrangements in relation to the business of the Security Provider forming part of the Mortgaged Properties;

For SANGAM DEVELOPERS

Partner

Partner



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- (f) enter into and upon and take possession of the Mortgaged Properties and after the taking of such action the Security Provider shall take no action inconsistent with or prejudicial to the right of the Secured Party quietly to possess, use and enjoy the same and to receive the income, profits and benefits thereof without interruption or hindrance by the Security Provider or by any Person or Persons whomsoever, and upon the taking of such action, the Secured Party shall be freed and discharged from or otherwise by the Security Provider well and sufficiently saved and kept harmless and indemnified of, from and against all former titles, claims, demands and encumbrances whatsoever, unless caused by gross negligence or willful misconduct of the Secured Party or that of its officers or employees or assignee or designee or agent;
- (g) Take all such other action expressly or impliedly permitted under this Indenture or under the Applicable Law.

14.3 Powers of the Secured Party:

The Secured Party shall have the authority to act upon and enforce the provisions of the Indenture in accordance with these presents or to adopt appropriate remedies in that behalf and May in that behalf adopt remedies in relation thereto and shall exercise all powers under this Indenture in accordance with the Applicable Law and the Fact Agreement.

14.4 Sale without Intervention of Court:

- (a) Subject to sub-clause 4(b) below, following the happening of a Default, it shall be lawful for the Secured Party at any time without any further consent of the Security Provider, to sell, assign or concur with any other Person in selling, assigning the Mortgaged Properties or any part thereof either by public auction or private contract, with power to buy or obtain assignment of the Mortgaged Properties at any sale and to resell or reassign the Mortgaged Properties at any sale by auction or to rescind or vary any contract for sale and to resell or reassign the Mortgaged Properties without being answerable or accountable for any loss or diminution occasioned thereby and with power also to execute assurances and give effectual receipts for the purchase money and do all other acts and things for completing the sale / assignment which the person or persons exercising the power of sale / assignment shall think proper, and the aforesaid power shall be deemed to be a power to sell and concur in selling the Mortgaged Properties without the intervention of the Court within the meaning of section 69 of the Transfer of Property Act, 1882 (the "TP Act");
- (b) The power of sale and/or assignment hereinafore contained shall not be exercised by the Secured Party unless and until: -
- (i) default shall have been made by the Borrower in payment of any principal or part thereof for the time being owing to the Lender for a period of three consecutive calendar months next after the notice in writing required by sub-section (2) of section 69 of the TP Act, requiring the payment of such amounts principal or any part thereof as may for the time being be due shall have been served on the Security Provider; or
 - (ii) Interest on the Secured Liabilities amounting at least to Rs.20,00,000/- shall be in arrears and remain unpaid for three months after becoming due.
- (c) No purchaser or other person dealing with the Secured Party and/or any receiver upon any sale purporting to be made in pursuance of the aforesaid power in that behalf shall be bound or concerned to see or inquire whether either of the events mentioned in sub-clause (b) above has happened or whether any default has been made in payment of any monies intended to be hereby secured or whether any money remains owing on the security of these presents or as to the necessity or expediency of the stipulations subject to which such sale and/or assignment shall have been made or otherwise as to the propriety or regularity of such sale and/or assignment and notwithstanding any impropriety or irregularity whatsoever in any such sale and/or assignment the same shall as regards the safety and



For SANGAM DEVELOPERS

Partner

Partner

protection of the purchaser or purchasers be deemed to be within the aforesaid power in that behalf and be valid and effectual and the remedy of the Security Provider in respect of any breach of any of the clauses or provisions hereinbefore contained or of any unpropriety or irregularity whatsoever in any such sale and/or assignment shall be in damages only;

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All other provisions and trusts ancillary to the power of sale which are contained in section 59 of the Transfer of Property Act, 1882 shall apply to the security created hereunder as if the same were incorporated herein; and

- (e) Upon any such sale /assignment as aforesaid the receipt by the Secured Party for the purchase money shall effectually discharge the purchasers or purchaser therefrom and from being concerned to see to the application thereof or being answerable for the loss or misapplication thereof.

15. TRANSFER OF PROPERTY ACT, 1882

15.1 Section 67A

The provisions of section 67A of The Transfer of Property Act, 1882 shall not apply to these presents and the Secured Party notwithstanding that the Secured Party may hold two or more mortgages executed by the Security Provider including these presents, in respect of which the Secured Party has the right to obtain the kind of decrees under section 67 of the Transfer of Property Act, 1882 and shall be entitled to sue and obtain decree on any of such mortgages without being bound to sue on all such mortgages in respect of which the mortgage monies shall have become due;



15.2 Retained Possession

It shall be lawful for the Security Provider to retain possession of and the Security Provider may use the Mortgaged Properties in accordance with the Facility Agreement and the Secured Party shall be entitled to take possession thereof under these presents and shall take possession thereof accordingly;

15.3 Section 65A

The Security Provider shall while in lawful possession of the Mortgaged Properties have no power to make leases thereof, save and except in pursuance of the terms of the Facility Agreement and with the consent in writing of the Secured Party first had and obtained (which consent the Secured Party shall not be bound to give) on such terms and conditions as the Secured Party shall in their absolute discretion consider fit and the provisions of section 65A of the Transfer of Property Act, 1882 shall not apply;

15.4 Proceeds of the Mortgaged Properties

The Secured Party shall not be liable to make any payment towards the Secured Liabilities from:

- The income and proceeds from the Mortgaged Properties except to the extent that the Secured Party shall have received income or proceeds from the Mortgaged Properties to make such payments in accordance with the terms and provisions hereof, or
- The income and proceeds from any other security under the Security Documents except to the extent that the Secured Party shall have received income or proceeds of such security.

16. APPOINTMENT OF RECEIVER

16.1 Right to appoint a Receiver



For SANGAM DEVELOPERS

Partner

Partner

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Subject to the observance of such restrictions as may be imposed by section 58A of the Transfer of Property Act, 1882, or any other applicable statutory provisions, the Secured Party at any time after the security hereby constituted shall have become enforceable may by writing appoint as receiver of the Mortgaged Properties or any part thereof one or more Persons, entities or any Authorised Officer or Officers of such Person and may remove any receiver so appointed and appoint another in his stead.

16.2 Status, Powers and Remuneration of Receiver

- (a) Appointment of any receiver may be made either before or after the Secured Party shall have entered into or taken possession of the Mortgaged Properties.
- (b) Such receiver may, from time to time, be invested with such rights, powers, authorities and discretions exercisable by the Secured Party as may be conferred on it under Applicable Law or as the Secured Party may think expedient, including the following rights, powers and authorities:
- to enter upon or take possession of, collect, and receive or any part of the Mortgaged Properties and for that purpose to do any act or thing and to enforce any order or judgment in the name of the Secured Party or otherwise as the receiver shall consider fit;
 - to manage or carry on or concur in carrying on the business of the Security Provider (including, without limitation, the management and operation of the Facilities as the receiver shall consider fit, in each case, without being responsible or liable for any loss or damage caused by the negligence or willful default of the receiver;
 - To make any arrangement or compromise between the Security Provider and any other Person or pay any compensation or incur any obligation which the Secured Party or the receiver shall consider fit;
 - for the purpose of exercising any of the powers, authorities and discretions conferred on it by this Indenture and/or defraying any costs or expenses which may be incurred by it in the exercise thereof or for any other purpose, to borrow monies on the security of the Mortgaged Properties on such terms (with or without security) as the receiver or the Secured Party shall consider fit and so that, with the prior written consent of the Secured Party, any such security may be or include a charge on the whole or any part of the Mortgaged Properties ranking wholly or partly in priority to or pari passu with the security created hereunder;
 - to assign, sell, lease, license, grant options to sell, deal with or manage or concur in assigning, selling, leasing, licensing, granting options to sell, dealing with or managing and to vary, terminate or accept surrenders of leases, licenses or tenancies of or otherwise dispose of any part of the Mortgaged Properties in such manner and generally on such terms and conditions as the Secured Party or the receiver shall consider fit and to carry any such transactions into effect in the name of and on behalf of the Security Provider or otherwise;
 - to make, effect and do all maintenance, repairs, developments, reconstructions, improvements, furnishings, equipment, insurances, alterations or additions to or in respect of the Mortgaged Properties and maintain, renew, take out or increase insurances in the interest of the Secured Party for maintaining the value of the Mortgaged Properties, in every such case as the Secured Party or the receiver shall consider fit;
 - to obtain all clearances, planning consents and permissions, building regulations, approvals and any other consents or licenses necessary or appropriate to carry out any of the matters referred to in this Indenture or otherwise as the Secured Party or receiver shall consider fit;
 - to redeem any prior encumbrance and settle and pass the accounts of the encumbrances so that any accounts so settled and passed shall (subject to any manifest error) be conclusive and binding on the Security Provider and the money so paid shall be deemed to be an expense properly



