



INDIA

STAMP DUTY MAHARASHTRA

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Rs. 0280000/- PB5088

New MG7

FOR W.M.B.C. LTD.

MEMORANDUM OF RECORD OF EQUITABLE MORTGAGE

AUTHORISED SIGNATORY

This is to record that We,

1. WE,

2. **M/S. SANKET PROPERTIES PVT. LTD.** A Company incorporated under Companies Act 1956, having its Regd. off. At : Sanskriti, Plot No.2, City Park, S.No.586/A/B/1, Bibwewadi, Pune 411037 and represented by its Director Shri. Dharmesh Kishore Gathani, Age : 44 yrs, occ: business, **M/S. ETHIX REALTORS PVT. LTD.** A Company incorporated under Companies Act 1956, having its Regd. off. At : Sanskriti, Plot No.2, City Park, S.No.586/A/B/1, Bibwewadi, Pune 411037 and represented by its Director Shri. Dharmesh Kishore Gathani
3. **MS. KAVITA KISHORE GATHANI**, Age - Adult, Occupation - Business, R/at 2, Sanskriti, 586/A/B/1, Bibwewadi, Pune - 411 037.

4. **MRS. JYOTI DHARMESH GATHANI**, Age - Adult, Occupation - Business, R/at - 2, Sanskriti, 586/A/B/1, Bibwewadi, Pune - 411 037.
5. The Land Owners Shri. Suresh Dinkar Yerunkar, Mr. Ankush Mehta, Mrs. Sunita Mehta, Mr. Balkrushna Korde, Mrs. Supriya Botre, Mr. Ashok Oswal, Mrs. Lalita Oswal, Mr. Ratanlal Shah, Mr. Satish Pathak, Mr. Ratnakar Mhalagi, Mrs. Sunita Mhalgi, Mrs. Meghana Gupchup, Mr. Madhav Gupchup, M.C. Joseph, Mrs. Mercy Joseph, Mr. Sudhir Bankar, Suyash Co-op. Hsg. Society, Meghana Bhawe, Dr. Ashok Bhawe, Mrs. Meera Jaipalkar, Mr. Sudhir Pandit, Mr. Dnyaneshwar Bhilare, Mrs. Suvarna Bhilare, through their constituted Attorney **M/S. SANKET PROPERTIES PVT. LTD.** represented by its Director Shri. Dharmesh Kishore Gathani

hereinafter called the Mortgagors attended visited and called upon M. D. Nandkeshari, Asst. General Manager of Bank of Maharashtra, Bajirao Road Branch, Pune at his office at 1177 Budhwar Peth, Pune 411002, on the 28 th day of Sept. 2013 and deposited with and handed over and delivered to him the documents of title, evidences, deeds and writings more particularly described in the first schedule hereunder written relating to the immovable properties more particularly described in the second schedule hereunder written, and accorded and granted their oral assent to the Bank to hold and retain and to continue to hold and retain with itself the said title deeds with intent to create first charge and security by way of equitable mortgage by deposit of title deeds over the said immovable properties for securing the payment of all principal amounts, interest, penal interest, additional interest, liquidated damages, compensation, commission, costs, charges, expenses and all outstanding amounts whatsoever due or to become due to the Bank from the mortgagors in or under or in respect of the accounts, loans, advances, limits or facilities granted or to be granted by the Bank to the borrower firm described in the third schedule hereunder written.

2. Mortgagors stated further that they have read and understood the terms and conditions contained in the sanction letter AY1/Adv/Sanction/CAC/F/C/134/2013-14, dt.26.09.2013 of the Bank and undertook to abide by the same.

3. Such oral assent and deposit were made by the mortgagors with Shri. M. D. Nandkeshari, Asst. General Manager of Bank of Maharashtra, Bajirao Road Branch, Pune in the presence of V. N. Patil Sr. Manager (Credit) of the Bank.

[Signature]

[Signature]

