

રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર ૨૦૨૦૦૧૮૦૪૧૪૮૦ દસ્તાવેજ નંબર ૧૦૭૭૪ દસ્તાવેજ વર્ષ ૨૦૨૦
તારીખ ૩૦ માહે સપ્ટેમ્બર સને ૨૦૨૦

દસ્તાવેજનો પ્રકાર: હકપત્રો અનામત મૂકવા (ત્રણ મહિના પછી પરત) અવેજ ૪૦૮૫૩૫૩.૦૦

રજુ કરનારનું નામ ધીરજ માલવાવાલા તે ICICI બેંક અકવાલાઈન્સ શાખાના મેનેજર તરીકે

નીચે પ્રમાણે ફી પહોંચી રૂ. પૈસા

રજીસ્ટ્રેશન ફી..... ૫૦૦૦.૦૦

નકલ કરવા ની ફી સાઈડ / ફોલીયો..... ૧૦૦.૦૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪)

શોધ અગર તપાસણી.....

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

ખાનગી મકાને જવાની ફી ૨૦૦.૦૦

કુલ એકંદરે રૂ. ૫૩૦૦.૦૦

અંકે રૂપિયા પાંચ હજાર ત્રણ સો પૂરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

સુરત

અગર

રજુ કરનારની સહી



ને આપશો

B.D. Makwana
સબ રજીસ્ટ્રાર
સુરત - 1 City

અંકે રૂ. : 5300.00

20200926655420732

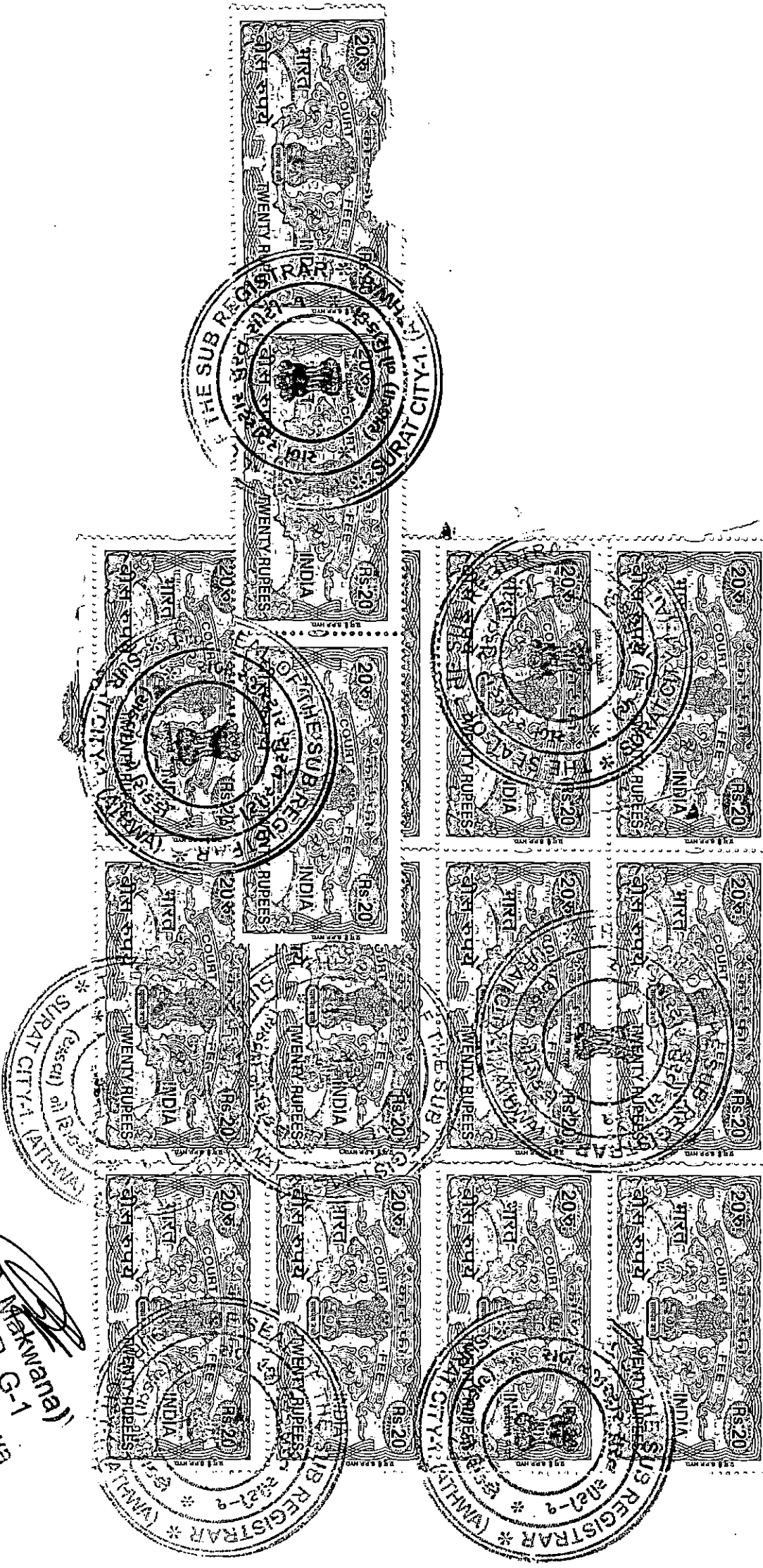
સબ રજીસ્ટ્રાર, સુરત - 1 City

અનુક્રમણિકા નંબર - ૨

સંબંધિત સ્ટેમ્પ નંબર - ૨

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

ગામનું નામ	દસ્તાવેજની પ્રકાર અને અવેજ (ખાસ પટના કિસ્સામાં આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને દર નંબર (જો કંઈ પણ હોય તો)	સેક્રેટરી	આપનાર અથવા જુડી આપવામાં આવે નામે તે	દસ્તાવેજ ક્ષેત્રી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના જુઝનનામાં અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ ક્ષેત્રી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના જુઝનનામાં અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
