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# રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર ૨૦૨૦૩૦૮૦૧૭૧૧૩ દસ્તાવેજ નંબર ૭૬૮૮ દસ્તાવેજ વર્ષ ૨૦૨૦  
તારીખ ૩ માહે ચોકટખર સને ૨૦૨૦

દસ્તાવેજનો પ્રકાર: મોર્ગેજ

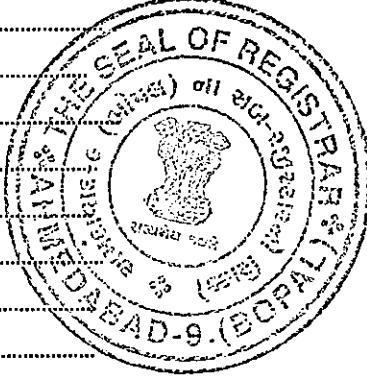
અવેજ ૨૧૫૦૦૦૦૦.૦૦

રજુ કરનારનું નામ ICICI Bank Ltd Through its Authorised Manager Krunal Jadav

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી..... ૫૦૦૦.૦૦  
નકલ કરવા ની ફી સાઈડ / ફોલીયો..... ૮૦૦.૦૦  
શેરોની નકલ કરવા માટે ફી.....  
ટપાલ ખર્ચ.....  
નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭)..... ૨૦૦.૦૦  
શોધ અગર તપાસણી.....  
દંડ કલમ-૨૫.....  
કલમ-૩૪ (કલમ-૫૭).....  
નકલ ફી ફોલીયો.....  
ઈન્ડેક્સ-૨ ફી.....



કુલ ચેકદર રૂ. ૬૦૦૦.૦૦

અંકે રૂપીયા છ હજાર પૂરા

દસ્તાવેજ

તે રજીસ્ટર ટપાલથી મોકલવામાં

ના હિવસે તૈયાર થશે અને

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

Ahmedabad

અગર

Krunal Jadav

ને આપશે

રજુ કરનારની સહી


Minaben Kandas Prajapati  
સબ રજીસ્ટ્રાર  
અમદાવાદ-૯ બોપલ

અંકે રૂ. : 6000.00


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સબ રજીસ્ટ્રાર, અમદાવાદ-૯ બોપલ

## e- Challan

Login ID PDEN	2020309011299	BARCODE					Printed On	01/10/2020 18:31:03
Department		Superintendent of Stamps And Inspector General Of Registration		Payer Details				
Property Details		E/21, Aaishwarya Flat, New Amardeep Society, Bopal, Ahmedabad.		TAX ID (If Any)				
				PAN No. (If Applicable)		ALLPP2895G		
				Full Name		HEMANTKUMAR SHANKARBHAI PATEL		
Office Name		S.R.O - Ahmedabad-9 Bopal		Address		T-404, Aarohi Crest, Nr. Aarohi Elegance, South Bopal, Bopal, Ahmedabad - 380058.		
Location		AHMEDABAD						
Year		2020-2021 One time						
Transaction No	Account Head Details		Amount (RS.)	Bank CIN		Date	Bank-Branch	
20201001799527924	Registration Fee (0030-03-104-00)		6000.00	57000013551003001102084249		01/10/2020	SBIEPAY	
Total Amount :-			6000.00					
Total Amount In Words :-			Rupees Six Thousand Only					
Remarks (If Any)								

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**AHD-9-BPL**

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**2020**

સ્ટેમ્પ ડ્યુટી  
અધિકારી-૯ (જીઆઈ)

*[Signature]*

SS&amp;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.