**THE FIRST SCHEDULE ABOVE REFERRED TO:
(LIST OF ORIGINAL TITLE DEEDS)**

**AMBEGAON BUDRUK, SURVEY NO. 6, HISSA NO. 2 PUNE.
LIST OF AGREEMENTS, POA & SALE DEED**

SR. No.	DOCUMENT	DETAILS	DATE, REG.HVL NO.
1.	Dev. Agreement+ Receipt+Index-II	Suresh Yerunkar & Savita Yerunkar in favour of Sanket Properties Pvt Ltd.	23.01.2012 1013/2012 Haveeli No.10
2	Area 0H-3R POA+ Receipt Area 0H-3R	Suresh Yerunkar & Savita Yerunkar in favour of Sanket Properties Pvt Ltd.	23.01.2012 1014/2012 Haveeli No.10
3	Dev. Agreement+ Receipt+Index-II Area 0H-17R	Ankush Mehta, Sunita Mehta, Balkrishna Korde, Supriya Botre in favour of Sanket Properties Pvt Ltd.	30.07.2011 8736/2011 Haveeli No.10
4	POA+ Receipt Area 0H-17R	Ankush Mehta, Sunita Mehta, Balkrishna Korde, Supriya Botre in favour of Sanket Properties Pvt Ltd.	30.07.2011 8737/2011 Haveeli No.10
5	Dev. Agreement+ Receipt+Index-II Area 0H-05R	Meera Dinkar Jaiphalkar in favour of Sanket Properties Pvt.Ltd	12/04/2006 2691/2-006 Haveeli-9
6	POA+ Receipt Area 0H-05R	Meera Dinkar Jaiphalkar in favour of Sanket Properties Pvt.Ltd	12/04/2006 2692/2006 Haveeli-9
7	Dev. Agreement+ Receipt+Index-II Area-0H-05R	Sudhir Rajaram Pandit in favour of Sanket Properties Pvt.Ltd	12/04/2006 2693/2006 Haveeli-9
8	POA+ Receipt Area 0H-05R	Sudhir Rajaram Pandit in favour of Sanket Properties Pvt.Ltd	12/04/2006 2694/2006 Haveeli-9
9	Dev. Agreement+ Receipt+Index-II Area 0H-10R	Mrs. Meghana Ashok Bhavé & Dr.Ashok Sadashiv Bhavé in favour of Sanket Properties Pvt.Ltd	12/04/2006 2695/2006 Haveeli-9
10	POA+ Receipt Area 0H-10R	Mrs. Meghana Ashok Bhavé in favour of Dr. ashok Sadashiv Bhavé & Sanket Properties Pvt.Ltd	12/04/2006 2696/2006 Haveeli-9
11	Dev. Agreement+ Receipt+Index-II Area 0H-12R	Dnyaneshwar Ramchandra Bhilare in favour of 2 Other & Sanket Properties Pvt.Ltd	12/04/2006 2720/2006 Haveeli-9
12	POA+ Receipt Area 0H-12R	Dnyaneshwar Ramchandra Bhilare & 2 Other in favour of Sanket Properties Pvt.Ltd	12/04/2006 2721/2006 Haveeli-9
13	Sale Deed+ Receipt+Index-II	Laxmibai Haribhau Kondhare & others in favour of Sanket Properties Pvt Ltd.	13.01.2012 582/2012 Haveeli No.10

14	POA+Receipt/ Area 0H-01.66R	Laxmibai Haribhau Kondhare & others in favour of Sanket Properties Pvt Ltd.	13.01.2012 583/2012 Haveli No.10
15	Sale Deed+ Receipt+Index- II Area 0H-0.83R	Chabubai Gulab Kondhare & others in favour of Sanket Properties Pvt Ltd.	13.01.2012 589/2012 Haveli No.10
16	POA+ Receipt Area 0H-0.83R	Chabubai Gulab Kondhare & others in favour of Sanket Properties Pvt Ltd.	13.01.2012 590/2012 Haveli No.10
17	Sale Deed+ Receipt+Index- II Area 1550 sqm.	Pradeep Vitthal Jagdale & others in favour of Ethix Realtors Pvt. Ltd..	23.12.2010 12382/2010 Haveli No.10
18	POA+Receipt Area 1550 sqm.	Pradeep Vitthal Jagdale & others in favour of Ethix Realtors Pvt. Ltd..	23.12.2010 12383/2010 Haveli No.10
19	Gift Deed+ Receipt+Index- II Area 250 sqm.	Pradnya Pradeep Jagdale & others in favour of Savita Ashok Jagdale	13.10.2010 8830/2010 Haveli No.2
20	Gift Deed+ Receipt+Index- II Area 525 sqm.	Pradeep Vitthal Jagdale & others in favour of Ashok Vitthal Jagdale	15.10.2010 09360/2010 Haveli No.1
21	Sale Deed+ Receipt+Index- II Area 0H15.5R	Vivek Shankar Gogate & 1 other(V) in favour of Kavita K. Gathani & Mrs. Jyoti D. Gathani(P)	26/12/2006 10136/2006 Haveli-9