------------	---	---	-----------	-------------------------------------	--	---	-------------	---------------------------------	------

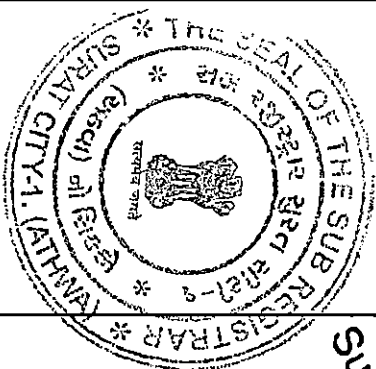
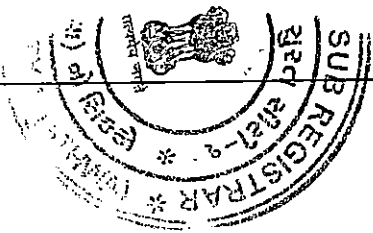


નોંધ: કોમ્પ્યુટર પ્રિન્ટમાં કોઈ પણ રીતે કરેલ સુધારો માન્ય ગણાશે નહીં.

પ્રિન્ટ તારીખ : 01/10/2020

(B.D. Makwana)
H.O.S.R. G-1
Surat-City-1, Athwa

મહુદી	હકપત્રો અનામત મૂકવા (તણ માહિના પછી પસંદ)	રી.પી.નં.9,ફા.પ્લોટ નં.7 પેક્ટી સીટી સર્વે નોંધ નં.113/2 રે.સર્વે નં.115/4 સબ પ્લોટ નં.1 ફેમફળ 187.69 ચો.મી રી.પી.નં.9,ફા.પ્લોટ નં.7 પેક્ટી સીટી સર્વે નોંધ નં.113/2 રે.સર્વે નં.115/4 સબ પ્લોટ નં.2 ફેમફળ 187.69 ચો.મી રી.પી.નં.9,ફા.પ્લોટ નં.7 પેક્ટી સીટી સર્વે નોંધ નં.113/2 રે.સર્વે નં.115/4 સબ પ્લોટ નં.3 ફેમફળ 187.69 ચો.મી રી.પી.નં.9,ફા.પ્લોટ નં.7 પેક્ટી સીટી સર્વે નોંધ નં.113/2 રે.સર્વે નં.115/4 સબ પ્લોટ નં.4 ફેમફળ 187.69 ચો.મી રી.પી.નં.9,ફા.પ્લોટ નં.7 પેક્ટી સીટી સર્વે નોંધ નં.113/2 રે.સર્વે નં.115/4 સબ પ્લોટ નં.5 ફેમફળ 187.69 ચો.મી રી.પી.નં.9,ફા.પ્લોટ નં.7 પેક્ટી સીટી સર્વે નોંધ નં.113/2 રે.સર્વે નં.115/4 સબ પ્લોટ નં.6 ફેમફળ 187.69 ચો.મી	હર્ષદ સુબોધભાઈ તલાટી ભાવભેન સુબોધ તલાટી શશાંક યોગેશ તલાટી યોગેશ જયંતિભાઈ તલાટી ભાવિક નીતીન તલાટી હીતમ નીતીન તલાટી સુબોધભાઈ જયંતિભાઈ તલાટી નીતીન જયંતિભાઈ તલાટી	ધીરજ માલવાલા તે ICICI બેંક અઠવાલાઇન્સ શાખાના મેનેજર તરીકે	30/09/2020	10774	
-------	--	--	---	---	------------	-------	--



