

રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર ૨૦૨૦૦૧૮૦૩૯૩૯૩ દસ્તાવેજ નંબર ૧૦૩૧૩ દસ્તાવેજ વર્ષ ૨૦૨૦
તારીખ ૨૧ માહે સપ્ટેમ્બર સને ૨૦૨૦

દસ્તાવેજનો પ્રકાર: મોર્ગેજ

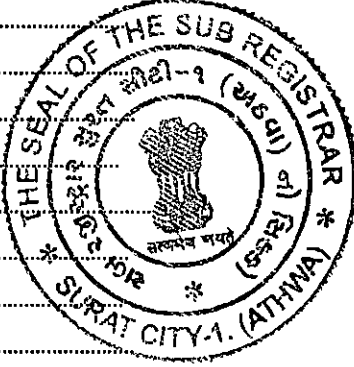
અવેજ ૩૮૯૬૦૦૦૦.૦૦

રજુ કરનારનું નામ શ્યામ કનૈયાલાલ અગરવાલ

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી..... ૫૦૦૦.૦૦
નકલ કરવા ની ફી સાઈડ / ફોલીઓ..... ૩૮૦.૦૦
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)..... ૧૮૦.૦૦
શોધ અગર તપાસણી.....
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીઓ.....
ઈન્ડેક્સ-૨ ફી



કુલ એકંદરે રૂ. ૫૫૬૦.૦૦

અંકે રૂપિયા પાંચ હજાર પાંચ સો સાઈઠ પૂરા

દસ્તાવેજ ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં


દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

ધોડદોડ રોડ સુરત

અગર

ને આપશો

રજુ કરનારની સહી


D. D. Makwana
સબ રજીસ્ટ્રાર
સુરત - 1 City

અંકે રૂ. : 5560.00
20200918855456276
સબ રજીસ્ટ્રાર સુરત - 1 City

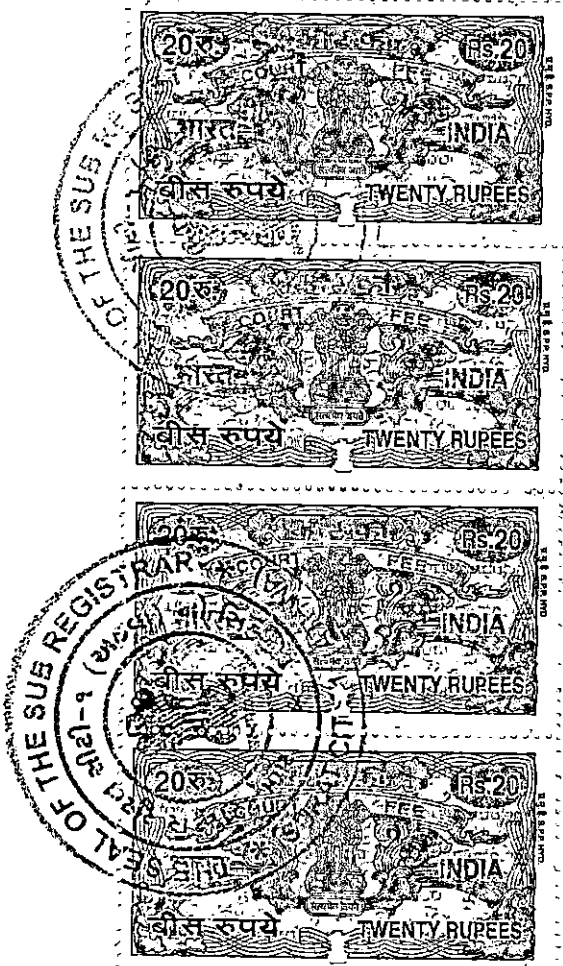
અધિકારી દસ્તાવેજ ચકાસી શકે છે
સબ રજીસ્ટ્રાર કચેરી
સુરત-૧, (અઠવા)

અનુક્રમશિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી

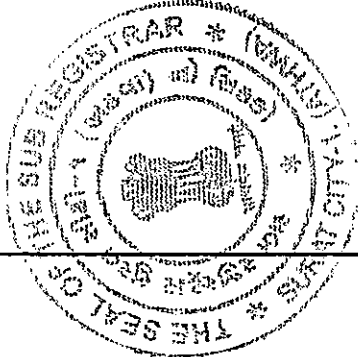
Sub-Registrar Office(SRO) SURAT-1 (Athawa), A/6, Bahumali, Nanpura

ગામનું નામ	દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના દિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર (જો કંઈ પણ હોય તો)	સેકશન	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
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(B.D. Makwana)
H.O. & R. G-1
Surat City-1, Athwa

મજુરા	મોબાઈલ નંબર 389600000.00	અકબા (1) રે.સર્વે નં 90 સીટી સર્વે વોર્ડ નં 13 નોંધ નં 2187 ટી.પી નં 5 ફા.પ્લોટ નં 1101બી પેકી એકરોન બિલ્ડિંગના ચોથા માળ પર આવેલ ઓફીસ નં 401 જેનુ કારપેટ એરીયા ક્ષેત્રફળ 137 ચો.મી તથા તેના તળ ની જમીન વણુ.વહે હિસ્સા સહિત ની મિલકત (2) રે.સર્વે નં 90 સીટી સર્વે વોર્ડ નં 13 નોંધ નં 2187 ટી.પી નં 5 ફા.પ્લોટ નં 1-101બી પેકી એકરોન બિલ્ડિંગના પાંચમા માળ પર આવેલ ઓફીસ નં 501 જેનુ કારપેટ એરીયા ક્ષેત્રફળ 75.00 ચો.મી ઓફીસ તથા તેને બાજુ ટેરેસ 62.00 ચો.મી મળી કુલ 137.00 ચો.મી તથા તેના તળ ની જમીન માં વણુ.વહે હિસ્સા સહિત ની મિલકત મજુરા	વિવાપેક પ્રાઇવેટ લી ના ઓથો. ડાયરેક્ટર તરીકે નિલકશ અગરવાલ શ્યામ કનૈયાલાલ અગરવાલ	ICICI BANK LTD ના મેનેજર તરીકે ધીરજ મલવાવાલા	21/09/2020 21/09/2020	10313	આ સાથે બીજી મીલકત મોજે ગામ-બાલડા, તા. પારડી, જિલ્લો-સુરત ની છે.
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સુરત મેયર
સુરત મેયર
સુરત મેયર