For SANGAM DEVELOPERS

 Partner

Partner

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incurred by the receiver,

(ix) to settle, compromise and arrange any claims, accounts, disputes, questions and demands with or by any Person or body who is or claims to be a creditor of the Security Provider or relating in any way to the Mortgaged Properties or any part thereof;

(x) To bring, prosecute, enforce, defend and discontinue all such actions and proceedings in relation to the Mortgaged Properties or any part thereof as the receiver shall consider fit;

(xi) to implement or continue the development of (and obtain all clearances and other consents required in connection therewith) and/or complete any buildings or structures on, any real property comprised in the Mortgaged Properties and do all acts and things incidental thereto;

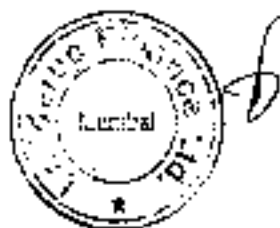
(xii) to do all such things and take all such actions as may be required in order to ensure the continued safe, efficient and economic operation of the business of the Security Provider;

(xiii) to promote the formation of companies with a view to purchasing all or any of the undertaking, property, assets and rights of the Security Provider or otherwise;

(xiv) To do all such other acts and things (including, without limitations, signing and executing all documents and deeds) as may be considered by the Secured Party or receiver to be incidental or conducive to any of the matters or powers aforesaid or otherwise incidental or conducive to the preservation, improvement or realization of the Mortgaged Properties;

(xv) to exercise all such other power and authority as the Secured Party shall consider fit to confer and so that the Secured Party may in relation to such part of the Mortgaged Properties as is the subject to the security expressed to be created hereunder confer any powers and authorities which it could give if it were an absolute beneficial owner thereof, and in the exercise of any of the above powers, to expend such sums as the receiver may think fit and the Security Provider shall forthwith on demand repay to the receiver all sums so expended together with interest thereon at the Maximum Lending Rate from time to time, and until such repayment, such sums, together with such interest, shall be secured by this Indenture

- (c) Unless otherwise directed by the Secured Party such receiver may exercise all the rights, powers, authorities and discretion's herein or by Applicable Law vested in the Secured Party;
- (d) The receiver shall exercise its powers, authorities and discretion from time to time in accordance with instructions made and given by the Secured Party.
- (e) Subject to the provisions of section 69A of the Transfer of Property Act, 1882 Act, the Secured Party may from time to time fix the remuneration of such receiver and may direct payment thereof out of the Mortgaged Properties,
- (f) The Secured Party from time to time and at any time, may require any such receiver to give security for the due performance of its duties as such receiver, and may fix the nature and amount of security to be so given, but the Secured Party shall not be bound in any case to require any such security;
- (g) The Secured Party shall be in no way responsible for any misconduct, misfeasance, malfeasance or negligence on the part of any such receiver and shall be in no way liable for or in respect of any debts or other liabilities incurred by any such receiver whether the Security Provider shall or shall not be in liquidation;
- (h) All the powers, provisions and trusts contained in section 69A of the Transfer of Property Act, 1882 shall apply to the receiver appointed under this Section;
- (i) Every receiver appointed under the provisions hereof shall be deemed to be the agent of the Security Provider and the Security Provider shall be solely



responsible for such receiver's acts and defaults and for his remuneration, and

- (j) The receiver shall, in the exercise of the receiver's powers, authorities and discretions, conform to the instructions, directions and regulations from time to time given or made by the Secured Party.

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17. NOT MORTGAGEE-IN-POSSESSION

It is hereby clarified that the Security Provider has not agreed to give possession of the Mortgaged Properties vide this Indenture and has not given possession of the Mortgaged Properties to the Secured Party.

Without prejudice to the generality of Section 17 (Transfer of Property Act, 1882), the Security Provider does hereby expressly agree with the Secured Party that neither the Secured Party nor any receiver appointed as aforesaid shall, by reason of the Secured Party or such receiver entering into or taking possession of the Mortgaged Properties or any part thereof, be liable to the Security Provider to account for any loss of or omission for anything except actual receipts or be liable for any loss of or omission for which a mortgagee-in-possession might be liable.



18. PROTECTION OF SECURED PARTY AND RECEIVER: LIMITATION

Neither the Secured Party nor any receiver shall be liable in respect of any loss or damage which arises out of the exercise, or the attempted or purported exercise, of or the failure to exercise any of their respective rights, powers, authorities, discretions and trusts that may be vested in the Secured Party or the receiver.

19. COSTS AND EXPENSES

- (a) The Security Provider shall pay legal fees for stamping and registration of the documents and any other expenses pursuant to this Indenture.
- (b) All costs, expenses, charges and fees paid or incurred by the Secured Party in the exercise of any of the rights, remedies or powers granted hereunder, or under the Facility Agreement including without limitation, (i) for payment of any costs, expenses, charges or fees in this Section or (ii) any expenses incurred by the Secured Party after a Default has occurred in connection with preservation of the Security Provider's assets (whether then or thereafter existing) and collection of amounts due to the Lender, shall be for the account of the Security Provider and the Security Provider undertakes promptly on demand to pay the same or, as the case may be to reimburse the Secured Party or its authorized agents, representatives, successors and assignees for any such monies paid by the Secured Party or any of them and all such sums and costs shall be added on the Secured Liabilities and be secured under these presents.

20. INDEMNITY

The Secured Party and every receiver, attorney, manager, agent or other Person appointed by it shall be entitled to be indemnified out of the Mortgaged Properties in respect of all liabilities and expenses incurred by it in the execution or purported execution of the powers and trusts thereof including liabilities and expenses consequent to any mistake, oversight or error of judgement (other than those involving gross negligence or wilful misconduct) on the part of the Secured Party or any such appointee and against all actions, proceedings, costs, claims and demands in respect of any matter or thing done or omitted to be done in anywise relating to the Mortgaged Properties.

21. SECURED PARTY AS SECURITY PROVIDER'S ATTORNEY

21.1 Appointment



For Signature of Secured Party

Partner

Partner

In case of default in making payment of amounts due under this agreement, the Security Provider hereby irrevocably appoints the Secured Party as well as each receiver in respect of the Mortgaged Properties only:

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to be appointed under these presents to be its attorney or attorneys, and in the name and on behalf of the Security Provider to act and execute all deeds and things which the Security Provider is authorized to execute and do under the covenants and provisions herein contained,

to generally to use the name of the Security Provider in the exercise of all or any of the powers by these presents or by Applicable Law conferred on the Secured Party or any receiver appointed by the Secured Party;

(c) to execute on behalf of the Security Provider at the cost of the Security Provider the powers hereunder or by Applicable Law conferred on the Secured Party or any receiver appointed by it;

(d) to execute on behalf of the Security Provider at the cost of the Security Provider such documents and deeds as may be necessary to give effect to the provisions referred to hereinabove and for preservation, enforcement and realization of the security,

and the Security Provider shall bear the expenses that may be incurred by the Secured Party or any receiver in that behalf.

Notwithstanding at any time prior to the occurrence of a Default, the Secured Party shall exercise the powers under this Clause 21.1 only if the Security Provider fails to comply with the provisions of the Secured Party under this Indenture.



Ratification

The Security Provider covenants with the Secured Party to ratify and confirm all acts or things made, done or executed by any attorney as contemplated by Clause 21.1 hereinabove.

22. APPLICATION OF MONIES

All monies received by the Secured Party or any receiver appointed under these presents whether prior to or as a result of the enforcement of the security constituted hereunder shall be held upon trust and shall be deposited in such account as may be specified by the Secured Party and shall be applied (except as otherwise required by Applicable Law) in accordance with the Facility Agreement.

23. WAIVER

23.1 No implied waiver or impairment

No delay or omission of the Secured Party or any receiver in exercising any right, power or remedy accruing of the Secured Party upon any default hereunder shall impair any such right power or remedy or be construed to be a waiver thereof or any acquiescence in such default, nor shall the action or inaction of the Secured Party or any receiver in respect of any default or any acquiescence by it in any default affect or impair any right, power or remedy of the Secured Party in respect of any other defaults nor shall any single or partial exercise of any such right power or remedy preclude any further exercise thereof or the exercise of any other right power or remedy. The rights and remedies of the Secured Party herein provided are cumulative and not exclusive of any rights or remedies provided by Applicable law or equity or in any of the other Facility Agreement.

23.2 Express Waiver

A waiver or consent granted by the Secured Party under this Indenture will be effective only if given in writing and then only in the instance and for the purpose for which it is given.

24. MISCELLANEOUS

For SANGAM DEVELOPERS

Partner

Partner



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24.1 Discharges and Releases

Notwithstanding any discharge, release or settlement from time to time between the Secured Party and the Security Provider, if any discharge or payment in respect of the Secured Liabilities by the Security Provider or any other Person is avoided or set aside or ordered to be surrendered, paid away, refunded or reduced by virtue of any provision of Applicable Law or any enactment relating to bankruptcy, insolvency, liquidation, winding up, composition or arrangement for the time being in force or for any other reason, the Secured Party shall be entitled hereafter to enforce this Indenture as if no such discharge, release or settlement had occurred.