(B.D. Makwana)
H.Q.S.R. G-1
Surat-City-1, Athwa

મુકાબલ ક્રમાંક

૫૨૧ નંબર

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

સબ રજીસ્ટ્રાર

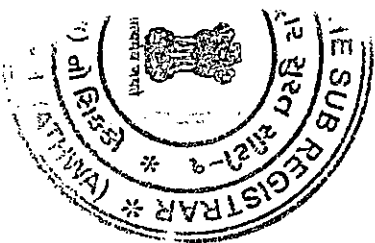
બી એમ પુમાણ ની તારીખ 01/10/2020 ની રોજની

અરજી નંબર : 29809

તારીખ : 01-10-2020

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

સબ રજીસ્ટ્રાર



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

પ્રિન્ટ તારીખ : 01/10/2020

—: અસલ. યોગજ્ઞ —

NAME: Shree Hindustan Fabrikators

ADDRESS: Ajag Road, Surat

AMOUNT OF FRANKING: 14600/-

INWARDS: Fourteen thousand

THE KALUPUR COMM.CO-OP
BANK LTD.
UDHNA UDYOGNAGAR.SURAT

GUJ/SOS/AUTH/AV/ 140 /2006

32986

SPL ADH

ગુજરાત

135341

SEP 24 2020

भारत

ZERO ZERO ONE FOUR SIX ZERO ZERO

11:24

भारत

INDIA

RS.0014600/-PB5874



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).

SRI - 1 - ATV

TOKEN NO.

10774

18

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. ²Subsequent 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 up to 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").

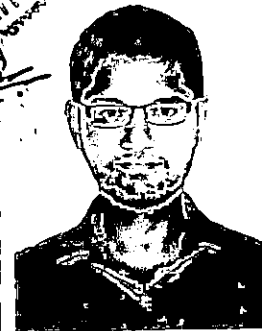
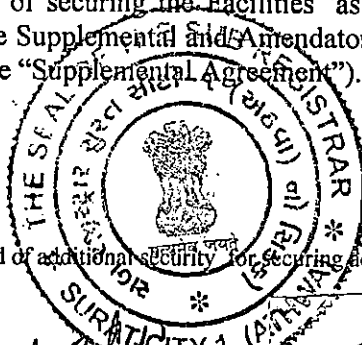
¹ to be stamped as mortgage deed for enhanced facilities and as deed of additional security for securing additional properties, if any

² delete if not applicable

³ delete if not applicable

⁴ delete if not applicable

⁵ to be retained if security on additional assets was not stipulated in facility agreement



Handwritten signatures and stamps:
Subash J. Talani
Bhramar
Harsit
S. Talani

Handwritten signatures and stamps:
Hiran N. Talani
S. Talani

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:

⁸1. 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 Mortgagor under the Facility Agreement, these presents, ¹³the Supplemental Agreement and/or the other Transaction Documents.

3. For the consideration aforesaid, the Mortgagor hereby further agrees, confirms and declares that :

¹⁴(i) the Facilities which are secured, inter alia, by the Mortgaged Properties are also now secured by the Additional Assets as described in Schedule II and III hereof and the Enhanced Facilities are also now secured by the Mortgaged Properties and the Additional Assets;

(ii) all the powers, provisions, agreements, declarations and covenants contained in or implied by the Principal IOD, including but not limited to the power of sale, power to appoint receiver and power of entry, shall be applied and be applicable to this security as fully and effectually as if all the said powers, provisions, provisos, agreements, declarations and covenants had been herein set out in extenso and specifically made applicable hereto;

(iii) the Principal IOD shall remain in full force and effect and shall be read in conjunction with this Supplemental IOD and shall be enforceable as if the provisions of these presents were incorporated therein by way of addition;

(iv) all Schedules hereof shall form an integral part of this Supplemental IOD;

(v) any provision of this Supplemental IOD which is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of prohibition or unenforceability but that shall not invalidate the remaining provisions of this Supplemental IOD or affect such provision in any other jurisdiction;

(vi) Capitalized terms used but not defined herein shall have the same meaning ascribed to it in the Principal IOD.

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

¹³ delete if not applicable

¹⁴ retain whichever is applicable



Bhavin

Harihar

2

S. Y. Talati

Autosh-J. Talati

SCHEDULE I ABOVE REFERRED TO

1A. DETAILS OF PLACE AND DATE OF EXECUTION OF THIS SUPPLEMENTAL IOD

At : Surat in the State of Gujarat. Surat.

Date : The ³⁰ ~~15~~th day of ~~July~~ ^{September}, Two Thousand and Twenty.

1B. DATE OF THE FACILITY AGREEMENT

The 3rd day of August, Two Thousand and Eighteen.