મુકાબલ કરનાર
ખરી નકલ

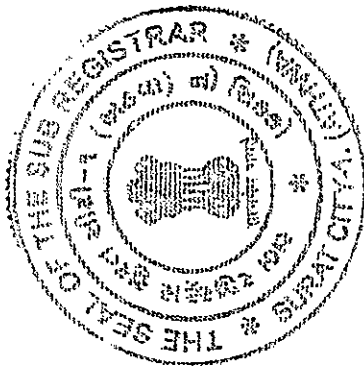
સબ રજીસ્ટ્રાર
Sub-Registrar Office(SRO) SURAT-1 (Athawa), A/6, Bahumali, Nanpura

રીકી વર્મો ની તારીખ 23/09/2020 ના રોજની

અરજી નંબર : 28398

તારીખ : 23-09-2020

સબ રજીસ્ટ્રાર
Sub-Registrar Office(SRO) SURAT-1 (Athawa), A/6, Bahumali,
Nanpura



નોંધ: કોમ્પ્યુટર પ્રિન્ટમાં કોઈ પણ રીતે કરેલ સુધારો માન્ય ગણાશે નહીં.

પ્રિન્ટ તારીખ : 23/09/2020

E- CHALLAN

Login ID PDEN	2020018015794	BARCODE		Printed On	18/09/2020 19:01:04
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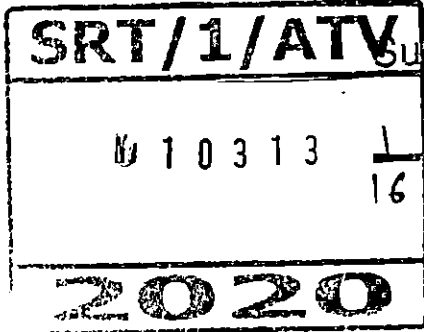
Department	Superintendent of Stamps And Inspector General Of Registration	Payer Details			
Property Details	OFFICE NO. 401 & 501 ACRON WARD ATHWA, TAL. MAJURA, DIST. SURAT	TAX ID (If Any)			
		PAN No. (If Applicable)	NA		
		Full Name	SHYAM KANHAIYALAL AGARWAL		
Office Name	S.R.O - SURAT-1 City, Athva Killa, Chow Bazar	Address	11/B RATNAMILAN APPT GHOD DOD ROAD SURAT		
Location	SURAT				
Year	2020-2021 One time				

Transaction No	Account Head Details		Amount (RS.)	Bank CIN	Date	Bank-Branch
20200918855456276	Registration Fee (0030-03-104-00)	5560.00	5560.00	57000013551003018092099699	18/09/2020	SBI EPAY

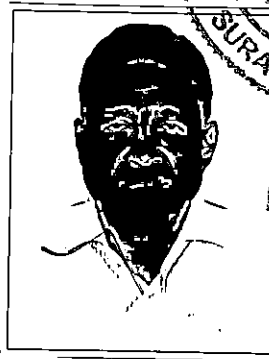
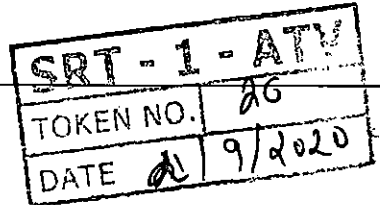
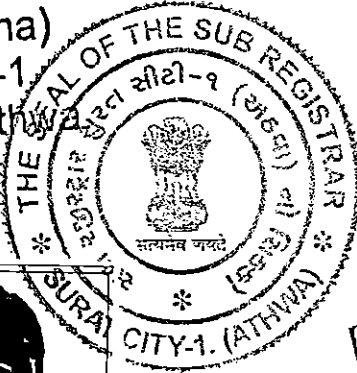
Total Amount :- 5560.00

Total Amount/In Words :- Rupees Five Thousand Five Hundred Sixty Only

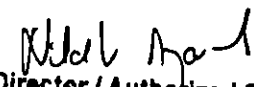
Remarks (If Any)	
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(B.D. Makwana)
H.Q.S.R. G-1
Surat-City-1, Athva



For Viva Pack Private Limited


(Director / Authorized Signatory)

SS&IGR-GUJARAT

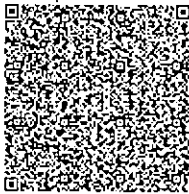
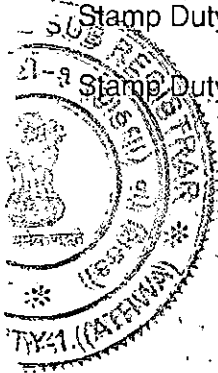
Note : (1) Stamp duty paid by the E-Challan is valid up to 6 months from the date of generation subject to provision of Sec52/c of the Gujarat stamp Act-1958.
(2) The Registration fee paid by E-challan is valid up to 4 month from the date of execution of the instrument, u/s.23 of the Registration Act-1908.