AMBEGAON BUDRUK, SURVEY NO. 6 HISSA NO.3 PUNE.
LIST OF AGREEMENTS, POA & SALE DEED

SR. No.	DOCUMENT	DETAILS	DATE
22	Dev. Agreement+ Receipt+Index- II Area 0H-03.25R	Sudhir Sitaram Bankar (E) in favour of Sanket Properties Pvt.Ltd (A)	12/04/2006 2697/2006 Haveli-9
23	POA+ Receipt Area 0H-03.25R	Sudhir Sitaram Bankar (E) in favour of Sanket Properties Pvt.Ltd (A)	12/04/2006 2698/2006 Haveli-9
24	Dev. Agreement+ Receipt+Index- II Area 0H-02R	Satish Ramchandra Pathak (E) in favour of Sanket Properties Pvt.Ltd(A)	12/04/2006 2707/2006 Haveli-9
25	POA+ Receipt Area 0H-02R	Satish Ramchandra Pathak (E) in favour of Sanket Properties Pvt.Ltd(A)	12/04/2006 2708/2006 Haveli-9
26	Dev.Agreement + Receipt+Index- II Area 0H- 04R	Ratnakar Vaman Mhalagi & 1 Other(E) in favour of Sanket Properties Pvt.Ltd (A)	12/04/2006 2709/2006 Haveli-9
27	POA+ Receipt Area 0H-04R	Ratnakar Vaman Mhalagi & 1 Other(E) & Sanket Properties Pvt.Ltd (A)	12/04/2006 2710/2006 Haveli-9
28	Dev.	M.C.Joseph & 1 Other(E) in favour of	12/04/2006

	Receipt+Index- II		Haveli-9
	Area 0H-05R		
29	POA+ Receipt Area 0H-05R	M.C.Joseph & 1 Other(E) in favour of Sanket Properties Pvt.Ltd (A)	12/04/2006 27/12/2006 Haveli-9
30	Dev. Agreement+ Receipt+Index- II	Mr. Madhav Shripad Gupchup & Mrs. Meghana Madhav Gupchup&1 Other(E) in favour of Sanket Properties Pvt.Ltd (A)	12/04/2006 27/14/2006 Haveli-9
31	POA+ Receipt Area 0H-03.05R	Mr. Madhav Shripad Gupchup & Mrs. Meghana Madhav Gupchup&1 Other(E) in favour of Sanket Properties Pvt.Ltd (A)	12/04/2006 27/15/2006 Haveli-9
32	Dev. Agreement+ Receipt+Index- II	Ratanlal Hirachand Shah(E) in favour of Sanket Properties Pvt.Ltd (A)	12/04/2006 27/16/2006 Haveli-9
33	POA+ Receipt Area 0H-09.5R	Ratanlal Hirachand Shah(E) in favour of Sanket Properties Pvt.Ltd (A)	12/04/2006 27/17/2006 Haveli-9
34	Dev. Agreement+ Receipt+Index- II	Suyash Co-Op Gruh Rachana Sanstha Ltd Through Dyaneswar Baban Argade(E) in favour of Sanket Properties Pvt.Ltd (A)	12/04/2006 27/18/2006 Haveli-9
35	POA+ Receipt Area 0H-17R	Suyash Co-Op Gruh Rachana Sanstha Ltd Through Dyaneswar Baban Argade(E) in favour of Sanket Properties Pvt.Ltd (A)	12/04/2006 27/19/2006 Haveli-9
36	Dev. Agreement+ Receipt+Index- II	Ashok Gumammal Oswal & Lalita Ashok Oswal (E) in favour of Sanket Properties Pvt.Ltd (A)	12/04/2006 27/24/2006 Haveli-9
37	POA+ Receipt Area 0H-09.5R	Ashok Gumammal Oswal & Lalita Ashok Oswal (E) in favour of Sanket Properties Pvt.Ltd (A)	12/04/2006 27/25/2006 Haveli-9
38	Sale Deed+ Receipt+Index- II	Kondiba Damu Kondhare & others in favour of Sanket Properties Pvt.Ltd (A)	13/01/2012 598/2012 Haveli-10
39	POA+Receipt+ Area 0H-01.25R	Kondiba Damu Kondhare & others in favour of Sanket Properties Pvt.Ltd (A)	13/01/2012 599/2012 Haveli-10