¹⁵1C. DATE OF THE SUPPLEMENTAL AGREEMENT

NA

¹⁶D. AMOUNT OF THE FACILITIES AND ENHANCED FACILITIES

Amount of the Facilities : Not exceeding in the aggregate Rs 88.1 million at any time

Amount of the Enhanced Facilities : Not exceeding in the aggregate Rs 4.085353 million at any time

1E. DATE OF THE PRINCIPAL IOD

The 1st day of August, Two Thousand and Nineteen.

1F. THE MORTGAGEE'S BRANCH / OFFICE ADDRESS

ICICI Bank Limited, Opp. Parimal Garden, Ambawadi, Ahmedabad 380006

2A. DETAILS OF THE MORTGAGOR

Mortgagor 1

Mr. Harshal Talati, son of Mr. Subodh Talati, residing at 3 Ashok vatika, Opp. King Palace Apartment, Ghoddod Road, Sunvali, Nanpura, Surat Gujarat 395001

The expression "Mortgagor 1" 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 2

Mrs. Chhayaben Subodh Talati, wife of Mr. Subodh Talati, residing at 3 Ashok vatika, Opp. King Palace Apartment, Ghoddod Road, Sunvali, Nanpura, Surat Gujarat 395001 and Mr. Subodh Talati, aged 65 years, son of Mr. Jayantilal Talati, residing at 3 Ashok vatika, Opp. King Palace Apartment, Ghoddod Road, Sunvali, Nanpura, Surat Gujarat 395001

The expression "Mortgagor 2" 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 3

¹⁵ delete if not applicable¹⁶ delete if not applicable

te if not applicable
te if not applicable

Bhauri hiti
Harsheti

Dabati ³
Siyatalati

Suboch-T-Talsh
Hitan-T-Talsh

Mr. Shashank Talati, son of Mr. Yogendra Talati, residing at 3 Ashok vatika, Opp. King Palace Apartment, Ghoddod Road, Sunvali, Nanpura, Surat Gujarat 395001

The expression "Mortgagor 3" 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 4

Mr. Yogendra Talati, son of Mr. Jayantilal Talati, residing at 2 Ashok vatika, Opp. King Palace Apartment, Ghoddod Road, Sunvali, Nanpura, Surat Gujarat 395001

The expression "Mortgagor 4" 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 5

Mr. Bhavik Talati, son of Mr. Nitin Talati, residing at 1 Ashok vatika, Opp. King Palace Apartment, Ghoddod Road, Sunvali, Nanpura, Surat Gujarat 395001

The expression "Mortgagor 5" 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 6

Mr. Hitam Talati, son of Mr. Nitin Talati, residing at 1 Ashok vatika, Opp. King Palace Apartment, Ghoddod Road, Sunvali, Nanpura, Surat Gujarat 395001 and Mr. Nitin Talati, aged 64 years, son of Mr. Jayantilal Talati, residing at 1 Ashok vatika, Opp. King Palace Apartment, Ghoddod Road, Sunvali, Nanpura, Surat Gujarat 395001

The expression "Mortgagor 6" 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, Mortgagor 2, Mortgagor 3, Mortgagor 4, Mortgagor 5 and Mortgagor 6 collectively referred as "Mortgagor"

2B. DETAILS OF THE BORROWER

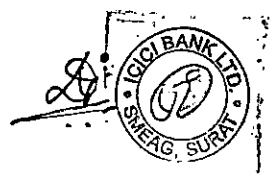
Mr. Subodh Talati, son of Mr. Jayantilal Talati, residing at 3, Ashok Vatika, Opp. King Palace Apartment, Ghod Dod Road, Sunvali, Nanpura, Surat - 395001; Mr. Nitin Talati, son of Mr. Jayantilal Talati, residing at 1, Ashok Vatika, Opp. King Palace Apartment, Ghod Dod Road, Sunvali, Nanpura, Surat - 395001, Mr. Yogendra Talati, son of Mr. Jayantilal Talati, residing at 2, Ashok Vatika, Opp. King Palace Apartment, Ghod Dod Road, Sunvali, Nanpura, Surat - 395001, at present carrying on the business at 107, Chancellor Building, Opp. R.T.O., Ring Road, Surat-395 002 in partnership under the firm, name and style of M/s. Shree Hindustan Fabricators, which is registered under the Indian Partnership Act, 1932, in their capacity as partners of the aforesaid firm and also in their personal capacity

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

Bhannik
Harshad. I. Talati
Subodh. J. Talati

Sy Talati

Hitam. I. Talati



061106.Y2

The Mortgagor doth hereby:

i) grant, convey, assign, assure, and transfer unto the Mortgagee all and singular the freehold lands more particularly described in the Second Schedule hereunder written 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 Mortgagor into 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;