Disclaimer: This is a digitally system generated e-Challan, Which does not require signature.

INDIA NON JUDICIAL
Government of Gujarat

Certificate of Stamp Duty LB 10313 2/16

Certificate No. IN-GJ39012178196389S
Certificate Issued Date 15-Sep-2020 11:23 AM
Account Reference IMPACC (SV)/ gj13011404/ NANPURA/ GJ-SU
Unique Doc. Reference SUBIN-GJGJ1301140416048479548072S
Purchased by VIVA PACK PVT LTD
Description of Document Article.36(b) Mortgage Deed - Without Possession
Property Description SUPPLEMENTAL INDENTURE OF MORTGAGE
Consideration Price (Rs.) 3,89,60,000
(Three Crore Eighty Nine Lakh Sixty Thousand only)
First Party VIVA PACK PVT LTD
Second Party ICICI BANK LTD
Stamp Duty Paid By VIVA PACK PVT LTD
Stamp Duty Amount(Rs.) 1,36,600
(One Lakh Thirty Six Thousand Six Hundred only)



LB 0004475358

VOID VOID VOID

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

SUPPLEMENTAL INDENTURE OF MORTGAGE-

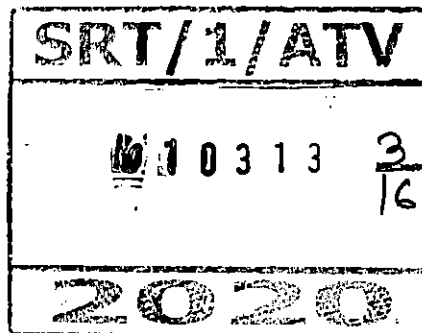
THIS SUPPLEMENTAL INDENTURE OF MORTGAGE (this "Supplemental IOD", which expression shall include the Schedule(s) hereof and all amendments made thereto from time to time) executed at the place, on the day, month and year set out in *Schedule I* hereof by the person(s) named in *Schedule I* hereof (the "Mortgagor")

in favour of

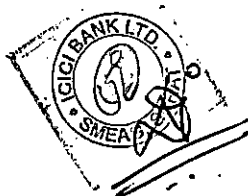
ICICI BANK LIMITED, a company incorporated under the Companies Act, 1956 and a banking company within the meaning of the Banking Regulation Act, 1949 and having its Registered Office at Landmark, Race Course Circle, Vadodara 390 007 and corporate office at ICICI Bank Towers, Bandra Kurla Complex, Bandra, Mumbai 400 051, and among others, a branch / office at the place specified in *Schedule I* hereof (the "Mortgagee", which expression shall, unless it be repugnant to the subject or context thereof, include its successors and assigns).

¹ to be stamped as mortgage deed for enhanced facilities and as deed of additional security for securing additional properties, if any

1



051100.V2



For Viva Pack Private Limited

Nishu M...
(Director / Authorized Signatory)

SRT/1/ATV

10313

4
16

2020

WHEREAS :

1. By a facility agreement (the "Facility Agreement", which expression shall include all amendments made thereto from time to time) made on the day, month and year set out in the First Schedule hereunder written between the Borrower (as specified in the Schedule I hereinafter) and the Mortgagee, the Mortgagee has at the request of the Mortgagor, agreed to grant / extend to the Borrower and the Borrower has agreed to avail from the Mortgagee, on the terms and conditions contained in the Facility Agreement, certain facilities not exceeding amounts in the aggregate specified in Schedule I hereof (the "Facilities", which expression shall, as the context may permit or require, mean any or each of such Facilities).

2. One of the conditions of the Facility Agreement is that the Facilities together with all interest, commission, costs, charges, expenses and all other monies including any increase as a result of revaluation / devaluation / fluctuation or otherwise in the rates of exchange of foreign currencies, if any, involved, whatsoever stipulated in or payable by the Borrower under the Facility Agreement and/or the other Transaction Documents shall be secured, inter alia, by mortgage of various assets of the Mortgagor, in a form and manner satisfactory to the Mortgagee.

3. Pursuant to the terms of the Facility Agreement the Mortgagor has created mortgage in favour of the Mortgagee over the Mortgaged Properties, more particularly described in the indenture of mortgage executed by the Mortgagor on the day, month and year set out in Schedule I hereof (the "Principal IOD", which expression shall include all amendments / supplements made thereto from time to time), as security for repayment / payment of the Facilities, all interest, commission, charges, costs, expenses and all other monies including any increase as a result of revaluation / devaluation / fluctuation or otherwise in the rates of exchange of foreign currencies, if any, involved, as stipulated and in the manner set out in the Facility Agreement and/or other Transaction Documents.

4. Subsequent to the execution of the Principal IOD, the Mortgagee has, at the request of the Borrower, agreed to enhance the Facilities / extend further secured facilities upto the overall limits in the aggregate not exceeding amounts specified in Schedule I hereof (the "Enhanced Facilities", which expression shall, as the context may permit or require, mean any or each of such Enhanced Facilities), on the terms and conditions contained in the Supplemental and Amendatory Agreement dated the day, month and year set out in Schedule I hereof (the "Supplemental Agreement").

