



11/11/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 11

दस्त क्रमांक : 10335/2020

नोदणी :

Regn:63m

गावाचे नाव : ऐरोली

(1)विलेखाचा प्रकार	गहाणखत
(2)मोबदला	410000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन :; इतर माहिती: प्लॉट नं. आयटी-6,टी. टी. सी. इंडस्ट्रीयल एरिया,ऐरोली नॉलेज पार्क,एम. आय. डी. सी.,व्हिलेज दिवे,ऐरोली,नवी मुंबई. क्षेत्रफळ - 52610 चौ. मी.((Plot Number : IT-6 ;))
(5) क्षेत्रफळ	1) 52610 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कर्ज देणार - आयडीबीआय ट्रस्टीशिप सर्व्हिसेस लिमिटेड तर्फे सिनियर मॅनेजर दिपाली दोरगाडे - - वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: एशियन बिल्डिंग, तळ मजला, 17, आर. कमानी मार्ग, बेलाई इस्टेट, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACI8912J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. नेवा टेक्नोसिटी (इंडिया) प्रा. लि. तर्फे डायरेक्टर मिठुभाई माव - - वय:-67; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: नेवा हाऊस, प्लॉट नं. 45, सेक्टर 19 ए, बाशी, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AADCN1371P
(9) दस्तऐवज करून दिल्याचा दिनांक	11/11/2020
(10)दस्त नोंदणी केल्याचा दिनांक	11/11/2020
(11)अनुक्रमांक,खंड व पृष्ठ	10335/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1000500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

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

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- b) When possession is not given



प्र.सह दुय्यम निबंधक वर्ग-२
ठाणे क्र.९९

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NEWA TECHNOCITY INDIA PRIVATE LIMITED	eChallan	69103332020111010523	MH006755908202021M	1000500.00	SD	0003104465202021	11/11/2020
2		By Cash			1300	RF		
3	NEWA TECHNOCITY INDIA PRIVATE LIMITED	eChallan		MH006755908202021M	30000	RF	0003104465202021	11/11/2020

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





BHARAT CO-OPERATIVE BANK (MUMBAI) LTD.

(Multi-State Scheduled Bank)

VILE PARLE (EAST) BRANCH : "Suncity Theatres", Opp. Shaan Talkies, Vile Parle (East), Mumbai - 400 057.
Tel.: 2613 6783 / 2616 9814 • Telefax : 2616 9818 • Email : vileparle@bharatbank.co.in

BCB/VLP/ 643 /2020

Date : 13.10.2020

To,

SBICAP Ventures Limited

(As investment manager to SWAMIH Investment Fund I)

202, Maker Tower 'E', Cuffe Parade,
Mumbai, Maharashtra, India - 400 005

IDBI Trusteeship Services Limited

Asian Building, Ground Floor, 17, R. Kamani Marg,
Ballard Estate, Mumbai, Maharashtra - 400001

Re: No objection certificate in respect of issuance of non-convertible debentures of upto Rs. 41,00,00,000 (Rupees forty one crore) ("Debentures") by Newa Technocity (India) Private Limited ("Company") and ceding of charge in favour of the debenture trustee appointed in connection with the issuance of Debentures ("Debenture Trustee").

Dear Sir/ Madam,

We, **Bharat Co-operative Bank Limited**, hereby agree to:

(i) cede our first ranking mortgage or charge, as the case may be, in relation to the Project Land (as set out in the **Schedule**), the Residential Portion (as set out in the **Schedule**) and the development rights/ FSI in respect to the Residential Portion, and permit creation of a first ranking mortgage on the Project Land and the development rights/ FSI in respect to the Residential Portion in favor of the Debenture Trustee; (ii) cede our first ranking mortgage or charge, as the case may be, over all movable property related to the Residential Portion including those situated at/ lying on the Project Land and permit creation of a first ranking mortgage on all movable property related to the Residential Portion including those situated at/ lying on the Project Land in favor of the Debenture Trustee; and (iii) cede our first ranking mortgage or charge, as the case may be, on the Residential Receivables (as set out in the **Schedule**), and permit creation of a first ranking mortgage on the Residential Receivables in favor of the Debenture Trustee. We agree to execute all documents/ agreement as may be required in this regard.

We have no objection in respect of issuance of the Debentures by the Company, creation/ enforcement of security in respect of the Debentures and all other actions and/ or documents as may be required to be undertaken and/ or executed in connection with the Debentures.

For, **Bharat Co-operative Bank Limited**



Harinakshi R Kotian
Senior Manager



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Tel.: 2613 6783 / 2616 9814 • Telefax : 2616 9818 • Email : vileparle@bharatbank.co.in

Schedule

Project Land

All that piece and parcel of land known as Plot No. IT-6, admeasuring 52,610 sq. meters, in Trans Thane Creek Industrial Area, "Airoli Knowledge Park", within the Village limits of Dighe and within the limits of Navi Mumbai Municipal Corporation, Taluka Thane (Mahape), District Thane bounded by: North by Plot No. IT-4, South by: open space no. 5, East by: Road, R/W 30 meters and West by Open Space No. 5.

Residential Portion

The residential project titled 'Newa Bhakti Park A Wing Phase 1' bearing RERA registration no. P51700006954 being developed by the Company on the Project Land and 'Newa Bhakti Park B Wing' proposed to be developed by the Company on the Project Land, having aggregate permissible FSI area of approximately 18,939.6 sq. mtrs. and proposed FSI area (utilised area) of approximately 18,925.8 sq. mtrs. and having a carpet area of approximately 98,982 sq. ft. each, forming part of the Project and being constructed and developed on a portion (approximately 10,000 sq. mtrs.) of the Project Land.

Residential Receivables

Any and all, both present and future, revenues, cashflows, receivables and proceeds of the Company amounts owing, payable to, and/or, received by or to be received from any person (including the purchaser/ lessee/ licensee of the flats/units/ apartments in respect of the units in the Residential Portion and any other charges collected from buyers of units like advance bookings, earnest money, car-parking, floor-rise, preferred location charges, clubhouse charges, as may be applicable) and all rights, title, interests, benefits, claims and demands whatsoever, in an to or in respect thereof, which are now due or payable or which may at any time hereafter become due or payable, in respect of the Residential Portion and/ or the Project Land, or any part thereof.