24.2 Amendment

The Security Provider and the Secured Party may amend or supplement the terms of this Indenture by mutual agreement in writing.

24.3 Other Remedies

The rights and remedies conferred upon the Secured Party under this Indenture:

- (a) Shall not prejudice any other rights or remedies to which the Secured Party may, independently of this Indenture, be entitled; and
- (b) shall not be prejudiced by any other rights or remedies to which the Secured Party may, independently of this Indenture, be entitled, or any collateral or other security now or hereafter held by the Secured Party



24.4 No Legal Title for Lender

The Lender shall not have any legal title to any part of the Mortgaged Properties; provided however, that the Lender shall have a **beneficial interest** in the Mortgaged Properties. No transfer, by operation of Applicable Law or otherwise, of any estate, right, title or interest of the Lender in and to the Mortgaged Properties or hereunder shall operate to terminate the trusts hereunder or entitle any successor or assignee of the Lender to an accounting or to the transfer to it of legal title to any part of the Mortgaged Properties.

24.5 Limitation on Rights of Others

Nothing in this Indenture, whether express or implied, shall be construed to give to any Person other than the Secured Party any legal or equitable right, remedy or claim under or in respect of this Indenture, or in the Mortgaged Properties, except as expressly provided in this Indenture, any covenants, conditions or provisions contained herein, all of which are, and shall be construed to be, for the sole and exclusive benefit of the Secured Party.

24.6 Notices and Communications

Any notice or request to be given or made under this Agreement shall be given in address mentioned in Schedule 2 herein and in the manner prescribed in Clause 21 (Notices) of the Standard Terms and the said Clause shall apply herein, *mutatis mutandis*, as if set out in this Agreement in full.

24.7 Provisions Severable

Every provision contained in this Indenture shall be severable and distinct from every other such provision and if at any time any one or more of such provisions is or becomes invalid illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions hereof shall not be in any way affected or impaired thereby.

25. INCONSISTENCY

If there is any inconsistency between: (i) the rights and the obligations of the Security Provider in relation to the Secured Party under these presents and (ii) the rights and the



For SANGAM DEVELOPERS

[Signature]
Partner

[Signature]
Partner

obligations of the Security Provider in relation to the Facility Agreement, the provisions of these presents shall be deemed to be modified so that the rights and obligations of the Security Provider under these presents are consistent with the rights and obligations of the Security Provider under the Facility Agreement.

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26	GOVERNING LAW
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This Indenture shall be governed by and construed in accordance with Indian law.	
27. JURISDICTION	

27.1 Jurisdiction

The Secured Party reserves the right to initiate action and/or proceed to invoke the security for recovery of its dues under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI") and rules and regulations made thereunder and/or Insolvency and Bankruptcy Code 2016 and rules and regulations made thereunder or as amended time to time and any other Debt recovery laws available to the Secured Party from time to time.

27.2 Waiver of Objection



The Security Provider irrevocably waives any objection now or in future, to decide of the of any Proceedings in the courts and tribunals at Mumbai and any claim that any proceedings have been brought in an inconvenient forum and further irrevocably agrees that a judgment in any Proceedings brought in the courts and tribunals at Mumbai shall be conclusive and binding upon it and may be enforced in the courts of any other jurisdiction, (subject to the laws of such jurisdiction) by a suit upon such judgment, a copy of which shall be conclusive evidence of such judgment, or in any other manner provided by law.

Right to take Proceedings in other Jurisdictions

Nothing contained in this Clause 27.1 (Jurisdiction), shall limit any right of the Secured Party to take Proceedings in any other court or tribunal of competent jurisdiction, nor shall the taking of Proceedings in one or more jurisdictions preclude the taking of Proceedings in any other competent jurisdiction whether concurrently or not and the Security Provider irrevocably submits to and accepts for itself and in respect of its property, generally and unconditionally, the jurisdiction of such court or tribunal, and the Security Provider irrevocably waives any objection it may have now or in the future to the laying of the venue of any Proceedings and any claim that any such Proceedings have been brought in an inconvenient forum.

27.4 General Consent

The Security Provider hereby consents generally in respect of any Proceedings arising out of or in connection with Facility Agreement to the giving of any relief or the issue of any process in connection with such Proceedings including, without limitation, the making, enforcement or execution against any property whatsoever (irrespective of its use or intended use) of any order or judgment which may be made or given in such Proceedings.

27.5 Waiver of Immunity

To the extent that the Security Provider may in any jurisdiction claim for itself or its assets immunity from suit, execution, attachment (whether in aid of execution, before judgment or otherwise) or other legal process and to the extent that in any such jurisdiction there may be attributed to itself or its assets such immunity (whether or not claimed), the Security Provider hereby irrevocably agrees not to claim and hereby irrevocably waives such immunity.



[Handwritten signature]

For SANGAM DEVELOPERS

[Handwritten signature]
Partner

[Handwritten signature]
Partner

SCHEDULE 1 - PART - A

MORTGAGED PROPERTIES

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Exclusive first charge by way of a registered mortgage of the 3 under constructed flats being developed as Project known as "EMPORIO TOWERS (CHARKOP AKASH KIRAN CO-OPERATIVE HOUSING SOCIETY LIMITED)" (Registered bearing MahaRERA Registration No. PS1800031000) and situated at Charkop Akash Kiran CHS Ltd, Plot No. 59, Sector No. 2, RSC-2/2A, Charkop, Kandivali West, Mumbai - 400067 within the limits of Mumbai Municipal Council, hereinafter referred to as "the said Property".

List of Un Sold Units

Sr. No.	Flat no.	Configuration	RERA Carpet area (in Sq.ft)
1.	C-602	THREE - BHK	944 sq.ft.
2.	C-702	THREE - BHK	944 sq.ft.
3.	A-804	TWO - BHK	700 sq.ft.



For SANGAM DEVELOPERS
 Partner
 Partner



SCHEDULE 1

PART - B

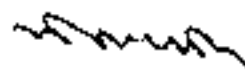
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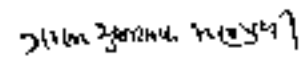
RECEIVABLES OF THE THREE UNDER CONSTRUCTED FLATS

All the receivables from the 3 Mortgaged Property mentioned in Schedule - 1 - Part A above including but not limited all the right, title, interest, benefits, claims and demands whatsoever, in and to or in respect of all amounts owing / payable to and / or received by or to be received from any Purchaser / Lessee / Licensee in respect of the Mortgaged Properties:



For SANGAM DEVELOPERS


Partner


Partner



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The address for service of notice to the Security Provider shall be:		

SCHEDULE 2

NOTICES TO PARTIES

Address: Ground Floor, Charkop Akash Kiran CHS Ltd, Plot No. 59, Sector No. 2, RSC-2/2A, Charkop, Kandivali West, Mumbai, Mumbai Suburban, Maharashtra, 400067
Attn: Mr. Meghji Jasa Patel or Mr. Chunilal Manshi Gala

The address for service of notice to the Secured Party shall be:
Ladderup Finance Limited

Address: A-102, 1st Floor, Hall Mark Business Plaza, Sant Dyaneshwar Marg, Opposite to Gurunanak Hospital, Bandra (E) Mumbai- 400051

Fax No.: 22 4246 6364

Attn: Mr. Sunil Goyal

Or such other address and contact no. as is designated by any Party by not less than 5 (five) Business Days written notice to the Security Provider.

IN WITNESS WHEREOF, the Parties hereto have caused this Deed to be executed and acknowledged by their respective officers or representatives hereunto duly authorized as of the date first above written.