³In terms of the Facility Agreement the Mortgagor is required to create mortgage over certain other assets as and by way of additional security for the purpose of securing the Facilities ⁴as also the Enhanced Facilities, ⁵on the terms and conditions contained in the Supplemental and Amendatory Agreement dated the day, month and year set out in Schedule I hereof (the "Supplemental Agreement").

delete if not applicable

delete if not applicable

delete if not applicable

to be retained if security on additional assets was not stipulated in facility agreement



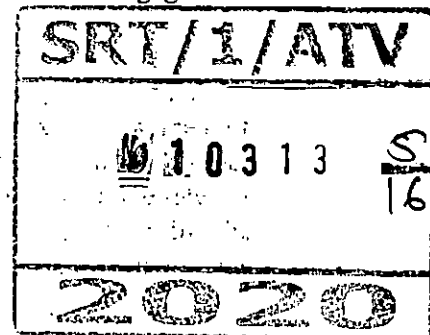
For Viva Pack Private Limited

Nick Garg
(Director / Authorized Signatory)

⁶The Mortgagor is required to execute a Supplemental Indenture of Mortgage in favour of the Mortgagee so as to provide that the security created under the Principal IOD as aforesaid shall also secure the Enhanced Facilities and all monies in respect thereof, ⁷as also that the Facilities and the Enhanced Facilities shall also be secured by additional assets.

5. The Mortgagee has called upon the Mortgagor to execute these presents, which the Mortgagor has agreed to do in the manner hereinafter expressed.

NOW THEREFORE THESE PRESENTS WITNESSETH THAT:



1. In pursuance of the Facility Agreement, the Supplemental Agreement and the Principal IOD and in consideration of the Mortgagee having granted and/or agreed to grant / extend the Enhanced Facilities to the Borrower on the terms and subject to the conditions set out in the Facility Agreement and the Supplemental Agreement and the other Transaction Documents and for the consideration aforesaid, the Mortgagor confirms and declares that the Mortgaged Properties are hereby granted, conveyed, assigned, assured and transferred, as security for and be charged also with the repayment / payment of the Enhanced Facilities, all interest, commission, costs, charges, expenses and all other monies including any increase as a result of revaluation / devaluation / fluctuation or otherwise in the rates of exchange of foreign currencies, if any, involved, whatsoever stipulated in or payable by the Mortgagor under the Facility Agreement, these presents, the Supplemental Agreement and/or the other Transaction Documents in terms of the provisions of Schedule I hereof.

2. In pursuance of the Facility Agreement, ⁹the Supplemental Agreement and the Principal IOD and in consideration of the Mortgagee having granted / extended and/or agreed to grant / extend the Facilities ¹⁰and the Enhanced Facilities to the Borrower on the terms and subject to the conditions set out in the Facility Agreement, ¹¹the Supplemental Agreement and the other Transaction Documents and in consideration of the premises, the Mortgagor hereby confirms and declares that the additional assets (the "Additional Assets") are hereby granted, conveyed, assigned, assured and transferred in terms of the provisions of Schedule I hereof, as additional security for the repayment / payment of the Facilities ¹²and the Enhanced Facilities, all interest, commission, costs, charges, expenses and all other monies including any increase as a result of revaluation / devaluation / fluctuation or otherwise in the rates of exchange of foreign currencies, if any, involved, whatsoever stipulated in or payable by the

⁶ delete the portion which is not applicable

⁷ delete if not applicable

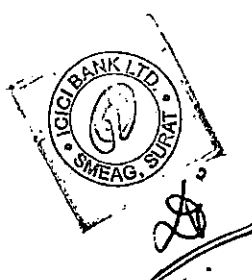
⁸ applicable in case enhanced facilities are being secured - delete if not applicable

⁹ delete if not applicable

¹⁰ delete if not applicable

¹¹ delete if not applicable

¹² delete if not applicable



For Viva Pack Private Limited

Nilesh Patel
(Director / Authorized Signatory)

(Director / Authorized Signatory)

Amount of the Enhanced Facilities : Working capital term loan Not exceeding in the aggregate Rs 38.96 million at any time

1E. DATE OF THE PRINCIPAL IOD

The 25th day of January, Two Thousand and Eighteen.

1F. THE MORTGAGEE'S BRANCH / OFFICE ADDRESS

ICICI Bank Limited, JMC House, opposite parimal garden, Ambawadi, Ahmedabad 380005

2A. DETAILS OF THE MORTGAGOR

Mortgagor 1:

Viva Pack Pvt Ltd, a company within the meaning of companies act 2013 and having its registered address at 401, Accron Office, Godh dod road, Surat, 395007

The expression mortgagor shall unless it be repugnant to the subject or context thereof, include its successors and permitted assigns.

Mortgagor 2

Mr. Shyam K Agarwal, son of mr Kanhaiyalal Sohanlal Agarwal, residing at 11/B, Ratnamilan Appt, Godh dod road, Surat 395007

The expression "Mortgagor" shall, unless it be repugnant to the subject or context thereof or as the subject may permit or require, mean any or each of the aforesaid individuals and shall include his / her their respective heirs, legal representatives, executors, administrators and permitted assigns.

Mortgagor 1 and Mortgagor 2 shall be collectively referred as mortgagors."