AND/OR

ii) grant, convey, assure, assign and transfer unto the Mortgagee all the premises more particularly described in the Second Schedule hereunder written, 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;

iii) assign and transfer unto the Mortgagee all and singular the moveable properties of the Mortgagor including all plant and machinery, whether immoveable or moveable and whether attached or not to the premises described in the Second Schedule hereunder written 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 the Second Schedule hereunder written or other premises or which are in transit, a general description whereof is set out in the Third Schedule hereunder written 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;

iv) assign and transfer unto the Mortgagee all the Bank Accounts and all rights, title, interest, benefits, claims and demands whatsoever of the Mortgagor in, to, under and in respect of the Bank 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 Bank Accounts, all records, investments, assets, instruments and securities which represent all amounts in the Bank 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;

v) 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;



Bhavin

Harshad. 7. 10. 18

Eduli

Sy talati

Subash. J. Talati

7/11/18

Hutan. 1. 7. 18

SCHEDULE II REFERRED TO ABOVE

[INSERT DETAILS OF IMMOVEABLE PROPERTIES]

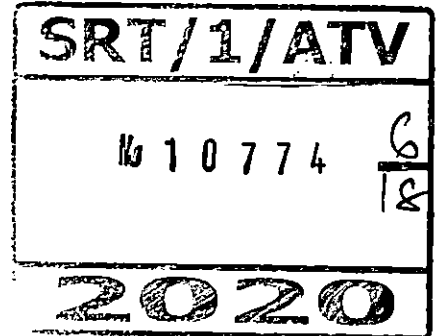
PART – A (Description of Mortgaged Properties)

Property 1 owned by Mortgagor 1

For the immovable property of **PRIVATE PLOT No : 1** situated at Near Ravidham Sankul, Old Ghod Dod Road bearing Revenue Survey No : 115/4, T. P. Scheme No : 9(Majura), Final Plot No : 7 paiki, City Survey Nondh No : 113/2 of Ward : Majura, Taluka : Majura (Surat city), District : Surat total admeasuring about **187.69 SQUARE METERS.**

and bounded as follows :

On the East by Ratnamilan Appartment and COP Garden
On the West by Choksi Villa Appartment
On the North by P.F. Building
On the South by 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.

Property 2 owned by Mortgagor 2

For the immovable property of **PRIVATE PLOT No : 2** situated at Near Ravidham Sankul, Old Ghod Dod Road bearing Revenue Survey No : 115/4, T. P. Scheme No : 9(Majura), Final Plot No : 7 paiki, City Survey Nondh No : 113/2 of Ward : Majura, Taluka : Majura (Surat city), District : Surat total admeasuring about **187.69 SQUARE METERS.**

and bounded as follows :

On the East by Ratnamilan Appartment and COP Garden
On the West by Choksi Villa Appartment
On the North by P.F. Building
On the South by 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.

* Property 3 owned by Mortgagor 3

For the immovable property of **PRIVATE PLOT No : 3** situated at Near Ravidham Sankul, Old Ghod Dod Road bearing Revenue Survey No : 115/4, T. P. Scheme No : 9(Majura), Final Plot No : 7 paiki, City Survey Nondh No : 113/2 of Ward : Majura, Taluka : Majura (Surat city), District : Surat total admeasuring about **187.69 SQUARE METERS.**

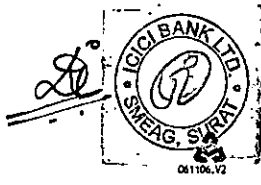
and bounded as follows :

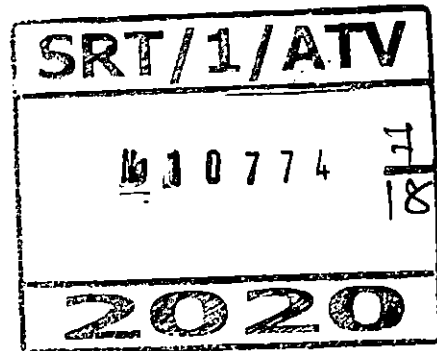
On the East by Ratnamilan Appartment and COP Garden
On the West by Choksi Villa Appartment
On the North by P.F. Building
On the South by Road

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.

Bhannu
Mars...
Sub...

Debiti
Sy talati
...





Property 4 owned by Mortgagor 4

For the immovable property of **PRIVATE PLOT No : 4** situated at Near Ravidham Sankul, Old Ghod Dod Road bearing Revenue Survey No : 115/4, T. P. Scheme No : 9(Majura), Final Plot No : 7 paiki, City Survey Nondh No : 113/2 of Ward : Majura, Taluka : Majura (Surat city), District : Surat total admeasuring about **187.69 SQUARE METERS.**

and bounded as follows :

On the East by Ratnamilan Appartment and COP Garden
On the West by Choksi Villa Appartment
On the North by P.F. Building
On the South by 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.