SIGNED AND DELIVERED for Sangam Developers, as the Borrower by the hand of Meghji Patel & Chunilal Gala its Partner and its Authorised Representative

For SANGAM DEVELOPERS

[Signature] Partner
[Signature] Partner

SIGNED AND DELIVERED for LADDERUP FINANCE LIMITED, as the LENDER by the hand of Dhishvi Gupta, its Director and its Authorised Representative



Witness:

① Arpit Gala - [Signature]

② Laxman Wade [Signature]

Term Sheet

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Date: 25 October 2021	40
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1	Name of Borrower	Sangam Developers
2	Address of the Borrower	Ground Floor, Charkop Akash Kiran CHS Ltd, Plot No. 50, Sector No. 2, RSC-2/2A, Charkop, Kandivli West, Mumbai, Mumbai Suburban, Maharashtra, 400067
3	Nature of Business	Development, co-ownership, construction, and sale of real estate projects
4	Constitution	Partnership Firm
5	Name of Partners	Mr. Meghji Jasa Patel, Mr. Chunilal Manshi Gala
6	Loan Amount	Rs. 2,00,00,000/- (Rupees Two Crore Only)
8	Date of Loan	October 2021
9	Tenor of Loan	24 months.
10	Applicable Interest Rate (p.a)	Rate of Interest of 21% p.a. Payable Quarterly
11	Documentation Charges	On actual basis
12	Security	1. Personal Guarantee of Partner 2. Post-dated cheques for Principal and Interest thereon. 3. Details of Flats which are under construction 4. Project Receivables in case of default
13	Repayment	Principal repayment at the end of the tenure. Interest to be serviced as and when levied on Quarterly basis over.
14	Lock in Period & Prepayment charges	The Borrower cannot make prepayment of the entire Loan amount on or before completion of 9 months from the date of disbursement of the Loan Amount. If the entire Loan amount is repaid within the Lock in Period, then, the Borrower shall be liable to pay 3% of the Loan amount as prepayment charges. If the Loan amount is repaid post completion of the Lock In Period, then, there shall be no prepayment charges levied on the Borrower.
15	Default Penalty	3 % p.a. for default penalty on delay in payment of Interest and delay in payment of Principal amount i.e. default penalty shall be charged on the outstanding amount of loan and interest
16	Cheque Bouncing Charges	Rs. 10,000/- for each cheque.
17	Prepayment (Renewal Period)	The Lender reserves the right to review the Loan at any time prior thereto. Borrower can also prepay the loan anytime with 15 days' notice without any prepayment penalty/charges post completion of Lock In period of 9 months.
18	End use of fund	Corporate Purpose/Working Capital Requirements /Cash flow mismatch
19	Documents to be executed	1. Demand Promissory Note 2. Loan Agreement 3. Post Dated Cheques 4. Mortgage Deed

Accepted and Signed by: Lender
For Ladderup Finance Limited

Borrower
For Sangam Developers

Borrower
For Sangam Developers

Santi Goyal / Dhruv Gupta
Managing Director Authorised
Signatory

MEGHJI JASA PATEL
Partner

CHUNILAL MANSHI GALA
Partner



भारतीय रिज़र्व बैंक

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बरल - ६/

नैर-बैंकिंग पर्यवेक्षण विभाग

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पूँरु क्षेत्रीय कार्यालय

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RESERVE BANK OF INDIA

DEPARTMENT OF NON-BANKING SUPERVISION

MUMBAI REGIONAL OFFICE



पंजीकरण प्रमाण पत्र

CERTIFICATE OF REGISTRATION

संख्या 13/00063
No.



भारतीय रिज़र्व बैंक अधिनियम, 1934 की धारा 45 आई ए के द्वारा भारतीय रिज़र्व बैंक को प्रदत्त शक्तियों का प्रयोग करते हुए

लैडरूप फ़ाइनेन्स लि.

नैर-बैंकिंग वितीय संस्था का कारोबार ~~प्रारम्भ करने~~ करने करने के लिए दुरुस्त करवाई गयी संज्ञा पत्र पर

पंजीकरण प्रमाण पत्र

जारी किया गया।

In exercise of the powers conferred on the Reserve Bank of India by Section 45 IA of the Reserve Bank of India Act, 1934

LADDERUP FINANCE LTD.

is hereby granted
Certificate of Registration

to ~~carry on the business of non-banking financial institution~~ subject to the

सर्व एका हजार की सी आठगण के सीवरी प्रदीप प्रदीप दिव आज़मूद में

मेरे हस्ताक्षर के अधीन जारी किया गया।

Given under my hand

at Mumbai this Twenty fourth day of the month of February in the year One Thousand Nine Hundred Ninety Eight.



[Signature]

(R. S. Srinivasan)

(महाप्रबंधक / उप-महाप्रबंधक)

General Manager / Deputy General Manager

MUNICIPAL CORPORATION OF GREATER MUMBAI

CHE/A-4240/BP(WS)/AR. **6744/2009**

To,
Shri. Chandan Kelekar,
Architect,

98388	23	40
2028		

Subject: Proposed residential building on plot No. 99, RSC-2/ZA,
MHADA layout, Sector-II, Kandivali (west), Mumbai

Reference: Your letter dated 15/04/2009.

Sir,

There is no objection to carry out the work as per the plan submitted by you vide your letter under reference subject to the following conditions:-



- 1) That all the objections of this office, Intimation of Disapproval No. & dtd. 6/10/2007 shall be applicable and shall be complied with.
- 2) That all the changes proposed shall be shown on the canvas plans to be submitted at the time of Building Completion Certificate.
- 3) That the revised R.C.C. design and calculation shall be submitted before C.C.
- 4) That the revised Drainage approval shall be obtained before C.C.
- 5) That the revised H.E. N.O.C. shall be submitted before C.C.
- 6) That the C.C. shall be re-endorsed for carrying out the work as per amended plan.
- 7) That the no dues pending certificate shall be submitted before C.C.
- 8) That the C.F.O. N.O.C. shall be submitted before C.C.

One set of certified plan is returned herewith as a token of approval.

Encl.: 1 set of Plan.

TRUE COPY

Yours faithfully,

[Signature]
SPACED OUTLINES
281/2239, Motilal Nagar,
Coronation (West),
Mumbai - 400 104.

[Signature]
Ex. Engineer Bldg. Insp. (W.S.)
"R" Wards.

BRIHANMUMBAI MAHANAGARPALIKA
MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

No. CHE/ A-4240 /BP(WS)/RP/AR

COMMENCEMENT CERTIFICATE

To, Charkop Aakash Kiran
Co-op.Hsg.Soc.Ltd.

Sr,

3 DEC 2007		
983EE	20	40
2028		

With reference to your application No. 2196 dated 20/06/07 for Development Permission and grant of Commencement Certificate under Section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 345 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed residential building

C.T.S. No. _____
 at premises at Street 2/2A, MHADA Layout (Charkop)
 Village Kandivali Plot No. 59
 situated at Charkop, Kandivali (W) Ward R/

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the suback widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied, or occupied or used or permitted to be used by any person until a building permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed S. N. Abhang Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to Stilt slab level as per approved plan dtd. 6/10/2007

For and on behalf of Local Authority
 Brihanmumbai Mahanagar Palika

(Signature)
 Executive Engineer, Building Proposal (W. S.)
 R/Wards.

FOR

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

GHE/A-4240/B7(CW) AR

8] This c.c. is now re-endorse up to plinth level as per approved plans dt. 8/12/08

कोरला - 8/		
963EE	27	40
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6. JAN 2009

[Signature]
16.01-09
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.B.) B-Ward

(9) This c.c. is now valid and further extended for entire works of wing 'A' and 'B' i.e. Ground + 7 upper floors as per approved plan Dtd. 06.12.2008.



2009

[Signature]
13-02-09
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.B.) B-Ward

c.c. is re-endorse up to 1st Floor from slab level i.e. upto 2nd slab level as per approved amended plan dt. 05/05/09

5 JUN 2009

[Signature]
05.06/09
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.B.) B-Ward

11) This c.c. is now valid & further extended for entire work i.e. still + 1st floor podium still + 2 up to 9 upper floors for wing 'A' 'B' & 'C' as per approved amended plan dt. 01/5/09