Patel Hemant Kumar

75,550/-

Serial No. 44350 Date 00/09/2020

Name Patel Hemant Kumar

& Address South Patel, Abad

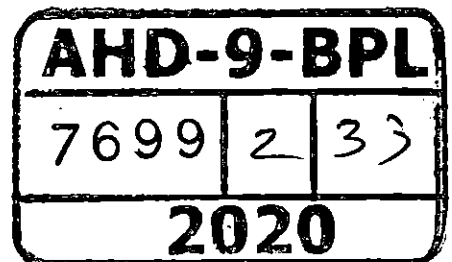
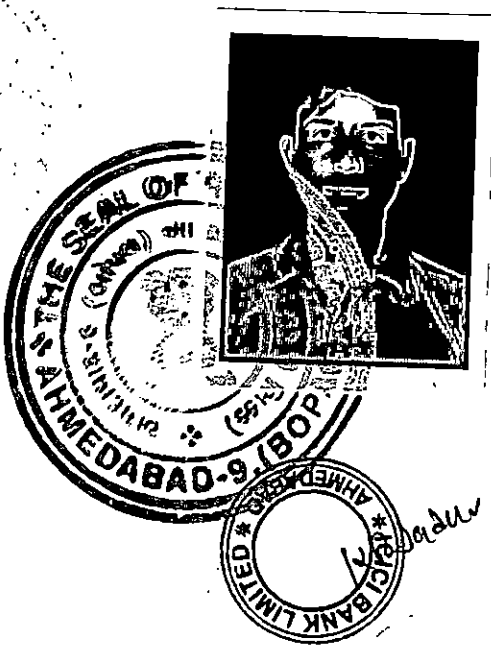
Value Rs 75,550.00

(Words) Seventy Five thousand Five hundred Fifty only

The Ahmedabad Mer. Co-op. Bank Ltd.

LIC No. GUJ/SOS/AUTH/AV/47/2006

OK Patel



### INDENTURE OF MORTGAGE

THIS INDENTURE OF MORTGAGE made at the place and on the day, month and year set out in the First Schedule hereunder written between the person(s) named in the First Schedule hereunder written (the "Mortgagor") of the ONE PART

The Ahmedabad Mercantile Co-op. Bank Ltd., Ambawadi Branch, GUJ/SOS/AUTH/AV/47/2006



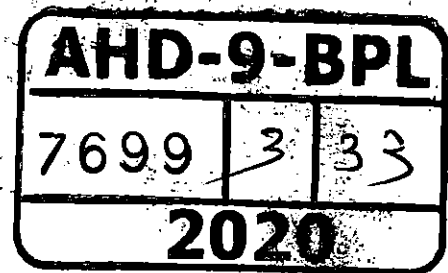
ICICI BANK LIMITED, a company incorporated under the Companies Act, 1956 and within the meaning of the Banking Regulation Act, 1949 and having its registered office at ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara, Gujarat, and its corporate office at ICICI Bank Towers, Bandra Kurla Complex, Mumbai 400 051, and amongst others, a branch / office at the place specified in the First Schedule hereunder written (the "Mortgagee", which expression shall, unless it be repugnant to the subject or context thereof, be deemed to include its successors and assigns) of the OTHER PART.



M. Patel

Signature of Mortgagor

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**WHEREAS :**

(1) By a master facility agreement (the "Facility Agreement", which expression shall include all amendments made thereto from time to time) (a copy of which has been made available to the Mortgagor) made on the day, month and year set out in the First Schedule hereunder written between the person(s) named in the First Schedule hereunder written (the "Borrower") and the Mortgagee, the Mortgagee has 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 set out in the First Schedule hereunder written (the "Facilities", which shall, as the context may permit or require, mean any or each of such



of the conditions of the Facility Agreement is that the Facilities together with 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 a charge on the Mortgaged Properties.

(3) The Mortgagor and the Mortgagee have agreed that the mortgage and charge on the Mortgaged Properties shall be by way of a legal mortgage in English form by way of a registered mortgage deed being these presents.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS AND IT IS HEREBY AGREED AND DECLARED BY THE MORTGAGOR AS UNDER :**

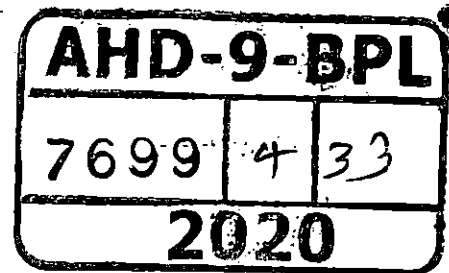
1. In pursuance of the Facility Agreement and in consideration of the Mortgagee having, at the request of the Mortgagor, granted / extended and/or agreed to grant / extend the Facilities to the Borrower on the terms and subject to the conditions set out in the Facility Agreement and the other Transaction Documents and in consideration of the premises, the Mortgagor hereby agrees, confirms and undertakes that the Borrower shall repay / pay 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 the other Transaction Documents and shall duly observe and perform all the terms and conditions of the Facility Agreement and the other Transaction Documents.
2. In pursuance of the Facility Agreement and for the consideration aforesaid and as security for the repayment / payment by the Borrower 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 the other Transaction Documents hereby secured or intended to be hereby secured, the Mortgagor doth hereby grant, convey, assign, assure and transfer unto the Mortgagee all the Mortgaged Properties in terms of the provisions set out in the First Schedule hereunder written.



