

Sr.No.	Charge ID	Date of Registration of Charge	Date of Registration of Change	Short Description of the Property Charged	Period & Amount Charged	Name & Address of Chargeholder	Particulars of the terms and Condition of Charge	Description of the instrument creating the Charge	Date of Registration of Change	Date of Registration of modification of Change	Particulars of modification	Date of Satisfaction	Date of Satisfaction of Registrations	Facts and date of condition of delay of any	Reason for entry in Blank for registration of Creation, modification or
1	10563515	30/02/2015	30/02/2015	Hypothecation of stock,books debts, tangible movable property (both present & future) belonging to the borrower situated at Kumbhavilal Village, Savali Kharapada Road, Taluka - Khapur, Khopoli - 410 202, Dist- Raigad, Maharashtra.	On demand & 2,00,00,000	The Sarawat Co-operative Bank Ltd, Nariman Point Branch, Mumbai, Nariman Point, Mumbai- 400021	1. Principal + 0.5% p.a at such rate as may be determined by the bank 2. on DD facility 3. Margin Siswa 4. Credit Facility	Agreement of Hypothecation of movable property				30-11-2017			
2	10555075	26-02-2015	26-02-2015	All the Plant & Machinery (movable as well as immovable) belonging to the borrower and lying and being at the borrower's place of business at Village, Savali Kharapada Road, Taluka - Khapur, Khopoli - 410 202, Dist- Raigad, Maharashtra.	24,00,00,000	The Sarawat Co-operative Bank Ltd, Small Medium Enterprises Branch,Mitali Court, Vithan Bhawan Marg, Nariman Point, Mumbai MH400 021	Primary Charge of 100 Lacs to be created on P.R. M for exercising limits as per Sanction Letter	Agreement of Hypothecation of Movable Property	14-03-2016						
3	100065428	11-08-2016	11-08-2016	Hypothecation of Vehicle model Hyundai, colour: Polar white	14,00,000	The Sarawat Co-operative Bank Limited Rasec Dadar Branch,50,Laxman Zilla,1st floor, Ranade Road, Dadar(West),Mumbai MH400028	Term Loan	Agreement of Hypothecation of Vehicle							
4	100088417	03-10-2017	03-10-2017	Hypothecation of Vehicle tboe purchased Stock, MT-MH 46-8A- 1374	11,00,000	The Sarawat Co-operative Bank Limited Rasec Dadar Branch,50,Laxman Zilla,1st floor, Ranade Road, Dadar(West),Mumbai MH400028	Term Loan	Agreement of Hypothecation of Vehicle				18-09-2020	16-10-2020		
5	100201018	21-12-2017	21-12-2017	Hypothecation of Vehicle to be purchased from BMW Financial Services Ltd	79,50,000	BMW India Financial Services Private Limited Tower C, 14th Floor, Building No. 10MF Cyber City Phase II Gurugram-122002	Vehicle Loan	Retail Finance Agreement				29-12-2021	28-01-2022		
6	100182969	20-04-2018	20-04-2018	Car TATA Tiago XZ Reg No. MH46 BE 5265	5,03,000	The Sarawat Co-operative Bank Ltd, Nariman Point Branch, Mumbai, Nariman Point, Mumbai- 400021	8.40% p.a with monthly rent 36 Months instalment of Rs.15,900/- p.m.on 10th of every month	Agreement of Hypothecation of Vehicle				06-03-2021	12-06-2021		
7	10224201	24-04-2010	24-04-2010	Deposit of title deeds of farm/land measured 7.80/- acres situated at Kumbhavilal Village, Savali Kharapada Road, Taluka - Khapur, Khopoli - 410 202, Dist- Raigad, Maharashtra.	11,15,20,000	The Sarawat Co-operative Bank Ltd, Small Medium Enterprises Branch,Mitali Court, Vithan Bhawan Marg, Nariman Point, Mumbai MH400 021	PLA-540 (pls 1 to subject to minimum 9% p.a or at such rate as may be determined by the bank from time to time. More particularly described in sanction letter attached	Letter evidencing deposit of title deeds letter dated 29/06/2018	12-02-2020	30/01/2021	Main Security For TL I for Rs 625.00 lacs against land & Building Main Security for TL II for Rs 3070.00 lacs against Plant and machinery Main Security for TL III for Rs 230.00 lacs against Other Movable Fixed Assets Repayable in 102 months including moratorium of 1 months Main Security for TL IV for Rs 11625.00 lacs against the credit facilities enjoyed by the company to the extent of Rs 11625.00 lacs as per sanction letter Ref No 10224201 NFT/NAG/2018-19/1604 dt 10/09/2018				
8	10224013	23-04-2010	23-04-2010	Hypothecation of stocks, goods, Plant & Machinery, tangible movable property (both present & future) belonging to borrower situated at Kumbhavilal Village, Savali Kharapada Road, Taluka - Khapur, Khopoli - 410 202, Dist- Raigad, Maharashtra.	12,00,00,000	The Sarawat Cooperative Bank Ltd SMF Nariman Point Branch,Mitali Court A Wing 1st Floor,Vithan Bhawan Marg, Nariman Point,Mumbai-400021	10.65% p.a. or at such rate as maybe determined by the bank from time to time	Deed of Hypothecation	29-06-2018	29-06-2018	Modification for additional amount of Rs.11500000/- for period from 22/06/2018 onwards of Hypothecation for additional reference letter dt 29/06/2018 Amount of Rs.1600.0000Pub/R091331 was carried out of your CC limits from Rs.2500.00 lacs to Rs.2550.00 lacs.				