2B. DETAILS OF THE BORROWER

Viva Pack Pvt Ltd, a company within the meaning of companies act 2013 and having its registered address at 401, Accron Office, Godh dod road, Surat, 395007

The expression borrower shall unless it be repugnant to the subject or context thereof, include its successors and permitted assigns

3A. CHARGING CLAUSE FOR THE MORTGAGED PROPERTIES SECURING THE ENHANCED FACILITIES

The Mortgagor doth hereby:

i) grant, convey, assign, assure, and transfer unto the Mortgagee all and singular the freehold lands more particularly described in Schedule II PART B hereof, together with all buildings, erections, godowns and constructions of every description which are standing, erected or attached or shall at any time hereafter during the continuance of the security hereby constituted be erected and standing or attached to the aforesaid lands and premises or any part thereof and all trees, fences, hedges, ditches, ways, sewerages, drains, waters, water-courses, liberties, privileges, easements and appurtenances whatsoever to the aforesaid lands or any part thereof belonging to or in anywise appertaining or usually held, occupied, enjoyed therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever of the



For Viva Pack Private Limited

Nilesh Agarwal
(Director / Authorized Signatory)

Mortgagor into and upon the same, to have and to hold all and singular the aforesaid premises into and to the use of the Mortgagee absolutely and subject to the powers and provisions herein contained and subject also to the proviso for redemption hereinafter mentioned;

AND/OR

i) grant, convey, assure, assign and transfer unto the Mortgagee all the premises more particularly described in Schedule II PART B hereof, all liberties, privileges, easements and appurtenances whatsoever to the aforesaid premises or to any part thereof belonging to or in anywise appertaining or usually held, occupied, enjoyed therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever of the Mortgagor unto and upon the same to have and to hold all and singular the aforesaid premises unto and to the use of the Mortgagee absolutely and subject to the powers and provisions herein contained and subject also to the proviso for redemption hereinafter mentioned;

ii) assign and transfer unto the Mortgagee all and singular the moveable properties of the Mortgagor including all plant and machinery, whether immovable or moveable and whether attached or not to the premises described in Schedule III PART B hereof or other premises and whether lying loose or in cases, engines, boilers, electrical and other installations, implements, equipment, furniture, fixtures, fittings, spares, tools and accessories and other articles and things which shall at any time hereafter be brought into or upon the premises described in Schedule II hereof or other premises or which are in transit, a general description whereof is set out in Schedule II hereof and all the estate, right, title, interest, property, claim and demand whatsoever of the Mortgagor into and upon the same to have and hold the same unto and to the use of the Mortgagee absolutely and subject to the powers and provisions herein contained and subject also to the proviso for redemption hereinafter mentioned;

iii) assign and transfer unto the Mortgagee all the Mortgagee Accounts and all rights, title, interest, benefits, claims and demands whatsoever of the Mortgagor in, to, under and in respect of the Mortgagee Accounts and all monies including all cash flows and receivables and all proceeds arising from Business, insurance proceeds, which have been deposited / credited / lying in the Mortgagee Accounts, all records, investments, assets, instruments and securities which represent all amounts in the Mortgagee Accounts, both present and future (the "Account Assets", which expression shall, as the context may permit or require, mean any or each of such Account Assets) to have and hold the same unto and to the use of the Mortgagee absolutely and subject to the powers and provisions herein contained and subject also to the proviso for redemption hereinafter mentioned;

(iv) assign and transfer unto the Mortgagee all amounts owing to, and received and/or receivable by, the Mortgagor and/or any person on its behalf, all book debts, all cash flows and receivables and proceeds arising from Business, and all rights, title, interest, benefits, claims and demands whatsoever of the Mortgagor in, to or in respect of all the aforesaid assets, including but not limited to the Mortgagor's cash-in-hand, both present and future (the "Receivables", which expression shall, as the context may permit or require, mean any or each of such Receivables) to have and hold the same unto and to the use of the Mortgagee absolutely and subject to the powers and provisions herein contained and subject also to the proviso for redemption hereinafter mentioned;

(v) assign and transfer unto the Mortgagee all right, title, interest, benefit, claims and demands whatsoever of the Mortgagors, in, to, under and/or in respect of the Project Documents (including insurance policies) including, without limitation, the right to compel performance thereunder, and to substitute, or to be substituted for, the Mortgagor thereunder, and to commence and conduct either in the name of the Mortgagor or in their own names or otherwise any proceedings against any persons in



For Viva Pack Private Limited

Nikhil Agarwal

(Director / Authorized Signatory)

respect of any breach of, the Project Documents and, including without limitation, rights and benefits to all amounts owing to, or received by, the Mortgagor and all claims thereunder and all other claims of the Mortgagor under or in any proceedings against all or any such persons and together with the right to further assign any of the Project Documents, both present and future, to have and to hold all and singular the aforesaid assets, rights, properties, etc. unto and to the use of the Mortgagee absolutely and subject to the powers and provisions contained herein and subject also to the proviso for redemption hereinafter mentioned.

SCHEDULE II REFERRED TO ABOVE

[INSERT DETAILS OF IMMOVEABLE PROPERTIES]

PART - A (Description of Mortgaged Properties)

Property owned by mortgagor 1

All that premises comprising Office No 401 on the 4th Floor of the building Known as "ACRON" situated at Athwa bearing Revenue survey No 90, City Survey Nondh No 2187, T.P Scheme No 5 (Athwa-Umra), Final Plot No : 1101B Paiki of Ward Athwa, Taluka : Majura, District : Surat total admeasuring about carpet area 1474.66 SQUARE FEET i.e 137.00 SQUARE METERS. along with undivided proportionate share in underneath land and Boundaries for the properties are as follow,

East by : Lift
West by : Staircase
North by : 402
South by : Margin/Road

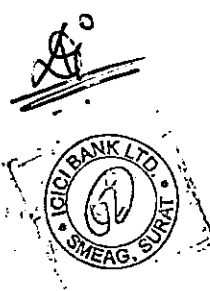
together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