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The Mortgagor shall, within a period of six months from expiry of every year, intimate in writing to the Mortgagee and shall forthwith thereafter at own expenses without any demand from the Mortgagee grant, convey, transfer, assure and assign unto the Mortgagee all lands and hereditaments which may hereafter be acquired by the Mortgagor and will, unless otherwise agreed to by the Mortgagee, transfer and assign all plant, machinery, articles and things of the nature described in the First Schedule hereunder written which may hereafter be acquired by the Mortgagor whether in addition to or in substitution to any plant, machinery, etc., and all such lands, hereditaments, plants, machinery, articles and things shall, as and when the same shall be acquired by the Mortgagor, become and be deemed to be part of the Mortgaged Properties.

4. At any time before the security constituted hereunder becomes enforceable, the Mortgagee may, at the cost and request of the Mortgagor do or concur with the Mortgagor in doing all or any of the things which the Mortgagor might have done in respect of the Mortgaged Properties and particularly, but not by way of limitation may sell, call in, collect, convert, lease, purchase, substitute, exchange, surrender, develop, deal with or exercise any right in respect of all or any of the Mortgaged Properties upon such terms and for such consideration as the Mortgagee deems fit. Provided that all property of any description and all net capital monies arising from or receivable upon any such dealing as aforesaid and remaining after payment therefrom of the costs and expenses of and incidental to such dealing shall be and become part of the Mortgaged Properties and shall be paid to or vested in or specifically charged in favour of the Mortgagee in such manner as the Mortgagee shall require.

5. The Mortgaged Properties shall be and remain security to the Mortgagee for the due repayment / payment of the principal amount 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 the other Transaction Documents intended to be hereby secured and the Mortgagee shall permit the Mortgagor, until the happening of one or more of the Events of Default, upon the happening of which the security hereby constituted shall become enforceable as hereinafter provided, to hold and enjoy the Mortgaged Properties and to carry on therein and therewith the business authorized by the constitutional documents, if any, of the Mortgagor.

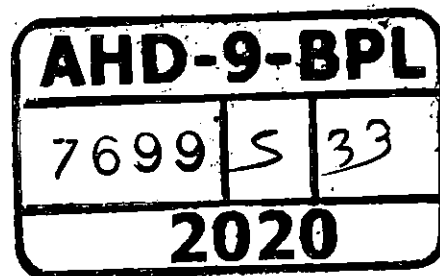
6. The Mortgage Properties shall be and remain security to the Mortgagee for the due repayment / payment of the Facilities, all interest, commission, charges, costs, expenses and all other monies including any increase as a result of revaluation / devaluation / fluctuation or otherwise in the rates of exchange of foreign currencies, if any, involved, as stipulated and in the manner set out in the Facility Agreement and/or the other Transaction Documents intended to be hereby secured and the Mortgagee shall permit the Mortgagor, until the happening of one or more of the Events of Default upon the happening of which the security hereby constituted shall become enforceable as hereinafter provided, to hold and enjoy the Mortgaged Properties and to carry on therein and therewith the business authorized by the constitutional documents, if any, of the Mortgagor.