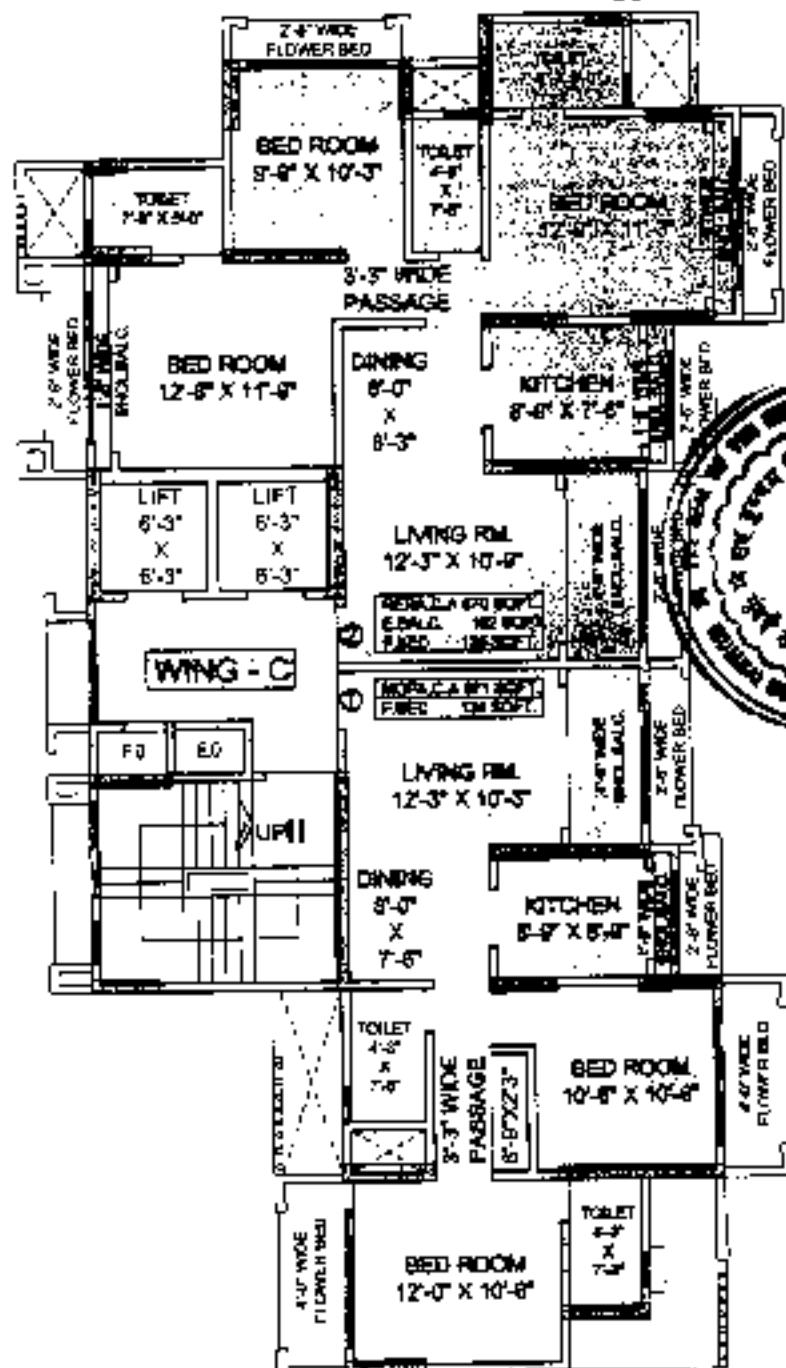
9 AUG 2009

[Signature]
29/08/09
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.B.) B-Ward

TRUE COPY

[Signature]
SPACE MOULDERS
28/2223, Marital Nagar-1,
(Goregaon (West),
Mumbai - 400 104.

बरल - ६/		
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२०२१		



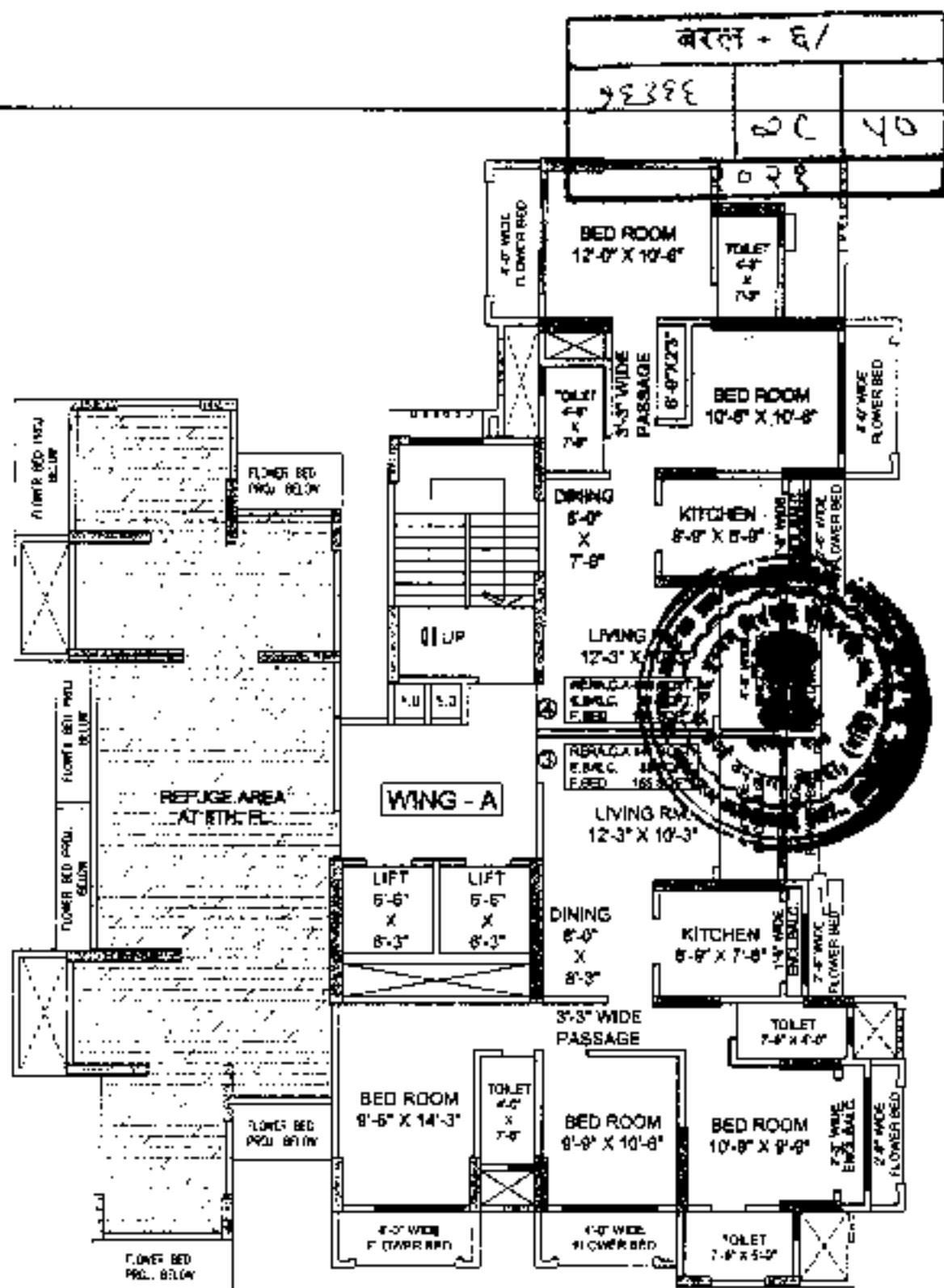
TYPICAL FLOOR PLAN
2ND TO 7TH & 9TH. FLOOR



For SANGAM DEVELOPERS

[Signature]
Partner

[Signature]
Partner



For SANGAM DEVELOPERS

Partner

Partner

Form No. 1

Major

Subject

Room

Rupen

From

Check

For

Major
Grade

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सूची क्र.2

उत्पन्न निबंधक : सह द.नि.बोरीवली 9

01/07/2021

दस्तावेज क्रमांक : 7737/2021

नोटिफिकेशन :

Regn-63m

बरत - ६/

गावाचे नाव : चारकोण

98388	30	40
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(1) विवेकाचा प्रकार विकसनकारणः

(2) मंजूरता 152469000

(3) राजारभाष (भाषेपट्ट्याच्या चाबतनपट्टाकार आकारणी वना की गटदरार न नमूद करावे)

(4) भू-सागण, गोटद्विम्मा व घरकामांक (असल्यसम)

1) गतिनेकन नाव: मुंबई मनपा उत्तर वर्णन : उत्तर माहिती: जमीन व बांधकाम ने एलून क्षेत्र 3761.62 चौ.मी. विनेज चारकोण, प्लॉट नं 58, अर एस सी-2, 2ए, चारकोण आकाश किरण को ऑप ही सो सी, सेक्टर 2, चारकोण, कादिबली पश्चिम मुंबई 400067 अभिलेखित दस्त क्रमांक ADJ:1100902/90/2021 मटीसीनेट नं 02/1012 दि 21/06/2021 मध्ये भरलेले प्लॉट नं 7623450 (Plot Number : 59 ;)

(5) क्षेत्रफल 1) 3761.62 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात येत नाही.

(7) उत्तरेवळ फोटो द्यावे/विद्वन देवणा-या पक्षकागधेभाष किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिने नान न पत्ता.