Property 5 owned by Mortgagor 5

For the immovable property of **PRIVATE PLOT No : 5** situated at Near Ravidham Sankul, Old Ghod Dod Road bearing Revenue Survey No : 115/4, T. P. Scheme No : 9(Majura), Final Plot No : 7 paiki, City Survey Nondh No : 113/2 of Ward : Majura, Taluka : Majura (Surat city), District : Surat total admeasuring about **187.69 SQUARE METERS.**

and bounded as follows :

On the East by Ratnamilan Appartment and COP Garden
On the West by Choksi Villa Appartment
On the North by P.F. Building
On the South by 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.

Property 6 owned by Mortgagor 6

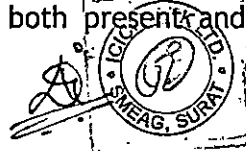
For the immovable property of **PRIVATE PLOT No : 6** situated at Near Ravidham Sankul, Old Ghod Dod Road bearing Revenue Survey No : 115/4, T. P. Scheme No : 9(Majura), Final Plot No : 7 paiki, City Survey Nondh No : 113/2 of Ward : Majura, Taluka : Majura (Surat city), District : Surat total admeasuring about **187.69 SQUARE METERS.**

and bounded as follows :

On the East by Ratnamilan Appartment and COP Garden
On the West by Choksi Villa Appartment
On the North by P.F. Building
On the South by 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.

Bhannik
Harsh
Aurosh J. Taluk
Syatalati
Hitam N. Taluk



SRT/1/ATV	
10774	8
2020	

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 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.

SIGNED AND DELIVERED by

Mortgagor 1
Mr. Harshal Talati

Harshal Talati

Mortgagor 2
Mrs. Chhayaben Subodh Talati

Chhayaben

Mortgagor 3
Subodh Talati

Subodh - J. Talati

Mortgagor 4
Shashank Talati

Shashank Talati

Mortgagor 5
Mr. Yogendra Talati

Yogendra Talati

Mortgagor 6
Mr. Bhavik Talai

Bhavik Talai

Mortgagor 6
Mr. Hitam Talati

Hitam - N. Talati

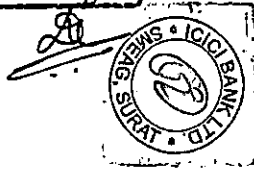
Mr. Nitin Talati

Nitin Talati



WITNESSES
(1) *Bhupendra* (Bhupendra Maghuni)
(2) *Dilip Shah*

SRT/1/ATV	
No 10774	9/18
2020	



① Harsh Lal. S. Thakur
Harsh Lal



Dabhi



③ Syatalati

Syatalati



④ [Signature]

[Signature]

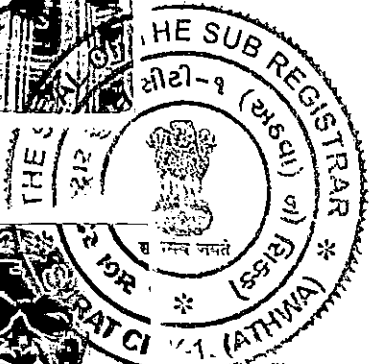


SRT/1/ATV	
10774	10 18
2020	

5 Hitar. n. Talah

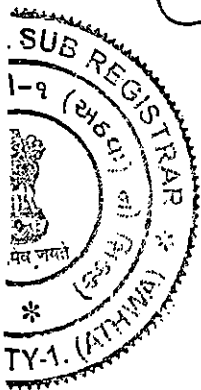


Hitar. n. Talah



6 Anosh. J. Talah

Anosh. J. Talah



7




Bhannik

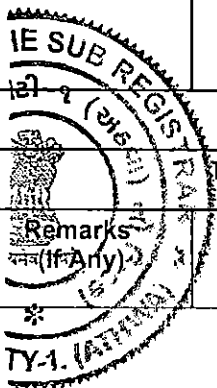
Bhannik

Bhannik



e- Challan

Login ID .PDEN	2020018016904	BARCODE					Printed On	26/09/2020 16:38:35
Department		Superintendent of Stamps And Inspector General Of Registration		Payer Details				
Property Details		Plot No.1-6, Situated at nr.Ravidham Sankul, Majura, Surat		TAX ID (If Any)				
				PAN No. (If Applicable)		NA		
				Full Name		Bhavik Talati		
Office Name		S.R.O - SURAT-1 City, Athva Killa, Chow Bazar		Address		Ashok Vatika, Ghod Dod Road, Surat		
Location		SURAT						
Year		2020-2021 One time						
Transaction No	Account Head Details		Amount (RS.)	Bank CIN		Date	Bank-Branch	
20200926655420732	Registration Fee (0030-03-104-00)		5300.00	57000013551003026092017887		26/09/2020	SBIEPAY	
Total Amount :-			5300.00					
Total Amount In Words :-			Rupees Five Thousand Three Hundred Only					
Remarks (If Any)								



Bhavin
Harsh...
Sy-talati
Hitesh...
Anubodh...