*H. Gupta*  
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*S. S.*





On the happening of any Event of Default, the Mortgagee may (but subject to the provisions herein contained as to notice where such provision is applicable) in its discretion, enter upon or take possession of and/or receive, collect the rents, profits and income of the Mortgaged Properties or any of them or any part thereof and subject to and with the rights conferred on them by Clause 4 hereof may at its discretion, sell, call in, collect and convert into monies the whole or part of the Mortgaged Properties with full power to sell any of the Mortgaged Properties either by public auction or private contract and either for a lumpsum or a sum payable by instalments or for a sum on account and a mortgage or charge for the balance and with full power upon every such sale to make any special or other stipulations as to title or evidence or commencement of title or as to the removal of any property which may be sold separately or otherwise as the Mortgagee shall think proper and with full power to buy in or rescind or vary any contract for sale of the Mortgaged Properties or any part thereof and re-sell the same without being responsible for any loss which may be occasioned thereby and with full power to compromise and effect compositions and for the purposes aforesaid or any of them to execute and do all such acts, assurances and things as it shall think fit PROVIDED that before making any such entry or taking possession as aforesaid or making any sale, calling in, collection or conversion under the aforesaid power of attorney in that behalf ("Power of Sale"), the Mortgagee shall give written notice of their intention to the Mortgagor BUT the Mortgagee shall not be bound to give any such notice in any case where it shall certify, either before or after entry, that in their opinion further delay would imperil the interests of the Mortgagee, or in any case where an order or resolution for the winding up / insolvency / bankruptcy of the Mortgagee shall have been made or passed. The Mortgagee shall not exercise the Power of Sale if in the case of such power arising by reason of any default in payment of any monies due in respect of the Facilities, the Mortgagor shall provide to the Mortgagee the payment of monies so in arrears within three months next after the notice has been given or if in the case of such power arising by reason of any provision as herein stated the Mortgagor shall, within 30 (thirty) days of the receipt of a notice, remove, discharge or pay out any distress, execution or process or fully perform the covenants, conditions or provisions breached, if capable of being performed, or make good the breach thereof, or pay adequate compensation for such breach to the satisfaction of the Mortgagee and any compensation so paid to the Mortgagee shall be deemed to be part of the Mortgaged Properties.

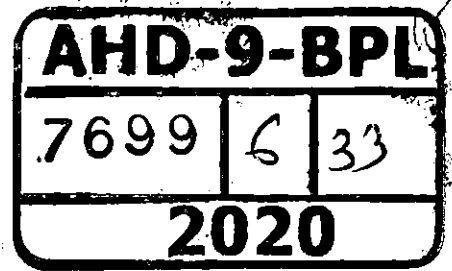
8. On the happening of any Event of Default and upon the security hereby constituted becoming enforceable and after the Mortgagee shall have made entry or taken possession of the Mortgaged Properties and until the Mortgaged Properties shall be sold, called in, collected or converted under the Power of Sale as mentioned in Clause 6 hereinabove, the Mortgagee may, if it shall think fit so to do but not otherwise, either itself carry on and manage the business of the Mortgagor in and with the Mortgaged Properties or any of them or appoint a Receiver to carry on and manage the same and the Mortgagee or the Receiver may manage and conduct the same as they shall in their discretion think fit.

The Mortgagee or the Receiver so appointed may for the purpose of carrying on the said business do all or any of the following acts and things viz :

a) Employ or remove such experts, officers, agents, managers, clerks, accountants, servants, workmen and others and upon such terms with such



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ages or remuneration as the Mortgagee or the Receiver shall think

- b) Renew or replace such plant / equipment as shall be worn out or lost or otherwise becomes unserviceable and repair and keep in repair the buildings, machinery, plant and other property comprised in the Mortgaged Properties;
- c) Acquire and provide all such machinery, materials and things as the Mortgagee or the Receiver may consider necessary;
- d) Insure all or any of the Mortgaged Properties of an insurable nature against loss or damage by fire and against such other risks in such sum or sums as the Mortgagee or the Receiver shall think fit;
- e) Settle, arrange, compromise and submit to arbitration any accounts, claims, questions or disputes whatsoever which may arise in connection with the said business or the Mortgaged Properties or in any way relating to the security and execute, releases or other discharges in relation thereto;
- f) Bring, take, defend, compromise, submit to arbitration and/or discontinue any actions, suits or proceedings whatsoever, civil or criminal, in relation to the business or any portion of the Mortgaged Properties;
- g) Allow time for payment of any debt with or without security;
- h) Subject to such consent as may be necessary demise or let out, sub-let or underlet the Mortgaged Properties or any part or parts thereof for such terms at such rents and generally in such manner and upon such conditions and stipulations as the Mortgagee or the Receiver shall think fit;
- i) Exchange any part or parts of the Mortgaged Properties for any other security or property suitable for the purposes of the Mortgagor and upon such terms as may seem expedient and either with or without payment or receipt of monies for equality of exchange or otherwise;
- j) Assent to the modification of any contracts or arrangements which may be subsisting in respect of any of the Mortgaged Properties and, in particular, the terms of any concession or licence for the time being held;
- k) Execute and do all such acts, deeds, matters and things as to the Mortgagee or the Receiver may appear necessary or proper for or in relation to any of the purposes aforesaid;
- m) Establish, maintain and operation all Mortgagee accounts of the Mortgagor; give discharge for all amounts paid to the Mortgagor by any persons; sign receipts in respect of amounts received.

