

MODEL CO-OP. BANK LTD.

100  
1916-2016 YEARS OF GROWTH

MCB/THN/263/2016-17

9<sup>th</sup> February, 2017

To,  
M/s Shree Swami Samarth Associates  
201/202 Shri Sarika Co-op Housing Society Ltd,  
Gen. Arun Kumar Vaidya Marg, Above Hotel Utsav  
Panchpakhadi, Thane (W) - 400602.

Dear Sir,

Re: Your application dated 23.01.2017 for Overdraft facility.

We refer to your captioned application and are pleased to inform you that you have been sanctioned the following overdraft facility on the terms and conditions stipulated as under:

**Facility:**

1. Overdraft facility - Rs.1,25,00,000/ ( One Crore Twenty Five Lakhs Only )  
( Enhancement from Rs.65.00 Lacs to Rs. 125.00 Lacs)

**Purpose:**

For working capital requirement.

**Security :**

Extension of Equitable mortgage of Shop No.1 & 2, Gr .Floor, ' Mandar ', Ramdas CHS Ltd.  
Kaka Sohani Path, Ghantali, Thane West-400 602

**Guarantors:**

You shall provide personal guarantee of :

1. Mrs. Shweta Sanjay Chonkar
2. Mr. Uma Vinayak Patkar
3. Mr. Sanjay Anand Chonkar

**Registered Office:**

14-B, Vatsa House, Janmabhoomi Marg,  
Fort, Mumbai 400 023.

**Administrative Office:**

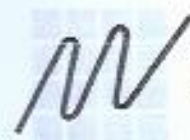
501, Central Plaza, 166 CST Road, Kalina,  
Santacruz (East), Mumbai 400 098.

**Thane Branch:**

128, Saket, Dr. Lazarus Road, Chagal,  
Thane (West) 400 602.



Tel No: 25341550, 25341552 email: [thane@modelbank.in](mailto:thane@modelbank.in) website: [www.modelbank.in](http://www.modelbank.in)



**Rate of Interest:**

13.75% p.a. chargeable every month or any other rates of interest that would be advised to you from time to time. Additional penal interest @ 3.00% p.a. on the over dues / out of order position.

**Share Linkage :**

You shall invest an amount equivalent to 2.50% of total limit sanctioned.

**Repayment:**

1. Overdraft facility subject to annual review.

**Other terms :**

1. Assets mortgaged / hypothecated to the bank will be adequately insured with Bank's name as financiers.
2. Society / Builder will be advised of additional facility sanctioned in your favour.
3. Power of Attorney and Affidavit-cum-Undertaking will be obtained duly notarized.
4. Notice of Intimation of equitable mortgage will be registered with registration office within stipulated time limit.
5. Stamped undertaking will be obtained to route the sale proceeds through the overdraft account with 10% reduction in the limit from the sale amount.

**Charges:**

You shall pay the following charges:

Loan Processing Charges.	Rs.65,000.00
S. Tax on Loan Proc. Charges	As applicable
CERSAI	Rs.200.00
Service Tax on CERSAI	As applicable
Stamp Charges	As Applicable
Equitable Mortgage Charges (0.20%)	Rs.12,000
Share Linkage (2.5 % of loan amount)	1,50,000
Intimation of notice of Eq. Mortgage Charges	As applicable

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Santa Cruz (East), Mumbai 400 098.

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Thane (West) 400 602.



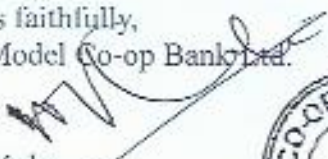


**NOTE:** The sanction is valid for a period of 3 months only and if the credit facilities are not availed within the period of 3 months from the date of sanction it requires revalidation from Head office.

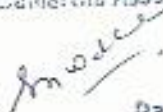
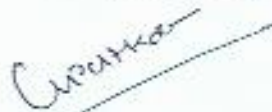
*If the above terms and conditions are acceptable to you, please return the duplicate copy of this letter duly signed for having accepted the terms and conditions of sanction and call on us along with the guarantors for executing the documents.*

Thanking you,

Yours faithfully,  
For Model Co-op Bank Ltd.

  
A K Kale  
Senior Manager



  
Partner 

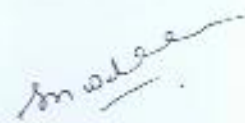
*Accepted Terms & Conditions mentioned above. I/We hereby authorize to debit the loan processing charges, other charges / shares etc. to my Overdraft Account No. 1403/1 with you.*

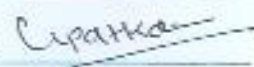
**Guarantors**

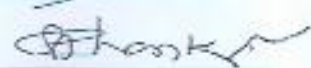
Mrs. Shweta Sanjay Chonkar

Mrs. Uma Vinayak Patkar

Mr. Sanjay Anand Chonkar







**Registered Office:**

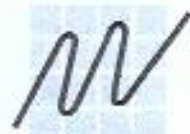
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1916-2016 YEARS OF GROWTH

MODEL CO-OP. BANK LTD.