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

2020

SRT/1/ATV
Rs 10774 11 18

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.

૬૭, 10774

भारत सरकार
GOVERNMENT OF INDIA

ખુમાણ બીજલભાઈ મેપાભાઈ
Khuman Bijalbhai Mepabhai
જન્મ તારીખ/ DOB: 01/01/1969
પુરુષ / MALE



ICICI Bank

Dhiraj Malvawala
Employee No. : 416754



Issuing Authority

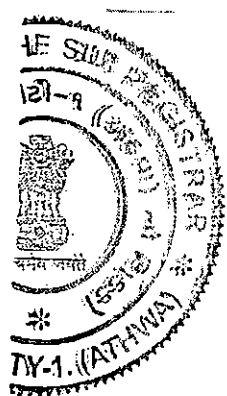
ભારત સરકાર
Government of India

તાલુકો હર્ષલ
Talati Harshal



જન્મ તારીખ / DOB 17/06/1980
પુરુષ / Male

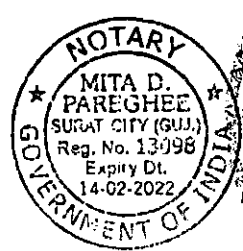
9194 5097 5673



SRT/1/ATV
No 10774 12/18
2020

ATTESTED COPY

MITA D. PAREGHEE
NOTARY
SURAT CITY (GUJ.)
GOVT. OF INDIA



તાલુકો સુબોધ
Talati Subodh



જન્મ તારીખ / DOB: 13/12/1953
પુરુષ / Male

8949 0255 5856

તાલુકો નિતિન
Talati Nitin



જન્મ તારીખ / DOB: 04/06/1955
પુરુષ / Male

2724 4869 3283

તાલુકો યોગેન્દ્ર
Talati Yogendra



જન્મ તારીખ / DOB: 17/06/1961
પુરુષ / Male

6626 3382 5600

તાલુકો ચંહયા
Talati Chhaya



જન્મ તારીખ / DOB: 14/06/1954
સ્ત્રી / Female

8352 6291 0489

તાલુકો ભવિક
Talati Bhavik



જન્મ તારીખ / DOB: 09/08/1984
પુરુષ / Male

3808 1736 8451

તાલુકો શશાંક
Talati Shashank



જન્મ તારીખ / DOB: 23/12/1990
પુરુષ / Male

8871 0089 8878

તાલુકો હિતામ
Talati Hitam



જન્મ તારીખ / DOB: 27/03/1987
પુરુષ / Male

4777 4307 4808

(W) 30/09/2020 12:57 PM

SRT/1/ATV		
10774	13	18
2020		

અનુક્રમ નંબર ૧૦૭૭૪ સને ૨૦૨૦ ના સપ્ટેમ્બર માસની ૩૦ મી તારીખે ૧૧ થી ૧૨ વાગ્યાની વચ્ચે સુરત - 1 City સબ રજીસ્ટ્રારની કચેરીમાં રજુ કર્યો.

પહોંચ નંબર: ૨૦૨૦૦૧૮૦૪૧૪૮૦

ફીપહોંચી છે તે	Rs.
રજીસ્ટ્રેશન ફી	૫૦૦૦.૦૦
નકલ કરવા ની ફી સાઈડ / ફોલીયો (5)	૧૦૦.૦૦
અન્ય ફી	૨૦૦.૦૦
કુલ એકંદરે રૂ.	૫૩૦૦.૦૦



20200926655420732

ખુટતી ફોટો સાઈડ ફી
રૂ. ૨૬૦૦.૦૦ અંકે રૂપિયા.....
.....
પાવતી નંબર... ૨૦૨૦૦૧૮૦૪૧૪૮૦
ના રૂ. ૧૬૦૦.૦૦ થી વસુલ લીધેલ છે.

ધીરજ માલવાવાલા તે ICICI બેંક અઠવાલાઈન્સ શાખાના

મેનેજર તરીકે

B.D. Makwana
સબ રજીસ્ટ્રાર
સુરત - 1 City

સબ રજીસ્ટ્રાર સુરત-૧

B.D. Makwana
સબ રજીસ્ટ્રાર
સુરત - 1 City



લેનાર

૨ ધીરજ માલવાવાલા તે ICICI બેંક અઠવાલાઈન્સ શાખાના મેનેજર તરીકે સુરત

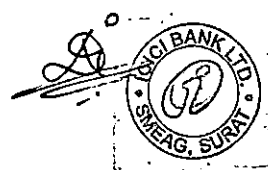
૨૭



Bhrami

દસ્તાવેજ લખી આપનાર આ દસ્તાવેજ લખી આપ્યાનું કબુલ કરે છે.