The Mortgagee or the Receiver so appointed may for any of the purposes aforesaid do or cause to be done all such acts and things respecting the business and the Mortgaged Properties as the Mortgagee / Receiver could do or cause to be done if the Mortgagee / Receiver had the absolute possession of the Mortgaged Properties and had carried on the said business without being answerable for any loss or damage which may happen thereby.

9. The Mortgagee may raise or borrow such monies on the security of the Mortgaged Properties or any part thereof ranking either in priority or pari passu or subsequent to these presents as the Mortgagee shall decide, for the purpose of making any payment under or by virtue of these presents or in relation to the exercise of any powers duties or obligations of the Mortgagee or the Receiver or otherwise in relation to the Mortgaged Properties or these presents or for the purpose of paying off or discharging any mortgages or charges for the time being on the Mortgaged Properties or any part thereof or any costs, charges and expenses which shall be incurred by the Mortgagee under or by virtue of these presents and the Mortgagee may raise and borrow such monies as aforesaid at



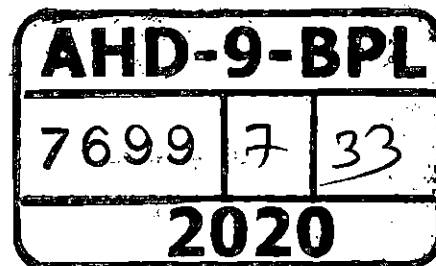
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rates of interest and generally on such terms and conditions as the shall think fit.

10. Subject to the provisions of Section 69A of the Transfer of Property Act, 1882, and to such of the provisions of law as may, for the time being be applicable, the Mortgagee, at any time after the security hereby constituted becomes enforceable and whether or not the Mortgagee shall then have entered into or taken possession of the Mortgaged Properties and in addition to the powers hereinbefore conferred upon the Mortgagee after such entry into or taking possession may, in writing, appoint any official of the Mortgagee as Receiver(s) of the Mortgaged Properties or any part thereof and remove any Receiver(s) so appointed and appoint any such other person(s) in his or their stead and unless the Mortgagee shall otherwise prescribe in writing such Receiver(s) shall have all the powers hereinbefore conferred upon the Mortgagee...All the provisions and powers hereinbefore declared in respect of a Receiver appointed by the Mortgagee after entering into or taking possession by the Mortgagee shall apply to a Receiver appointed before entering into or taking possession by the Mortgagee and in particular such Receiver shall be deemed to be the agent of the Mortgagor which shall be solely responsible for his acts and defaults and for his remuneration. In addition to the foregoing, the following provisions shall also apply to such Receiver :

a) Appointment before or after possession:

Such appointment may be made either before or after the Mortgagee shall have entered into or taken possession of the Mortgaged Properties or any part thereof;

b) Receiver to be invested with powers by the Mortgagee :

Such Receiver may be invested by the Mortgagee with such powers and discretions including powers of management as the Mortgagee may think expedient;

c) Receiver to exercise powers vested in the Mortgagee :

Unless otherwise directed by the Mortgagee, the Receiver shall have and may exercise all the powers and authorities vested in the Mortgagee;

d) Receiver to conform to regulations made by the Mortgagee :

The Receiver shall, in the exercise of his powers, authorities and discretions, conform to the regulations and directions made and given by the Mortgagee from time to time;

e) Receiver's remuneration :

The Mortgagee may, from time to time, fix remuneration of the Receiver and direct payment thereof out of the Mortgaged Properties, but the Mortgagor alone shall be liable for the payment of such remuneration;

f) Receiver to give security:

The Mortgagee may, from time to time and at any time, require the Receiver to give security for the due performance of his duties as such Receiver and may fix the nature and the amount of the security to be given, but the Mortgagee shall not be bound in any case to require any such security;