Ref: MCB/THN/041/2017-18

19<sup>th</sup> June, 2017

To,  
M/s Shree Swami Samarth Associates  
201/202, Shree Sarika CHSL  
Gen. Arun Kumar Vaidya Marg  
Above Hotel Utsav  
Panchpakhadi  
Thane ( W) – 400 602

Dear Sir / Madam,

**Re: Your application for Credit facilities dated 01.06.2017**

With reference to your captioned application, we are pleased to inform you that you have been sanctioned the following credit facilities on the terms and conditions stipulated as under:

**Facility:**

Business Loan (Under Rent Discounting Scheme) : – Rs.40,00,000- (Rupees Forty Lakh Only)

**Purpose:**

To meet additional Construction cost

**Security :**

Extension of equitable mortgage of Shop No. 1 & 2, Ground floor, 'Mandar' Ramdas CHS Ltd. Kaka Sohani Path, Ghantali, Thane ( W)

**Guarantors:**

You shall provide personal guarantee of :

1. Mrs. Shweta Sanjay Chonkar
2. Mrs. Uma Vinayak Patkar
3. Mr. Sanjay Anand Chonkar

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Tel No: 25341550, 25341552 email: [thane@modelbank.in](mailto:thane@modelbank.in) website: [www.modelbank.in](http://www.modelbank.in)



**Rate of Interest:**

Business Loan @ 12.25% p.a. chargeable every month or any other rates of interest that would be advised to you from time to time. Additional penal interest @ 3.00% p.a. on the over dues / out of order position.

**Share Linkage :**

You shall invest an amount equivalent to 2.5% of total limit sanctioned.

**Repayment:**

Business Development Loan is repayable in 20 monthly installments of Rs. 2,22,200/- starting from 1<sup>st</sup> month from the date of disbursement.

**Other terms :**

1. All Assets mortgaged/hypothecated will be adequately insured with the bank's name as financiers
2. Society / Builder will be advised of additional facility sanctioned to the firm
3. Power of Attorney and Affidavit-cum-Undertaking will be obtained, duly notarized,
4. Notice of creation of Equitable Mortgage will be registered with the Registration Office
5. Undertaking will be obtained from M/s N.J India Invest Pvt. Ltd to remit the monthly Rent / Service charges directly to the Branch for the credit to the loan amount

**Charges:**

You shall pay the following charges:

Loan Processing Charges.	Rs.20,000/-
S. Tax / Surcharge on Loan Proc. Charges	As applicable
CERSAI	Rs. 100
Service Tax / Surcharge on CERSAI	As applicable
Stamp Charges	As Applicable
Equitable Mortgage Charges (0.20%)	Rs.8,000
Share Linkage (2.5 % of loan amount)	Rs.1,00,000
Valuation Charges	As applicable
Legal opinion Charges	As applicable
Intimation of notice of Eq. Mortgage Charges	As applicable

**Registered Office:**

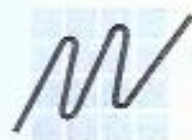
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**Prepayment :**

Penalty of 2% on outstanding balance/Drawing Power or Rs.1,000/- whichever is higher will be charged in case of prepayment/ Pre-closure and / or loan is taken / transferred to other Banks / Institutions.

NOTE: The sanction is valid for a period of 3 months only and if the credit facilities are not availed within the period of 3 months from the date of sanction it requires revalidation from Head office.

*If the above terms and conditions are acceptable to you, please return the duplicate copy of this letter duly signed for having accepted the terms and conditions of sanction and call on us along with the guarantors for executing the documents.*

Thanking you,

Yours faithfully,

For Model Co-op Bank Ltd.

A K Kale  
Senior Manager



*Accepted Terms & Conditions  
mentioned above. I/We hereby authorize  
to debit the loan processing charges,  
other charges / shares etc. to my  
Saving Bank account 920 with you*

For Sree Swami Samartha Associates

*C. Patkar*  
Partner

<u>Guarantor's Name</u>	<u>Signature</u>
Mrs. Shweta Sanjay Chonkar	<i>Shweta</i>
Mrs. Uma Vinayak Patkar	<i>C. Patkar</i>
Mr. Sanjay Anand Chonkar	<i>Sanjay</i>

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