9	10223534	24-04-2010	24-04-2010	Hypothecation of stocks, goods, Plant & Machinery, tangible movable property (both present & future) belonging to borrower situated at Kumbhavilal Village, Savali Kharapada Road, Taluka - Khapur, Khopoli - 410 202, Dist- Raigad, Maharashtra.	17,00,00,000	The Sarawat Cooperative Bank Ltd SMF Nariman Point Branch,Mitali Court A Wing 1st Floor,Vithan Bhawan Marg, Nariman Point,Mumbai-400021	10.65% p.a. or at such rate as maybe determined by the bank from time to time	Deed of Hypothecation	29-06-2018	29-06-2018	During the review of the limits vide BOD of 11.12.2015 of your account "Existing Import / Export LC cum buyers credit limit is restricted to Rs. 3300.00 Lacs (4x against sanctioned limit of Rs. 3700.00 lacs				
10	100214198	14-09-2018	14-09-2018	Short term cash credit of rs. 10 Crores, hypothecation of the stocks, books debts, both tangible & intangible movable property lying at 412, 21st Floor, Nariman Point, Mumbai-400021, Dist- Raigad, Nariman Point, Mumbai- 400021	Rs 10,00,000/-	The Sarawat Cooperative Bank Ltd SMF Nariman Point Branch,Mitali Court A Wing 1st Floor,Vithan Bhawan Marg, Nariman Point,Mumbai-400021	15.15% p.a with monthly rent PLB-5.75 % p.a + 9.40 % p.a	Agreement of Hypothecation of Movable Property							
11	100264287	14-05-2019	14-05-2019	Hypothecation of Maruti (SLPX-901720), Vehicle No. MH-46-8K-7925, for short term loan of Rs. 9 Laks	Rs 9 Months Rs.9 Laks	The Sarawat Cooperative Bank Ltd SMF Nariman Point Branch,Mitali Court A Wing 1st Floor,Vithan Bhawan Marg, Nariman Point,Mumbai- 400021	1.8.00 p.a with monthly Rent 2. PLB M Loan of Rs.9,00,00/- Repayable in 40 equal installments of Rs. 18,700/-	Agreement of Hypothecation of Movable Property				14-10-2020	13-11-2020		
12	100306200	13-11-2019	13-11-2019	Term loan of Rs. 10 Lakh on Hypothecation of Car (SLPX-901780) for Vehicle no. MH-46-BQ-3188	Rs 8 months, 10,00,000	The Sarawat Cooperative Bank Ltd SMF Nariman Point Branch,Mitali Court A Wing 1st Floor,Vithan Bhawan Marg, Nariman Point,Mumbai- 400021	4.5% p.a with equal monthly installments of Rs.12,000	Agreement of Hypothecation of Movable Property				14-10-2020	13-11-2020		
13	100306203	25-11-2019	25-11-2019	Hypothecation of Vehicle (SLPX-901782), Vehicle No.MH-46-01-0k-5543) for term loan of Rs. 65 Laks	Rs 6 months, 65,00,000	The Sarawat Cooperative Bank Ltd SMF Nariman Point Branch,Mitali Court A Wing 1st Floor,Vithan Bhawan Marg, Nariman Point,Mumbai- 400021	8.5% p.a with equal monthly installments of Rs.2,06,000	Agreement of Hypothecation of Movable Property							
14	100310255	12-06-2019	12-06-2019	Hypothecation of Current assets, Movable Property, CC Rs. 25 Crores,Letter of Credit Rs. 25 Crores, LER Rs.2 Crores	Rs 12 months, Rs. 52 Crores Modified to- 1,25,00,00,000	Axis Bank Limited Corporate Banking Branch, 12, Mitali Tower, A Wing, 1st Floor, Vithan Bhawan Marg, Nariman Point,Mumbai-400021	8.45% p.a with equal monthly installments and renewals after expiry of tenure	Deed of Hypothecation of Movable Property	21-11-2020	22-12-2020	Modification is done to register Mortgage deed and property on immovable property of company land and factory	Registration of Mortgage Deed and Property			
									20-12-2021	19-01-2022	Modification due to enhancement of credit facility	Enhancement of Credit Facility upto 75 Crores			