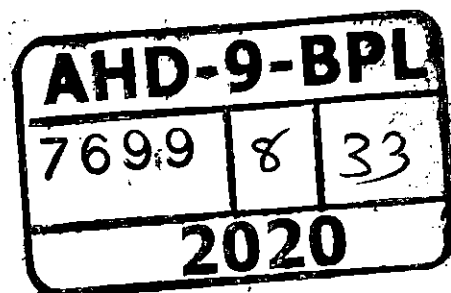
g) Receiver to pay the monies :

Unless otherwise directed by the Mortgagee all monies from time to time received by such Receiver shall be paid over to the Mortgagee of and concerning the monies arising from any sale, calling in, collection or conversion;

h) Mortgagee may pay monies to Receiver:

The Mortgagee may pay over to the Receiver any monies constituting part of the Mortgaged Properties to the intent that the same may be applied for the





proof by such Receiver and the Mortgagee may, from time to time, what funds the Receiver shall be at liberty to keep in hand with a view to the performance of his duties as such Receiver;

Receiver's power to borrow on the Mortgaged Properties :

Subject as provided herein the Receiver may for the purpose of carrying on the business of the Mortgagor as mentioned in (b) above, for defraying any costs, charges, losses or expenses (including his remuneration) which shall be incurred by him in exercise of the powers, authorities and discretion vested in him and for all or any of the purposes raise and borrow monies on the security of the Mortgaged Properties or any part thereof at such rate or rates of interest and generally on such terms and conditions as he may think fit, and no person lending any such money shall be concerned to inquire as to the propriety or purpose of the exercise of the said power or to see to the application of any monies so raised or borrowed Provided that the Receiver shall not exercise the said power without first obtaining the written consent of the Mortgagee but the Mortgagee shall incur no responsibility or liability to any lender or otherwise by reason of their giving or refusing such consent whether absolutely or subject to any limitation or condition;

j) Receiver Agent of the Mortgagor :

Every such Receiver shall be the agent of the Mortgagor for all purposes and the Mortgagor alone shall be responsible for his acts and defaults, losses or misconduct and liable on any contract or engagement made or entered into by him and for his remuneration and the Mortgagee shall not incur any liability or responsibility therefor by reason of their making or consenting to his appointment as such Receiver;

k) Applicability of The Transfer of Property Act, 1882 :

Subject as aforesaid the provisions of the Transfer of Property Act, 1882 and the powers thereby conferred on a mortgagee or Receiver shall, so far as applicable, apply to such Receiver.

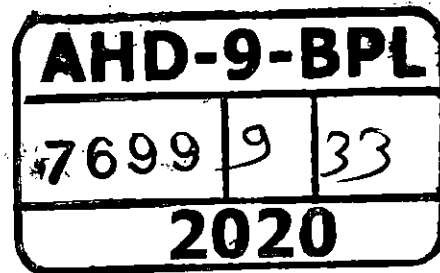
11. Subject as aforesaid, the Mortgagee may invest the net capital monies referred to in Clause 4 hereof upon some or one of the investments hereinafter authorised or place the same upon deposit or in current account in the name of the Mortgagee with any Scheduled bank(s) with power from time to time at their discretion to vary such investments and with power from time to time at their discretion to resort to any such investments for any of the purposes for which such proceeds are under these presents authorised to be expended. And subject as aforesaid the Mortgagee shall stand possessed of the said investments until the Power of Sale shall arise to pay the income thereof and any net monies in the nature of income arising to the Mortgagor and after the Power of Sale shall have arisen shall hold the said investments and monies and the income thereof respectively and the net monies in the nature of income upon and for the purposes hereinbefore expressed concerning the monies to arise from any sale, calling in, collection and conversion made as aforesaid PROVIDED ALWAYS that in default of such Power of Sale arising and after payment and satisfaction of all monies intended to be secured by these presents the said investments monies and income thereof and net monies last aforesaid shall be held in trust for the Mortgagor or its assigns.

12. Any monies which under the powers herein contained ought to be invested by the Mortgagee may be invested in the name of the Mortgagee or under the legal control of the Mortgagee in any of the investments as may be deemed fit by the

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Mortgagee with power to vary and transpose such investments and in so far as the not be invested shall be placed on deposit in the name of the in Scheduled bank(s).