- 1) नाव:- चारकोण आकाश किरण को ऑप ही सो सी चे मेबर मनपा वना प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: चारकोण आकाश किरण को ऑप ही सो सी, सेक्टर 2, चारकोण, कादिबली पश्चिम मुंबई, रोड नं: चारकोण, महाराष्ट्र, मुंबई. पिन कोड:-400067 प्लॉट नं:- AAEAC2207N
- 2) नाव:- चारकोण आकाश किरण को ऑप ही सो सी चे मेबर मनपा वना प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: चारकोण आकाश किरण को ऑप ही सो सी, सेक्टर 2, चारकोण, कादिबली पश्चिम मुंबई, रोड नं: चारकोण, महाराष्ट्र, मुंबई. पिन कोड:-400067 प्लॉट नं:- AAEAC2207N
- 3) नाव:- चारकोण आकाश किरण को ऑप ही सो सी चे मेबर मनपा वना प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: चारकोण आकाश किरण को ऑप ही सो सी, सेक्टर 2, चारकोण, कादिबली पश्चिम मुंबई, रोड नं: चारकोण, महाराष्ट्र, मुंबई. पिन कोड:-400067 प्लॉट नं:- AAEAC2207N
- 4) नाव:- चारकोण आकाश किरण को ऑप ही सो सी चे मेबर मनपा वना प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: चारकोण आकाश किरण को ऑप ही सो सी, सेक्टर 2, चारकोण, कादिबली पश्चिम मुंबई, रोड नं: चारकोण, महाराष्ट्र, मुंबई. पिन कोड:-400067 प्लॉट नं:- AAEAC2207N
- 5) नाव:- चारकोण आकाश किरण को ऑप ही सो सी चे मेबर मनपा वना प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: चारकोण आकाश किरण को ऑप ही सो सी, सेक्टर 2, चारकोण, कादिबली पश्चिम मुंबई, रोड नं: चारकोण, महाराष्ट्र, मुंबई. पिन कोड:-400067 प्लॉट नं:- AAEAC2207N
- 6) नाव:- चारकोण आकाश किरण को ऑप ही सो सी चे मेबर मनपा वना प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: चारकोण आकाश किरण को ऑप ही सो सी, सेक्टर 2, चारकोण, कादिबली पश्चिम मुंबई, रोड नं: चारकोण, महाराष्ट्र, मुंबई. पिन कोड:-400067 प्लॉट नं:- AAEAC2207N
- 7) नाव:- चारकोण आकाश किरण को ऑप ही सो सी चे मेबर मनपा वना प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: चारकोण आकाश किरण को ऑप ही सो सी, सेक्टर 2, चारकोण, कादिबली पश्चिम मुंबई, रोड नं: चारकोण, महाराष्ट्र, मुंबई. पिन कोड:-400067 प्लॉट नं:- AAEAC2207N
- 8) नाव:- चारकोण आकाश किरण को ऑप ही सो सी चे मेबर मनपा वना प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: चारकोण आकाश किरण को ऑप ही सो सी, सेक्टर 2, चारकोण, कादिबली पश्चिम मुंबई, रोड नं: चारकोण, महाराष्ट्र, मुंबई. पिन कोड:-400067 प्लॉट नं:- AAEAC2207N
- 9) नाव:- चारकोण आकाश किरण को ऑप ही सो सी चे मेबर मनपा वना प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: चारकोण आकाश किरण को ऑप ही सो सी, सेक्टर 2, चारकोण, कादिबली पश्चिम मुंबई, रोड नं: चारकोण, महाराष्ट्र, मुंबई. पिन कोड:-400067 प्लॉट नं:- AAEAC2207N
- 10) नाव:- चारकोण आकाश किरण को ऑप ही सो सी चे मेबर मनपा वना प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: चारकोण आकाश किरण को ऑप ही सो सी, सेक्टर 2, चारकोण, कादिबली पश्चिम मुंबई, रोड नं: चारकोण, महाराष्ट्र, मुंबई. पिन कोड:-400067 प्लॉट नं:- AAEAC2207N
- 11) नाव:- चारकोण आकाश किरण को ऑप ही सो सी चे मेबर मनपा वना प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: चारकोण आकाश किरण को ऑप ही सो सी, सेक्टर 2, चारकोण, कादिबली पश्चिम मुंबई, रोड नं: चारकोण, महाराष्ट्र, मुंबई. पिन कोड:-400067 प्लॉट नं:- AAEAC2207N
- 12) नाव:- चारकोण आकाश किरण को ऑप ही सो सी चे मेबर मनपा वना प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: चारकोण आकाश किरण को ऑप ही सो सी, सेक्टर 2, चारकोण, कादिबली पश्चिम मुंबई, रोड नं: चारकोण, महाराष्ट्र, मुंबई. पिन कोड:-400067 प्लॉट नं:- AAEAC2207N





[illegible]

जलक नं: कांदिवली पश्चिम मुंबई, रोड नं: नारकोप, महाराष्ट्र, मुंबई. पिन कोड:-400067 पत्र नं. AAEAC2207N

98388	33	40
2022		

(8)दम्पतेवज करून घेणाऱ्या पक्षकारांचे व जेवा दिवाणी न्यायालयाचा हुकूमनामा विरुद्ध आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-यसमंग मंगम डेव्हनपर्स चे भागिदार मेघजी जस भावे पत्नी वय:-63, पत्ता:-प्लॉट नं: २, माळा न. , इमारतीचे नाव:-, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड नं: सेक्टर 2, नारकोप, महाराष्ट्र, मुंबई पिन कोड:-400067 पत्र नं:-ABKFS6764N
2): नाव:-येनारंग यंगम डेव्हनपर्स चे भागिदार घुसीथान मयणी गाना वय:-59, पत्ता:-प्लॉट नं: २, माळा न. , इमारतीचे नाव:-, ब्लॉक नं: कांदिवली पश्चिम मुंबई, रोड न. सेक्टर 2, नारकोप, महाराष्ट्र, मुंबई पिन कोड:-400067 पत्र नं:-ABKFS6764N

(9)दम्पतेवज करून दिल्याचा दिनांक 30/08/2021
(10)दत्त नोंदणी केल्याचा दिनांक 01/07/2021
(11)अनुक्रमांक, खंड व पृष्ठ 7737/2021
(12)वा.वा.यावाचपाने मुद्रांक शुल्क 7623450
(13)जालारभावाचपाने नोंदणी शुल्क 30000
(14)शेरा



मुल्यांकनामाठी विचागत घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण अभिविनिर्णीत दस्त कारणाचा तपशील AD/11/00902/90/2021

मुद्रांक शुल्क आकारनाचा निवडलेला अनुलंब :-

(i) within the limits of any Municipal Corporation or any Cantonment or any other area annexed to it.



खरी प्रत

कल. पुण्या निविदा, जोरीवली-१
मुंबई उपनगर जिल्हा.

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1		Certificate	02/1012	90/2021	7623450	SD		
2		DHC		3006202103141	400	RF	3006202103141D	30/06/2021
3		DHC		3006202102880	2000	RF	3006202102880D	30/06/2021
4		DHC		3006202103055	2000	RF	3006202103055D	30/06/2021
5		eChallan		MH002535545202122M	30000	RF	0001387520202122	30/06/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

बल्ल - ६/		
९६३६६	३४	४०
२०२१		





Ladderup
Engineering Growth

करल - ६/		
९६३६६	३७	४०
२०२१		

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE CREDIT COMMITTEE MEETING OF LADDERUP FINANCE LIMITED HELD ON MONDAY 25TH OCTOBER 2021 COMMENCED AT 02:00 PM AND CONCLUDED AT 02:30 P.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED A/102 HALL MARK BUSINESS PLAZA, SANT DYANESHWAR ROAD, OPPOSITE TO GURUNANAK HOSPITAL, BANDRA EAST, MUMBAI- 400051.

RESOLVED THAT pursuant to provisions of Section 179 and any other applicable provisions of Companies Act, 2013 read with Companies (Meetings of Board & its Power) Rules 2014 (including any statutory modifications or re-enactment thereof, for the time being in force), and loan policy of the company, the consent of the Credit Committee of the Company be and is hereby accorded to sanction loan of Rupees 200,00,000/- (Rupees Two Crores Only/) to Sangam Developers, a Partnership firm (the Borrower) and Mr. Meghji Jasa Patel, (Guarantor No 1) and Mr. Chunilal Manshi Gala, (Guarantor No. 2) on the security and the terms and conditions contained in the Loan Agreement.

RESOLVED FURTHER THAT Mr. Sunil Goyal Managing Director of the Company or Mr. Dhiraaj Gupta, Company Secretary & Compliance Officer of the Company be and is hereby severally authorized to sign and execute the Loan Agreement, Mortgage Deed, etc, in this regard.

RESOLVED FURTHER THAT any member of the Committee be and are hereby authorized to negotiate, finalize, sign & execute the above-mentioned agreements and other documents in relation to above agreement on behalf of the Company and do all such acts, matters, deeds and things and to take all steps and do all things and give such directions as may be required, necessary, expedient or desirable for giving effect to the said aforesaid agreement.

RESOLVED FURTHER THAT the aforesaid power entrusted to the said official shall be valid and effective unless revoked earlier by the Committee or shall be exercisable by him so long as he is in the concerned to the Company.

RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter."