AMBEGAON BUDRUK, SURVEY NO. 6 HISSA NO.2 PUNE
LIST OF ORIGINAL SALE DEED

4	Sale Deed+ Index-II	Haribhau G. Kondhare, Subhash H. Kondhare, Rajaram H. Kondhare, Eknath H. Kondhare all Through POA Gangadhar S. Walse (Patil) in favour of Pradeep V. Jagdale	6585/1996, 18.07.1996, Haveli No.9
4	Sale Deed+ Index- II+Receipt Area 0H-10.5R	Haribhau G. Kondhare, Subhash H. Kondhare, Rajaram H. Kondhare, Eknath H. Kondhare all Through. POA Gangadhar S. Walse (Patil) in favour of Vijay Shankar Ganate Prasad Vivek	6586/1996, 18.07.1996, Haveli No.9

		Gogate	
4	Sale Deed+	Haribhau G. Kondhare, Subhash H. Kondhare, Rajaram H. Kondhare, Eknath H. Kondhare all Through POA Gangadhar S. Walse (Patil) in favour of Gangadhar S. Walse (Patil) in favour of Vivek Shankar Gogate, Prasad Vivek Gogate	5581/1997, 23.05.1997, Haveii No.9
2	Index- II+Receipt Area 0H-05R		
4	Sale Deed+	Haribhau G. Kondhare, Subhash H. Kondhare, Rajaram H. Kondhare, Eknath H. Kondhare all Through POA Gangadhar S. Walse (Patil) in favour of Gangadhar S. Walse (Patil) in favour of Pradnya Pradeep Jagdale	5582/1997, 23.05.1997, Haveii No.9
3	Index-II Area 0H-05R		
4	Sale Deed+	Gulab Bhau Kondhare & Vidya Sudam Lipane with consent of Baban Nathu Kondhare and others in favour of Ramesh K. Mehta, Sunita Mehta, Balkrishna Korde & Supriya Botre	31.01.1997 1081/1997 Haveii No.9
4	Index- II+Receipt Area 0H-17R		
4	Sale Deed+	Baban Nathu Kondhare Through POA Gangadhar S. Walse (Patil) in favour of Gangadhar S. Walse (Patil) in favour of Mrs.Meghana A. Bhawe & Ramu N. Kondhare & 11 Others Consenting Party	2429/1997 06.03.1997 Haveii No.9
5	Receipt+Index- II Area 0H-05R		
4	Sale Deed+	Baban Nathu Kondhare Through POA Gangadhar S. Walse (Patil) in favour of Gangadhar S. Walse (Patil) in favour of Sudhir Rajaram Pandit Ramu N. Kondhare & 11 Others Consenting Party	2428/1997 06.03.1997 Haveii No.9
6	Receipt+Index- II Area 0H-05R		
4	Sale Deed+	Baban Nathu Kondhare Through POA Gangadhar S. Walse (Patil) in favour of Gangadhar S. Walse (Patil) in favour of Mrs.Meera D.Jaiphalkar Ramu N. Kondhare & 11 Others Consenting Party	2393/1997 06.03.1997 Haveii No.9
7	Receipt+Index- II Area 0H-05R		
4	Sale Deed+	Baban Nathu Kondhare Through POA Gangadhar S. Walse (Patil) in favour of Gangadhar S. Walse (Patil) in favour of Namdeo Gulab Bhilare Ramu N. Kondhare & 11 Others Consenting Party	3404/1997 26.03.1997 Haveii No.9
8	Receipt+Index- II Area 0H-12R		
4	Sale Deed+	Baban Nathu Kondhare Through POA Gangadhar S. Walse (Patil) in favour of Gangadhar S. Walse (Patil) in favour of Dr.Ashok S. Bhawe Ramu N. Kondhare & 11 Others Consenting Party	3657/1997 04.04.1997 Haveii No.9
9	Receipt+Index- II Area 0H-05R		
4	Sale Deed+	Haribhau G. Kondhare, Subhash H. Kondhare, Rajaram H. Kondhare, Eknath H. Kondhare all Through POA Gangadhar S. Walse (Patil) in favour of Gangadhar S. Walse (Patil) in favour of Vivek Shankar Gogate, Prasad Vivek Gogate	5781/1997, 23.05.1997, Haveii No.10
5	Sale Deed+		
0	Receipt+Index- II Area 0H-05R		
AMBEGAON BUDRUK, SURVEY NO. 6 HISSA NO.3 PUNE			
LIST OF ORIGINAL SALE DEEDS			
5	Sale Deed+	Damu Nathu Kondhare in favour of Ratanlal Hirachand Shah Baban Nathu Kondhare & 2 others and Gangadhar S. Walse (Patil) (consenting party)	657/1997, 20.01.1997, Haveii No.10
1	Receipt+Index- II Area 0H-09.5R		
5	Sale Deed+	Damu Nathu Kondhare in favour of Ashok G. Oswal, Sau. Lalita Ashok Oswal, Baban Nathu Kondhare & 2	656/1997, 20.01.1997, Haveii No.9
2	Receipt+Index- II		