2. All that piece and parcel of the Office No 501 along with terrace on the 5th Floor of the building Known as "ACRON" situated at Athwa bearing Revenue survey No 90, City Survey Nondh No 2187, T.P Scheme No 5 Athwa-Umra), Final Plot No 1-101B Paiki of Ward : Athwa, Taluka Majura, District : Surat total admeasuring about carpet area 806.00 SQUARE FEET i.e 75.00 SQUARE METERS along with terrace area admeasuring about 666.00 SQUARE FEET i.e 62.00 SQUARE METERS AND UNDIVIDED PROPORTIONATE SHARE IN UNDERNEATH LAND and Boundaries for the properties are as follow,

East by : Lift
West by : Staircase
North by : 502
South by : Margin/Road

together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

3. purpose bearing Plot No.36 admeasuring 1162.87 sq. mtrs bearing computerize survey No.256/1/37, Plot No.37 admeasuring 1170.00 sq. mtrs bearing computerize survey No.256/1/



For Viva Pack Private Limited

Nilesh Agarwal
(Director / Authorized Signatory)

38, Plot No.39 admeasuring 1162.87 sq. mtrs bearing computerize survey No.256/1/40 & Plot No.40 admeasuring 1170.00 sq. mtrs bearing computerize survey No.256/1/41 total admeasuring 4664.54 sq. mtrs out of the land bearing survey No.256/1 admeasuring 68042 sq. mtrs. situated at village Balda, Tal. Pardi & Dist. Valsad.

Bounded as under:

- On the East : PLOT NO 38
- On the West : Internal Road
- On the North : Internal Road
- On the South : Internal Road

together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

4. All that piece and parcel of N. A. land for purpose bearing C Type Plot No.38 admeasuring sq. mtrs bearing computerize survey hto.256/1/39 & D Type Plot No.41 admeasuring 02.72 sq. mtrs bearing computerize survey 0.256/1/42 total admeasuring 2257.51 sq. mtrs out the land bearing survey No.256/1 admeasuring 68042 sq. mtrs. situated at village Balda, Tal. Pardi Dist. Valsad.

Bounded as under:

- on the East OPEN SPACE
- on the west : INTERNAL ROAD
- On the North : INTERNAL ROAD
- on the south : INTERNAL ROAD

together with all and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

Property owned by mortgagor 2

All that premises comprising Flat No I VB, on I Ith Floor, admeasuring about 4000.00 Sq Fts i.e 371.75 Sq-Mtrs along with undivided proportionate inchoate share adm 27.00 Sq Mt-rs in land below of building known "RATNAMILAN APARTMENT" organized by "Ratnamildn Co-Op Housing Society.Ltd" situated on land bearing Revenue Survey No 1 15, Hissa No 4, City Survey.Nondh No. 1 13, T.P.Scheme No. 9(Majura), Final Plot No. 7 paid Sub Plot No 6 of Ward : Majura, Taluka :Surat City, Dist.Surat and Boundaries for the properties are as follow,

- East by : Lift
- West by : Margin
- North by : COP
- South by : Enfi-y and Passage

together with all and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

SCHEDULE III ABOVE REFERRED TO (Details of the moveable properties)

PART - A (Description of Mortgaged Properties)

The whole of the plant and machinery, machinery spares, tools, accessories and other moveables of the Mortgagor both, present and future, whether installed or not and whether now lying or stored in or about or shall hereafter from time to time during the continuance of the security of these presents be

[Handwritten signature]



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For Viva Pack Private Limited
[Handwritten signature]
(Director / Authorized Signatory)

brought into or upon or be stored or be in or about the Mortgagor's premises and godowns at in the State of Gujarat or wherever else the same may be or held by any party to the order or disposition of the Mortgagor or in the course of transit or on high seas or on order, or delivery, howsoever and wheresoever in the possession of or to the order of the Mortgagor and either by way of substitution or addition relating to or pertaining to the aforesaid properties.

IN WITNESS WHEREOF the Mortgagor has caused these presents to be executed on the day, month and year hereinabove written in the manner hereinafter appearing.

WITNESS :- 1. S. M. Khalasi.

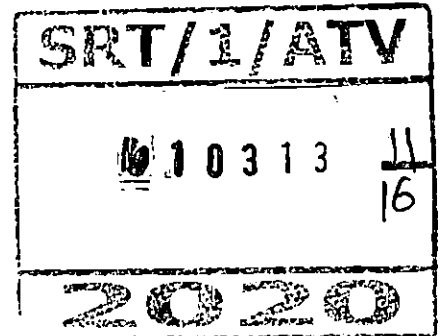
2. R. G. Parwal

[Signature]

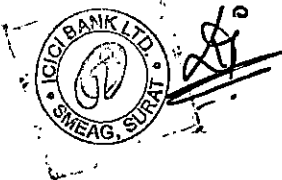
SIGNED AND DELIVERED by Viva Pack Pvt Ltd by the hand of Mr./ Ms. Nilaksh Agrawal who has been authorized pursuant to the resolutions passed by the Board of Directors, at its meeting held on the 23rd day of June, 2020
For Viva Pack Private Limited

[Signature]
(Director / Authorized Signatory)

SIGNED AND DELIVERED by Mr Shyam Agrawal.