For Ladderup Finance Limited


Saurabh Sarayan
Director
DIN: 07969125

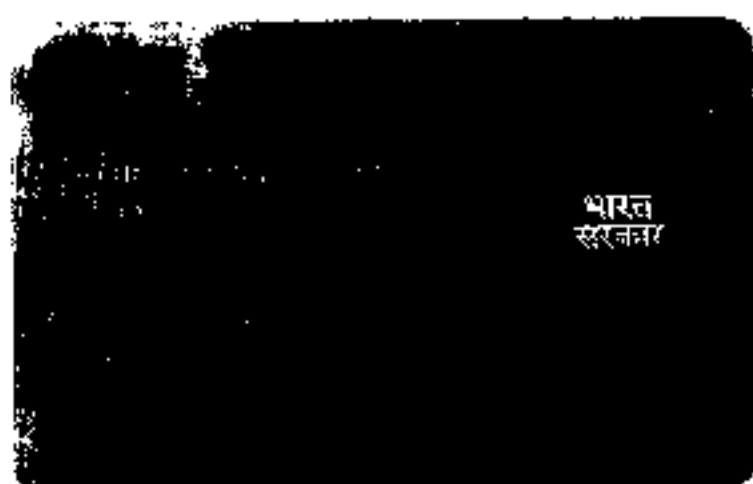


Date: 27th October 2021
Place: Mumbai

Ladderup Finance Limited

Regd. Office: 102 - A, 1st Floor
Hallmark Business Plaza,
Sant Dyaneshwar Marg,
Near Gurunank Hospital Road,
Bandra (East), Mumbai - 400 051

Tel.: +91 22 4246 6363
Fax: +91 22 4246 6364
E-Mail: info@ladderup.com
Website: www.ladderup.com
CIN: U67120MH1993PLC074278



बरत - ६१		
१६३६६	३६	५०
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वर्ग = ६/		
७६३६६	३५०	५०



दस्तावेज

राष्ट्रीय प्रशासनिक सेवा भारत सरकार वर्ग ६/ : Year of Birth : 1987 पुनरांकन	

4616 1092 8304

आधार - सामान्य भाषासाक्षी अधिकार

राष्ट्रीय प्रशासनिक सेवा भारत सरकार वर्ग ६/ : Year of Birth : 1987 पुनरांकन	राष्ट्रीय प्रशासनिक सेवा भारत सरकार वर्ग ६/ : Year of Birth : 1987 पुनरांकन

भारत सरकार	भारत सरकार	भारत सरकार	भारत सरकार

दस्तावेज



बरेल - ६/		
१६३६६	३८	५०
२०२६		

AS
Amex





श्री. एस.एस. गुप्ता
 Director, PWD, G.O.
 जल संयंत्र, पो. 06/12/1990
 श्री. (सि.स.)



बल - ६/		
१६३६६	४०	५०
२०२१		

9943 8818 7661

भाइं आधार, माइं ओळख

~~SECRET~~

संस्थापक अध्यक्ष

कलकत्ता सिविलीरी सेवा मंत्रालय, नौरी बंगला हाउस
कलकत्ता, कांशी बंगला नं. 10, कलकत्ता सिविलीरी
मंत्रालय, पूर्वी बंगाल, आगरा-400007

Address: SHIVNATH DEVA-MANDAL, NEAR
GODHI SHIVNATH MALL, CHANDNI NAGAR
CUTTACK RD, 10 KULBHA VILLAGE, Angul (Dist).
Marriage: Sub Urban, Bhubaneswar. (1997)



8843 8618 7601



1847



! help@diyloggy.in



מחיר לידה: 1000 ש"ח



भारत सरकार

Unique Identification Authority of India

नोमॉकन क्रम / Enrollment No : 1492/41250/00355

To

अपित चुनिलाल गाला

Arpit Chunilal Gala

S/O Chunilal Gala

Flat No A/301 Krishna Kunj CHS LTD Malviya Road

Opp Jain Temple Vileparle East

Mumbai

Vileparle (East)

Mumbai Mumbai

Maharashtra 400057

9820067436



MA904097361FT



आपका आधार क्रमांक / Your Aadhaar No. :

9269 5651 3305

मेरा आधार, मेरी पहचान



अपित चुनिलाल गाला

Arpit Chunilal Gala

जन्म तिथि / DOB 15/10/1989

पुरुष / Male



9269 5651 3305

मेरा आधार, मेरी पहचान

बरल - ६ /

१६३६६

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बेरल - ६/		
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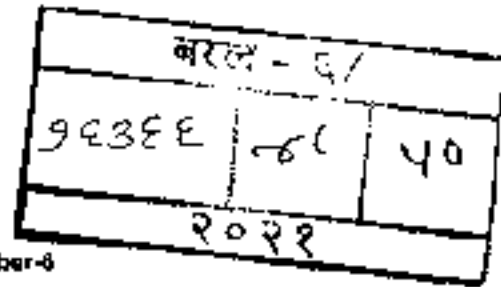


बोरली - ६/		
७६३६६	४७	५७
२०२१		

 D ocument H andling C harges Inspector General of Registration & Stamps	
Receipt of Document Handling Charges	
PRN 2910202108583	Receipt Date 29/10/2021
Received from SANGAM DEVELOPERS, Mobile number 0000000000, an amount of Rs 1000/-, towards Document Handling Charges for the Document to be registered on Document No. 16366 dated 29/10/2021 at the Sub Registrar office Joint S.R. Borivali 6 of the District Mumbai Sub-urban District.	
	
Payment Details	
Bank Name SBIN	Payment Date 29/10/2021
Bank CIN 10004152021102906916	REF No. IGAMHXDWU4
Deface No 2910202108583D	Deface Date 29/10/2021
This is computer generated receipt, hence no signature is required.	
	



CHALLAN
MTR Form Number-6



GRN	MH068135315202122M	BARGODE	Date		28/10/2021-12:19:47	Form ID	40(a)
Department			Inspector General Of Registration				
Stamp Duty			TAX ID / TAN (If Any)				
Type of Payment			Registration Fee				
PAN No.(If Applicable)							
Office Name			BRL5_JT SUR REGISTRAR BORIVALI 8				
Location			MUMBAI				
Year			2021-2022 One Time				
Full Name			SANGAM DEVELOPERS				
Flat/Block No.			FLAT NO C/502, C/702, A/894				
Premises/Building							
Road/Street			EMPORIO TOWERS, CHARKOP AKASH KIRAN CHSL, CHARKOP				
Area/Locality			KANDIVALI WEST MUMBA				
Town/City/District							
PIN			4 0 0 0 6 7				
Remarks (If Any)			SecondPartyName=LADDERUP FINANCE LIMITED-				
Amount In			Ninety Thousand Rupees Only				
Words							
Payment Details			PLINJAB NATIONAL BANK				
FOR USE IN RECEIVING BANK							
Cheque-DD Details			Bank CIN Ref No. 03006172021102800542 291021M252227				
Cheque/DD No.			Bank Date RBI Date 29/10/2021-11:16:27 Not Verified with RBI				
Name of Bank			Bank-Branch PUNJAB NATIONAL BANK				
Name of Branch			Scrol No , Date Not Verified with Scrol				

Department ID : 0300008000
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चालन केवल दुरंगम निवेशक कार्यालयाने नोंदणी करण्याच्या दस्त्यासाठी लागू आहे. नोंदणी न करतायल्या दस्त्यासाठी सदर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	ISF-389-16366	0003881161202122	29/10/2021-16:23:40	IGR195	30000.00
2	ISF-389-16366	0003861161202122	29/10/2021-16:23:40	IGR195	60000.00
Total Defacement Amount					90,000.00

389-16346

शुक्रवार, 29 अक्टोबर २०२१ ४:२३ म.नं.

शुद्ध गोप्यवाक्य भाग-१

શ્રાવ્ય-૯૬

द्वयन क्रमांक: 16366/2021

उत्पन्न क्रमांक: वग्न-6 /1E366/2021

आजान् पुनः रु. ००।

पांचव्या, रु. 2,00,00,000/-

भारत के मद्रास राज्य: ₹.50,000/-

नंदणीं वि मापते असन्याय नगशिन :-

1) Fee Adjustment . Fee Adjustment (yashada training) code added for keeping track of adjusted fees

इ. नि. मर. इ. नि. ग्राम-६ यांचे कार्यालयत

पावनी. 17892

પાલની તિનાંક: 29/10/2021

अ. क्र. 16366 तारि. 29-10-2021

गादरुक्णागणं नावः लेटरअप फाबनान्द लिमिटेड नर्वे ऑथोराइज
निग्रंदरी धीरज गुप्ता

मौजी 4 14 अ नं. वा हजर केला.

नांदणी ६।

₹. 30000.00

इयं हाहाहणी नो

₹ 1000 00

एश्वर्याची मंजूषा 50

114.7. 31000 00

दुग्ध दूध कल्याण-पारसी मही

सह. दुर्गा मिश्रकी, श्रीविहीन क. १,
मुंबई उपनगर. तत्वा.

सह. मुख्य निबंधी, चैरिचिती क. ६,
मुंबई उपनगर रत्ना.

दशताना प्रकार गहागम्बु-

मद्रास शब्द: Any Other Case

शिकृ. सं. 129/10/2021 04:14 24 PM की वेळ: (सादरीकरण)

प्रिण्ट सं. 229 / 10 / 2021 04:23 28 PM ची वेळ: (फी)

वरल - ६/

98388-62 40

३०३९



प्रतिज्ञापत्र

* सदर दस्तऐवज हा मॉदणी काढण्या ११.८८ अंशगर्त असलेल्या तहसीलदार यांनीच हाकाच केलेला आहे. *दस्तावेजात त्रुटी गजाल आहे, थिप्पाव आहे. *सर्वोच्च न्यायालय याचकात आहे. *सर्वोच्च न्यायालय याचकात आहे. *सर्वोच्च न्यायालय याचकात आहे.