	Area 0H-09.5R	others and Gangadhar S. Walse (Patil) (consenting party)	
5 3	Sale Deed+ Receipt+Index- II Area 0H-30R	Baban Nathu Kondhare, Ramu Nathu Kondhare, Damu Nathu Kondhare, Kondhibhau D.Kondhare in favour of Ratnakar Waman Mhalgi, Sunita R. Mhalgi Gangadhar S. Walse (Patil) (consenting party).	2757/1997, 15.03.1997, Haveli No.9
5 4	Sale Deed+ Receipt+Index- II Area 0H-02R	Baban Nathu Kondhare & 3 others in favour of Satish R. Pathak Gangadhar S. Walse Consenting Party	2758/1997 15.03.1997 Haveli No.9
5 5	Sale Deed+ Receipt+Index- II Area 0H-03.5R	Baban Nathu Kondhare (Deceased) Through Ratnabai Shivaji Kale & 7 others in favour of Mrs.Meghana Madhav Gupchup, Madhav Shripad Gupchup Gangadhar S. Walse Consenting Party	12338/1997 05.12.1997 Haveli No.9
5 6	Sale Deed+ Receipt+Index- II Area 0H-05	Ramu Nathu Kondhare, Damu Nathu Kondhare & 5 others in favour of M. C. Joseph, Smt. Merci Joseph, Gangadhar S. Walse (Patil) (consenting party)	3182/1998, 20.04.1998, Haveli No.9
5 7	Sale Deed+ Receipt+Index- II Area 0H-03.25R	Damu Nathu Kondhare & 7 others in favour of Sudhir S. Bankar (Gangadhar S. Walse (Patil) Consenting Party)	4586/1998 10.06.1998 Haveli No.9
5 8	Sale Deed+ Receipt+Index- II Area 0H-05R	Ramu Nathu Kondhare Through POA Ramu Nathu Kondhare in favour of Suyash S.G.R.S.Mydt. (Gangadhar S. Walse (Patil) Consenting Party)	4756/1999 15.06.1999 Haveli No.9
5 9	Sale Deed+ Receipt+Index- II Area 0H-05R	Ravindra Balu Kondhare & others in favour of Suyash S.G.R.S.Mydt. (Gangadhar S. Walse (Patil) Consenting Party)	4757/1999 15.06.1999 Haveli No.9
6 0	Sale Deed+ Receipt+Index- II Area 0H-07R	Ramu Nathu Kondhare in favour of Suyash S.G.R.S.Mydt. (Gangadhar S. Walse (Patil) Consenting Party)	4746/1999 15.06.1999 Haveli No.9

**THE SECOND SCHEDULE ABOVE REFERRED TO:
(DESCRIPTION OF IMMOVABLE PROPERTIES)**

All that piece and parcel of the Land bearing S. No. 6, Hissa No.2 total area adm. 1H 16R out of it an area adm about 0H 85.49R and S. No. 6, Hissa No.3 total area adm. 0H 57R out of it an area adm about 0H 55R **totally adm.01H 40.49R** situated at village – Ambegaon Budruk, Taluka – Haveli, Dist – Pune, and within the limits of the Grampanchayat Ambegaon Budruk and collective boundaries of the subject lands are as follows :-

On or towards the East : By S.No.7
On or towards the West : By S.No.5
On or towards the North : By S.No.8 and Road
On or towards the South : By S.No.3

Alongwith rights of FSI/ FAR/ TDR to be loaded and the construction of building/s with tenements thereon.

THE THIRD SCHEDULE ABOVE REFERRED TO

Name of Borrowers	Nature of credit facilities	Limit of Amt. Rs.
M/S. Sanket Properties Pvt. Ltd., (Borrower) Co-Borrowers 1. Ethix Realto Pvt. Ltd., 2. Ms. Kavita Kishore Gathani 3. Mrs. Jyoti Dharmesh Gathani	Project Term Loan to complete residential project at Ambegaon Budruk Pune	Rs. 14.00 Crores [Rs. Fourteen Crores only]

(Authorized representative and acceptor of title deeds)

Bank of Maharashtra Bajirao Road Branch

Designation : Asst. Gen. Manager

Branch Bajirao Road Branch

Place : Pune

मंगेश दाशराम आवेशी

Witness For Bank of Maharashtra
Patil, N. K. S. Manager
Name & Designation

Date 30/09/2013