Mortgagee:-



Mortgagor:-

For Viva Pack Private Limited

[Signature]
(Director / Authorized Signatory)





VIVA PACK PVT LTD

DRAFT RESOLUTION TO BE PASSED BY THE COMMITTEE OF DIRECTORS OF VIVA PACK PVT LTD THE COMPANY IN CONNECTION WITH AVAILING FACILITY FROM ICICI BANK LIMITED
EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF BOARD / COMMITTEE OF DIRECTORS ON
23/06/20120

RESOLVED THAT

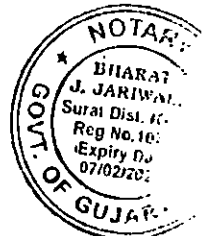
- The Company do avail following Facility ("the Facility") from ICICI Bank Limited ("ICICI Bank") on the terms and conditions set out in Sanction Letter bearing reference number 552245098 ("the Sanction Letter") submitted by Viva Pack Pvt Ltd ("the Borrower") to ICICI Bank or any amendments, renewals or modification made thereto by ICICI Bank from time to time.
- Details of the Facility: Working Capital Term Loan not exceeding Rs. 38.96 million
The Facility and Temporary Facilities shall, hereinafter, be collectively referred to as Facilities.
- Nilaksh Agrawal Directors/Officials of the Company, be and are hereby severally authorised to -
 - sign and submit the Sanction Letter for the Facility;
 - negotiate, finalize, settle and approve the draft documents governing the Facilities and security there for in a form acceptable to ICICI Bank;
 - request such person(s) indicated in the CAL / LOS / LOI or as stipulated by ICICI Bank to provide security for the Facilities as stipulated; (retain in case of Third Party Security)
 - seek, from time to time, alteration in the components of the Facilities within the overall aggregate;
 - seek and avail extension / renewal of the Facilities, from time to time, on such terms and conditions as may be settled with ICICI Bank.
- Nilaksh Agrawal Directors / Officials of the Company be and are hereby severally authorised to -
 - complete all statutory, regulatory and other formalities for availing / extending / renewing the Facilities and providing the security there for in the manner stipulated by ICICI Bank;
 - execute fair engrossments of approved documents including security documents in the manner required by ICICI Bank, including in favour of Security Trustee;
 - procure and furnish security for the Facilities in the manner required by ICICI Bank;
 - accept amendment(s) to any of the executed documents as may be suggested by ICICI Bank from time to time and execute all such documents to give effect to the amendment;
 - execute/furnish/authenticate/certify/collect/acknowledge/submit all deeds, documents, undertakings, declarations, letters, applications, statements, outstanding dues, acknowledgement of debt, etc. in respect of the Facilities as may be required by ICICI Bank from time to time;
- Nilaksh Agrawal Directors / Officials of the Company be severally authorised to do such acts, deeds and things for completing all statutory, regulatory and other formalities post documentation and security creation, as may be required from time to time, within the time limit stipulated under law or by ICICI Bank;
- In accordance with the Articles of Association, we hereby declare and confirm that the documents to be executed pursuant to the aforementioned resolution do not require the affixation of the common seal of the Company.
- Copies of the foregoing resolutions, certified to be true by the Chairman/Managing Director/Secretary of the Company, be furnished to ICICI Bank / the Security Trustees and they be requested to act thereon.

Chairman/Managing Director/Secretary

On Jun 23, 2020, Surat.

For Viva Pack Private Limited

(Director / Authorized Signatory)



TESTED COPY

BIHARAJ JARIWALA
NOTARY
SURAT DIST. (GUJ.)
GOVT. OF GUJARAT

Factory Address:- SURVEY NO 256 / P-1, PLOT NO 36, 37, 39 AND 40, BALDA INDUSTRIAL PARK, VILLAGE - BALDA, PARDI - 396 125
Head office:- 401, 4th Floor, Accron Building, Near Rameshwar Mahadev Mandir, GhodDod, Surat - 395 007 Gujarat
(M) 98247 43299

E-mail : surat@alphapackaging.co Website: www.alphapackaging.co

ભારત સરકાર
Government of India

શ્યામ કનૈયાલાલ અગ્રવાલ
Shyam Kanhaiyalal Agarwal
જન્મ તારીખ/ DOB: 07/05/1959
પુરુષ / MALE

સરનામું :
S/O: કનૈયાલાલ, ફ્લેટ-11/બી, રત્ન
મિલન અપ, રવિધામ કોમ્પ્લેક્સ પાંજરા
પોલ પાસે, ઘોડ દોડ રોડ, સુવાળી, સુરત,
ગુજરાત - 395001

Address:
S/O: Kanhaiyalal, flat-11/B, ratna
milan app, near ravidham complex
panjara pole, ghod dod road,
Sunvali, Surat,
Gujarat - 395001

6892 9527 7973

help@uidai.gov.in www.uidai.gov.in

ભારત સરકાર
Government of India

નીલાક્ષ શ્યામ અગ્રવાલ
Nilaksh Shyam Agarwal
જન્મ તારીખ/ DOB: 09/07/1982
પુરુષ / MALE

સરનામું :
S/O: શ્યામ, 11-બી, રત્ન મિલન
અપ, રવિધામ કોમ્પ્લેક્સ પાંજરા
પોલ પાસે, ઘોડ દોડ રોડ, સુવાળી,
ગુજરાત - 395001

Address:
S/O: Shyam, 11-B, ratna milan
app, near ravidham complex
panjara pole, ghod dod road,
Sunvali, Surat,
Gujarat - 395001

5816 9252 0908

help@uidai.gov.in www.uidai.gov.in

ICICI Bank

Dhiraj Malvawala
Employee No. : 416754

Issuing Authority

ICICI Bank Limited
ICICI Bank Towers
Bandra Kurla Complex
Mumbai 400 051 India.
Telephone No. : 022 - 26537532/33
Emergency No's.: 1800 - 102 - 7755
040 - 23128811