13. In addition to the powers hereinbefore given, the Mortgagee may enter into or take possession of and hold or appoint a Receiver to take possession of any part or parts of the Mortgaged Properties which may at any time appear to them to be in danger of being taken under any process of law by any creditor of the Mortgagor or be otherwise in jeopardy and where a Receiver is appointed under this Clause the provisions of Clauses 8 and 10 hereof shall apply mutatis mutandis and the Mortgagee may at any time give up possession or discharge the Receiver.

14. The Mortgagee shall not, nor shall any Receiver as aforesaid, be liable by reason of the Mortgagee or such Receiver entering into or taking possession of the Mortgaged Properties or any part or parts thereof, to account as mortgagees in possession or for anything except actual receipts or be liable for any loss upon realisation or for any default or omission for which a mortgagee-in-possession might be liable.

15. If and when the Mortgagee shall have made an entry into or taken possession of the Mortgaged Properties under the powers conferred upon the Mortgagee by these presents, the Mortgagee may at any time afterwards give up possession of the Mortgaged Properties or any of them or any part or parts thereof to the Mortgagor either unconditionally or upon such terms and conditions as may be specified by the Mortgagee.

16. The Mortgagee shall out of the monies received by the Mortgagee in carrying on the business as mentioned in Clause 8 hereof, and out of the rents, profits and income of the Mortgaged Properties, pay and discharge the costs, charges and expenses incurred in carrying on the business including the remuneration of the Receiver (if any) and in the management of the Mortgaged Properties or in the performance or exercise or the attempted performance or exercise of the powers and duties under these presents and all other outgoings, which the Mortgagee or Receiver shall think fit to pay and shall pay and apply the residue of the said receipts, rents, profits and monies in the manner hereinbefore provided with respect to the monies arising from any sale or conversion under the Power of Sale or conversion under these presents.

17. Until the happening of any of the Events of Default the Mortgagee shall not be in any manner required, bound or concerned to interfere with the management or the affairs of the Mortgagor or its business or the custody, care, preservation or repair of the Mortgaged Properties or any part thereof.

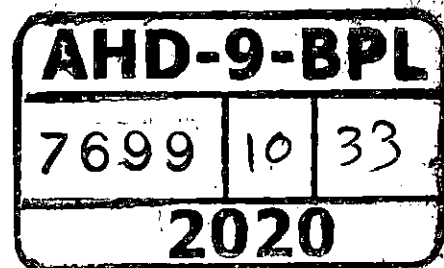
18. The Mortgagor hereby declares, represents and covenants that :

i) the Mortgaged Properties hereinbefore expressed to be granted, conveyed, assigned, assured and transferred are the sole and absolute property(ies) of the Mortgagor and are free from any other mortgage, charge or encumbrance and are not subject to any lien, lispendens, attachment or other process issued by any Court or other authority;

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S B





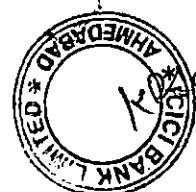
standing anything by the Mortgagor done or executed or omitted to be executed or knowingly suffered to the contrary, the Mortgagor now has and authority to grant, convey, assign, assure and transfer unto the Mortgagee the Mortgaged Properties;

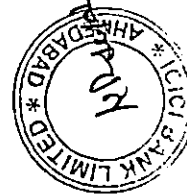
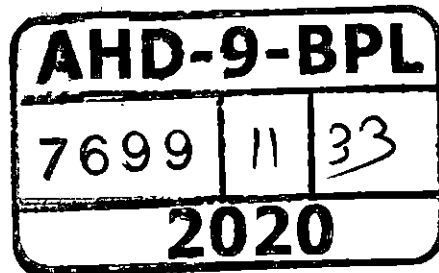
iii) it shall be lawful for the Mortgagee upon entering into or taking possession under the provisions herein contained of all or any of the Mortgaged Properties thenceforth to hold and enjoy the same and to receive the rents and profits thereof without any interruption or disturbance by the Mortgagor or any other person or persons claiming by, through, under or in trust for the Mortgagor and that freed and discharged from or otherwise by the Mortgagor sufficiently indemnified against all encumbrances and demands whatsoever;