									15-03-2022	05-05-2022	Modification due to enhancement of credit facility	Enhancement of Credit Facility upto 125 Crores			
									30-08-2022	10-04-2022	Modification due to enhancement of credit facility	Enhancement of Credit Facility upto 125 Crores			
15	100510989	12-09-2021	20-12-2021	Charge on movable property , Floating Charge,Book Debt, Charge on fixed Deposit of Rs. 11 Crores on land & Building	Rs 115 Crores	MFCL SME Limited House Bensipat Bapati Marg Lower Parel -West Mumbai- 400113	As per Deed of Hypothecation filed with ROC	Deed of Hypothecation on Movable Property , Book Debt, Charge on fixed Deposit, Land & Building	11-09-2022	15-12-2022	Exclusive Charge by way of equitable mortgage of immovable property i.e. Factory building, all plant & Machinery (both present & future) situated land as mentioned in Simple Mortgage Deed				

16	10057632	05-04-2022	13-05-2022	Charge on Movable Property, Floating Charge on Vehicle by way of Hypothecation	Rs.59,90,000	HDFC BANK Limited House no/sapati Bapal Marg Lower Parel -West Mumbai- 400013	As per Loan cum Hypothecation Agreement	As per Loan cum Hypothecation Agreement						
17	100580199	06-01-2022	14-06-2022	First Paripassu Charge, Hypothecation on: 1. Stock in trade 2. Stock in hand 3. Plant & Machinery 4. Whole of Security Providers etc.	Rs. 36 Crores	HDFC BANK Limited House no/sapati Bapal Marg Lower Parel -West Mumbai- 400013	Deed of Hypothecation for Current assets, Plant & Machinery & Stock debts	Deed of Hypothecation						
18	101063933	03-03-2025	03-03-2025	Hypothecation of AUTO AA TECHNOLOGY PETROL, Registration No. MH 46 C 5377, Chassis No. WA045784XK7020314; Engine no. D44529578	Rs.43,00,000	Unit no. B1-G01, Unova Marathon Nest Garden Complex, Garaptrao Kadam Marg, Lower Parel, Mumbai-400013, Mumbai, Maharashtra, India, 400013	As per the Agreement of Hypothecation	Agreement of Hypothecation						
19	101070819	13-03-2025	13-03-2025	Borrower doth do hereby hypothecate to and in favour of the Bank all tangible movable property, A, B, C, D, E, F, G, Machine (both present and future) belonging to the borrower and being and being situated at 812, Tulsi Chambers, 212, Nariman Point, Mumbai 400021 Sapna, 18/24/34/44, 19/14/24, 20/3, 18/7/24/34/44, 19/14/24, 20/3, 20/4, 21/4, 22/1/2/3/4/5, 23/2, 24/2, 24/3, 25/2, 26/2, 27/2, 28/2, 30/1, 30/2, 30/2b, 19/2/25, 20/2/1, 23/1, Kumbhavi Village, Savdli Dhule, Maharashtra, India, Khopoli, Raigad Maharashtra India 401301	Rs.5,00,00,000	SME Lower Parel Branch, Unit No. B1_G01,Unova Marathon Nest Garden Complex, Garaptrao Kadam Marg, Lower Parel, Mumbai-400013, Mumbai, Maharashtra, India, 400013	Agreement for Hypothecation of Movable Property							
20	101160181	25-09-2025	30-09-2025	Al) For Working Capital: Second Charge Pari Passo by way of Hypothecation on Plant and machinery (excluding VBL exclusive charge) and First Charge Pari Passo by way of Hypothecation on Current Assets B) For Term Loan: First Charge Pari Passo by way of Hypothecation on Plant and machinery (excluding VBL exclusive charge) and Second Charge Pari Passo by way of Hypothecation on Current Assets (All Current Assets And Sapna Chambers, Mumbai) and Hypothecation on Specific Movable Fixed Assets (MFA funded through VBL Term Loan)	36 Months Rs. 48,00,00,000	YES BANK LIMITED YES BANK HOUSE, OFF HIGHWAY, SANTACRUZ, EAST- 400055, Mumbai, Maharashtra.	As per the Agreement of Hypothecation	Deed of Hypothecation						