Bhrami



(W) 30/09/2020 12:57 PM

SRT/1/ATV		
10774	14	18
2020		

૧ બી એમ ખુમાણ- એડવોકેટ
ડભોલી સુરત



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

૧.

B.M. Khumara

તારીખ: ૩૦ માહે: સપ્ટેમ્બર -૨૦૨૦

B.D. Makwana

B.D. Makwana
સબ રજીસ્ટ્રાર
સુરત - 1 City










આ સાથે લેનાર, આપનાર તથા ઓળખાણ આપનારના ઓળખ અંગેના
પ્રમાણીત પુરાવા રજુ કરેલ છે.
તારીખ: 30/09/2020

B.D. Makwana

B.D. Makwana
સબ રજીસ્ટ્રાર
સુરત - 1 City

SRT/1/ATV	
10774	15/18
2020	

(W) 30/09/2020 1:05 PM

અનુ.નંબર	પક્ષકારનું નામ અને સરનામું	ઉંમર	ફોટોગ્રાફ	સહી
આપનાર				
૧	હર્ષલ સુબોધભાઈ તલાટી એજનના..	૩૯		<i>Harsh Lal</i>
આપનાર				
૨	છાયાબેન સુબોધ તલાટી એજનના..	૬૬		<i>Chayaben</i>
આપનાર				
૩	શશાંક યોગેન્દ્ર તલાટી ધોડદોડ, સુરત	૩૦		<i>Shashank</i>
આપનાર				
૪	યોગેન્દ્ર જયંતિલાલ તલાટી એજનના..	૫૯		<i>Yogendra</i>
આપનાર				
૫	હીતમ નીતીન તલાટી અશોક વાટીકા, ધોડદોડ રોડ, સુરત.	૩૩		<i>Hitam</i>
આપનાર				
૬	સુબોધભાઈ જયંતિલાલ તલાટી ધોડદોડ, સુરત	૬૯		<i>Subodh</i>
આપનાર				
૭	નીતીન જયંતિલાલ તલાટી અશોક વાટીકા, ધોડદોડ રોડ, સુરત	૬૪		<i>Nitin</i>

• (W) 30/09/2020 1:00 PM

सही

① Harshad. 27th



② Sabiti



Smy-felati'



(b) _____



⑤ Hitar. n. 1. abdi.



⑥ Auswahl-T-Tabelle



⑦



SRT/1/ATV

10774

17 18

2020

(W) 30/09/2020 1:00 PM

૧ બી એમ ખુમાણ- એડવોકેટ
ડબોલી સુરત

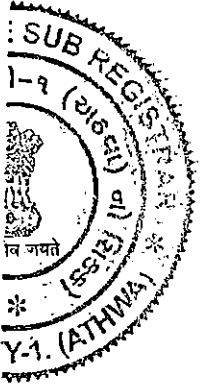


જેમને સબ-રજિસ્ટ્રાર ઓળખે છે, તેઓ કહે છે કે સદરહું લખી આપનારને તેઓ જાતે ઓળખે છે.
અને તેમની ઓળખાણ આપે છે.

૧.

તારીખ: ૩૦ માહે: સપ્ટેમ્બર -૨૦૨૦

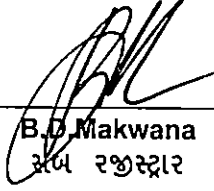
B.B. Makwana
સબ રજિસ્ટ્રાર
સુરત - 1 City

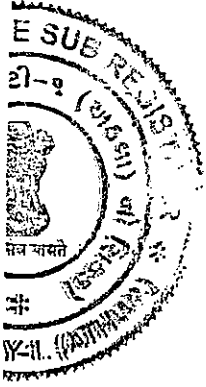


(W) 30/09/2020 5:11 PM

SRT/1/ATV		
10774	18	18
2020		

૧ નંબરની બુકના ૧૦૭૭૪ નંબરે નોંધ્યો છે.
તારીખ: 30-09-2020


B.D. Makwana
અધ્યક્ષ રજીસ્ટ્રાર
સુરત - 1 City





**Kalapur
Bank**

SINCE : 1970

The Kalapur Commercial Co-op. Bank Ltd.

Multi State Scheduled Bank

H.O. : "Kalapur Bank Bhavan", Nr. Income-Tax Circle, Ashram Road,
AHMEDABAD-380 014.

UDHNA UDHYOGNAGAR BRANCH No. UDN **19733**

RECEIPT

Date : 24/09/20

Document No. :

Received from : Shree Hindustan Lubricants.

on account of **Special Adhesive Stamp**

1. Proper Stamp Duty	<u>32984</u> Rs.	
2. Other	<u>70</u> Rs.	
600x12 600		
10513x12 10513	<u>32986</u>	
14600x12 14600	Total Rs. <u>25713</u>	
(Rs. <u>25713.</u>		Only)


Cashier / Officer