लिहून देणारे :

लिहज घेणारे :

5761 2/27/64 N. 1000



29/10/2021 4:38:06 PM

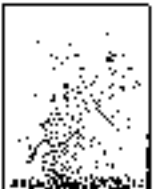
रजम पोषण भाग-2

पृष्ठ-6

रजम क्रमांक 16366/2021

रजम क्रमांक 16366/2021

रजम प्रकार ग्राहकगत

क्र.सं.	ग्राहकाचे नाव व पत्ता	ग्राहकाचा प्रकार	छायाचित्र	अंगठ्याचा रजम
1	राज/लेटर भा. कायनाल विमिटेड व्हे अंधागाडी मिश्रटी धीरज गुमा पत्ता/प्लॉट नं. अश्विनी नं. 102, पाळा नं. 1 वा मजला, इमारतीचे नाव: नाम: होत मार्ग विजयन प्लाजा, प्लॉट नं. राडा पूर्व मुंबई, राडा नं.: नं. जनेशन पार्क, पहागाड, मुंबई पिन नंबर: AAACLD882G	राज/लेटर वर्ग: -31 व्यावसायिक		
2	राज/लेटर भा. कायनाल विमिटेड व्हे अंधागाडी मिश्रटी धीरज गुमा पत्ता/प्लॉट नं. अश्विनी नं. 102, पाळा नं. 1 वा मजला, इमारतीचे नाव: नाम: होत मार्ग विजयन प्लाजा, प्लॉट नं. राडा पूर्व मुंबई, राडा नं.: नं. जनेशन पार्क, पहागाड, मुंबई पिन नंबर: AAACLD882G	राज/लेटर वर्ग: -31 व्यावसायिक		
3	राज/लेटर भा. कायनाल विमिटेड व्हे अंधागाडी मिश्रटी धीरज गुमा पत्ता/प्लॉट नं. अश्विनी नं. 102, पाळा नं. 1 वा मजला, इमारतीचे नाव: नाम: होत मार्ग विजयन प्लाजा, प्लॉट नं. राडा पूर्व मुंबई, राडा नं.: नं. जनेशन पार्क, पहागाड, मुंबई पिन नंबर: AAACLD882G	राज/लेटर वर्ग: -31 व्यावसायिक		

रजम क्रमांक 16366/2021 रजम प्रकार ग्राहकगत रजम क्रमांक 16366/2021
दिनांक 29/10/2021 04:35:33 PM

नोट:-

ग्राहकगत रजम असे नियंत्रित करण्याची वेळ आल्यावर करून देणाऱ्यांना जाकीट: सोडवतात, व त्यांची अंदाज गटविताना

क्र.सं.	ग्राहकाचे नाव व पत्ता	छायाचित्र	अंगठ्याचा रजम
1	राज/लेटर भा. कायनाल विमिटेड व्हे अंधागाडी मिश्रटी धीरज गुमा पत्ता/प्लॉट नं. अश्विनी नं. 102, पाळा नं. 1 वा मजला, इमारतीचे नाव: नाम: होत मार्ग विजयन प्लाजा, प्लॉट नं. राडा पूर्व मुंबई, राडा नं.: नं. जनेशन पार्क, पहागाड, मुंबई पिन नंबर: AAACLD882G		
2	राज/लेटर भा. कायनाल विमिटेड व्हे अंधागाडी मिश्रटी धीरज गुमा पत्ता/प्लॉट नं. अश्विनी नं. 102, पाळा नं. 1 वा मजला, इमारतीचे नाव: नाम: होत मार्ग विजयन प्लाजा, प्लॉट नं. राडा पूर्व मुंबई, राडा नं.: नं. जनेशन पार्क, पहागाड, मुंबई पिन नंबर: AAACLD882G		

रजम क्र.4 ची वेळ: 29/10/2021 04:37:45 PM

सह. मुख्य निबंधक, बोरीवली क्र. 6,
मुंबई उपनगर तहसी.

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANGAM DEVELOPERS	eChallan	03006172021102800542	MH008135315202122M	60000.00	SD	0003881101202122	29/10/2021
2	SANGAM DEVELOPERS	eChallan		MH008135315202122M	30000	RF	0003881161202122	29/10/2021
3		DHC		2910202108583	1000	RF	2910202108583D	29/10/2021

[SD Stamp Duty] [RF Registration Fee] [Document Handling Charges] प्रमाणित हस्ताक्षर घेते की, व

हस्ताक्षर एकूण 40 घेते आहेत. 16366/2021

पुस्तक क्र. 1/कल-6/98388-2021

वर नोंदवून, दिनांक 29 OCT 2021

1. Verify Scanned Document for Authenticity through the eChallan (under) portal after scanning

2. Get a return instantly after scanning

For any queries, please write to us at feedback.mwr@guj. gov



सह. मुख्य निबंधक, बोरीवली क्र. 6,
मुंबई उपनगर तहसी.



03/11/2021

सूची क्र.2

दुय्यम निबंधक ; सह दु.नि. वरीदली ०

दस्ता क्रमांक : 16286/2021

नोदणी ;

Regn/537

गावाचे नाव : थारकोण

(1) जिल्ह्याचा प्रकार	ग्रहणलत
(2) नोंदवत	20000000
(3) बाजारभाव/भाडेपट्टागान्य बाधित/परदाकार आकरणी देतो की नवदेकार ते नमुद करता	0
(4) गु.गान, पोटदिला व परगनाक/असल्यास	1) पतिकेचे नाव: भुवई म.भा. इतर वर्णन: रुदविका न: रुदविका रु. री/602, री/732, ए/804, मळा न: इम्पे.मं. री/रु. इमारतीचे नाव, नारकोप आकर किरण को ऑप हो सो री, ब्लॉक न: कादिवली पश्चिम पुवई 400057, रीड न: चरकोप (Plot Number : 58 ;)
(5) क्षेत्रफळ	1) 264.57 चौ.मीटर
(6) आकरणी किंवा जुडी देणयत असत तेव्हा.	
(7) दस्तऐवज करून देता. या/लेहून देवण-या परकाशत वाट किंवा दिवाणी न्यायसपांथा हक्काभावा किंवा आदेश असल्यास, पतेकांदेशे नव व पता	1). नाव: संगम डेव्हलपर्स चे भागीदार पेदजी परत वय:-63; पता:-प्लॉट न: ऑफिस, मळा न: लख मजरा, इमारतीचे नाव: थारकोप आकर किरण को ऑप हो सो री, ब्लॉक न: कादिवली पश्चिम पुवई, रीड न: नारकोप, मजरा न: मुम्बई, पिन कोड:-400057 पॅन न:-ABKFS6764N 2). नाव: संगम डेव्हलपर्स चे भागीदार सुनीलाल गाल वय:-59; पता:-प्लॉट न: ऑफिस, मळा न: लख मजरा, इमारतीचे नाव: चरकोप आकर किरण को ऑप हो सो री, ब्लॉक न: कादिवली पश्चिम पुवई, रीड न: नारकोप, मजरा न: मुम्बई. पिन कोड:-400057 पॅन न:-ABKFS6764N
(8) दस्तऐवज करून देता. या परकाशत व किंवा दिवाणी न्यायसपांथा हक्काभावा किंवा आदेश असल्यास, पतेकांदेशे नव व पता	1): नाव:-लेडरअप नयनानस लेगिटेड तर्फे ऑफिशियल सिप्रेटरी धीरज गुला वय:-31, पता:-प्लॉट न: ऑफिस न 102, मळा न: 1 ला मजरा, इमारतीचे नाव: हॉल मार्क बिजनेस प्लाझा, ब्लॉक न: बांद्रा पुर्व मुम्बई, रीड न: संत जनेश्वर मार्ग, मजरा न: मुम्बई. पिन कोड:-400051 पॅन न:-AAAACL08820
(9) दस्तऐवज करून देतयाना दिनांक	29/10/2021
(10) दस्त नोंदणी केल्याचा दिनांक	03/11/2021
(11) अनुकरक, खड व गुळ	16366/2021
(12) बाजारभाव/भाडेपट्टागान्य नुदण शुल्क	60000
(13) बाजारभाव/भाडेपट्टागान्य नोदणी शुल्क	30000
(14) रंग	

नृत्यकन नाही दिवयत पेतजेता उपशीत:- मृत्यंकनची आवश्यकता नाही कारण दस्तऐवजानुसार आवश्यक नाही कारवाया तपशील दस्तऐवजानुसार आवश्यक नाही

नृत्यकन शुल्क अकारताना निवडजेता अनुवोध:- Any other case

Payment Details

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANGAM DEVELOPERS	eChallan	03006172021102800542	MH006135315202122M	60000.00	SD	0003881161202122	29/10/2021
2	SANGAM DEVELOPERS	eChallan		MH006135315202122M	30000	RF	0003881161202122	29/10/2021
3		DHC		2910202108583	1000	RF	2910202108583D	29/10/2021

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]