Blood Group : B +ve
Allergies : None

ભારત સરકાર
GOVERNMENT OF INDIA

શ્રી સુરેશભાઈ માળી
Khalasi Sureshbhai Manilal
Khalasi Sureshbhai Manilal
Date of Birth / DOB : 01/06/1958
Male / MALE

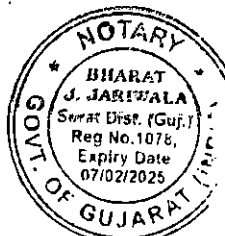
સરનામું :
S/O: Manilal Jairambhai Khalasi
Khalasi, 10, PRIMARY
SCHOOL, NEW STREET,
Hajira, Surat, Gujarat. 394270

Address:
S/O: Manilal Jairambhai Khalasi,
10, PRIMARY SCHOOL, NEW
STREET, Hajira, Surat, Gujarat,
394270

6363 4327 4674

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No.1947, Bengaluru-560 001

Aadhaar - Aam Aadmi ka Adhikar



ATTESTED COPY

BHARAT J. JARIWALA
NOTARY
SURAT DIST. (GUJ.)
GOVT. OF GUJARAT

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અનુક્રમ નંબર ૧૦૩૧૩ સને ૨૦૨૦ ના સપ્ટેમ્બર
માસની
૨૧ મી તારીખે ૧૫ થી ૧૬ વાગ્યાની વચ્ચે સુરત - 1
City સબ રજીસ્ટ્રારની કચેરીમાં રજુ કર્યો.

પહોંચ નંબર: ૨૦૨૦૦૧૮૦૩૯૩૯૩

ફીપહોંચી છે તે

Rs.

રજીસ્ટ્રેશન ફી

૫૦૦૦.૦૦

નકલ કરવા ની ફી સાઈડ / ફોટીયો (19)

૩૮૦.૦૦

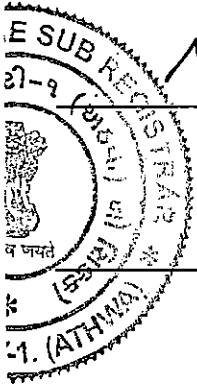
અન્ય ફી

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કુલ એકંદરે રૂ.

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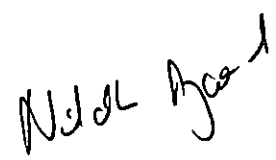


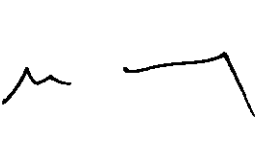


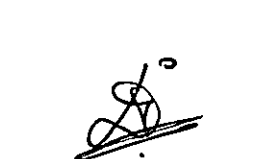
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શ્યામ કનૈયાલાલ અગરવાલ

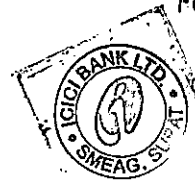
B.D. Makwana
સબ રજીસ્ટ્રાર
સુરત - 1 City

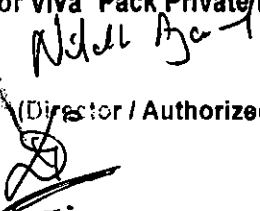
B.D. Makwana
સબ રજીસ્ટ્રાર
સુરત - 1 City

અનુ.નંબર	પક્ષકારનું નામ અને સરનામું	ઉંમર	ફોટોગ્રાફ	ડા.હા.અં.ની છાપ	સહી
આપનાર					
૧	વિવાપેક પ્રાઈવેટ લી ના ઓથો. ડાયરેક્ટર તરીકે નિલક અગરવાલ ધોડદોડ રોડ, સુરત	૩૫			
આપનાર					
૨	શ્યામ કનૈયાલાલ અગરવાલ ધોડદોડ રોડ સુરત	૩૫			
લેનાર					
૩	ICICI BANK LTD ના મેનેજર તરીકે ધીરજ મલવાવાલા ઉધના દરવાજા, સુરત	૩૦			

દસ્તાવેજ લખી આપનાર આ દસ્તાવેજ
લખી આપ્યાનું કબુલ કરે છે.

For Viva Pack Private Limited




(Director / Authorized Signator)

SRT/1/ATV

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૧ સુરેશ મણીલાલ ખલાસી (એડવોકેટ)
હજીરા, તા. ચોર્યાસી,
સુરત



જેમને સબ-રજિસ્ટ્રાર ઓળખે છે, તેઓ કહે છે કે સદરહું લખી આપનારને તેઓ જાતે ઓળખે છે.
અને તેમની ઓળખાણ આપે છે.

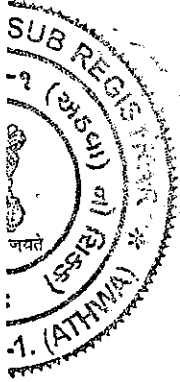
૧. S.M. Khalsi-

(Signature)

તારીખ: ૨૧ માહે: સપ્ટેમ્બર -૨૦૨૦

(Signature)
B.D. Makwana
સબ રજીસ્ટ્રાર
સુરત - 1 City

આ સાથે લેનાર , આપનાર તથા ઓળખાણ આપનારના ઓળખ અંગેના
પ્રમાણીત પુરાવા રજુ કરેલ છે.
તારીખ: 21/09/2020




(Signature)
B.D. Makwana
સબ રજીસ્ટ્રાર
સુરત - 1 City

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૧	નંબરની બુકના	૧૦૩૧૩	નંબરે નોંધ્યો છે.
તારીખ: 21-09-2020			


B.D. Makwana
સબ રજીસ્ટ્રાર
સુરત - 1 City