iv) the Mortgagor shall execute all such deeds, documents and assurances and do all such acts and things as the Mortgagee may require for exercising the rights under these presents or for effectuating and completing the security hereby created and shall, from time to time and at all times after the security hereby constituted shall become enforceable, execute and do all such deeds, documents, assurances, acts and things as the Mortgagee may require for facilitating realisation of the Mortgaged Properties and for exercising all the powers, authorities and discretions hereby conferred on the Mortgagee or any Receiver and in particular the Mortgagor shall execute all transfers, conveyances, assignments and assurances of the Mortgaged Properties whether to the Mortgagee or to their nominees and shall give all notices, orders and directions which the Mortgagee may think expedient and shall perform or cause to be performed all acts and things requisite or desirable for the purpose of giving effect to the exercise of any of the said powers, authorities and discretions and further shall, for such purposes or any of them make or consent to such application to any Government or local authority as the Mortgagee may require for the consent, sanction or authorisation of such authority to or for the sale and transfer of the Mortgaged Properties or any part thereof and it shall be lawful for the Mortgagee to make or consent to make any such application in the name of the Mortgagor and for the purposes aforesaid a certificate in writing signed by the Mortgagee to the effect that any particular assurance or thing required by them is reasonably required by them shall be conclusive evidence of the fact.

v) the Mortgagor shall maintain and keep in proper order, repair and in good condition the Mortgaged Properties. In case the Mortgagor fails to keep in proper order, repair and in good condition the relevant Mortgaged Properties. In case the Mortgagee fails to keep in proper order, repair and in good condition the Mortgaged Properties or any part thereof, then the Mortgagee may, but shall not be bound to, maintain in proper order or repair or condition the Mortgaged Properties or any part thereof and any expense incurred by the Mortgagee and their costs and charges therefore shall be reimbursed by the Mortgagor;

vi) The Mortgagor shall insure and keep insured the relevant Mortgaged Properties in accordance with the terms of the Facility Agreement and shall duly pay all premia and other sums payable for that purpose, the insurance in respect of the Mortgaged Properties shall be taken in joint names of the Mortgagor, the Mortgagee and any other person having a charge on the relevant Mortgaged Properties and acceptable to the Mortgagee and the Mortgagor shall keep the insurance policies and renewals thereof with the Mortgagee and in the event of





THE SCHEDULE ABOVE REFERRED TO

DATE AND PLACE OF EXECUTION OF THIS INDENTURE

At: Ahmedabad

Date: The 3 day of October Two Thousand and Twenty

## 2.A DETAILS OF THE BORROWER

Parivartan Corporation is a Sole Proprietorship and having its registered office at E 21 Ashwairya Apartment, Bopal Guma Road, Ahmedabad, GUJARAT, INDIA, 380058.

## 2.B DETAILS OF THE MORTGAGOR

✓ Mr. Patel Hemantkumar Shankarlal, aged 40 yrs., son of Mr. Shankarlal Patel, residing at T-404, Arohi crest, Near Arohi Elegance, South Bopal, Ahmedabad, Gujarat, 380058; Mr. Shankarlal Ishwerlal Patel, aged 69 yrs., son of Mr. Ishwerlal D. Patel, residing at T-403, Arohi crest, Near Arohi Elegance, South Bopal, Ahmedabad, Gujarat, 380058 (Collectively referred as Mortgagor)

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.

## 3. DATE OF THE FACILITY AGREEMENT

The 11th day of August, Two Thousand and Twenty.

## 4. AMOUNTS OF THE FACILITIES

In the aggregate not exceeding Rs 21.50 million.-

## 5. THE BANK'S BRANCH / OFFICE ADDRESS

ICICI Bank Ltd.,  
JMC House,  
Opp. Parimal garden,  
Ambawadi,  
Ahmedabad-380006

## 6. DEFINITIONS AND CONSTRUCTION

In these presents, unless there is anything repugnant to the subject or context thereof, the expressions listed below shall have the following meanings, viz.:

"Bank Accounts" means accounts more particularly described in the Escrow Agreement.

"Mortgaged Properties" means Mortgaged Properties-1, Mortgaged Properties-2, Mortgaged Properties-3, Mortgaged Properties-4, Mortgaged Properties-5.

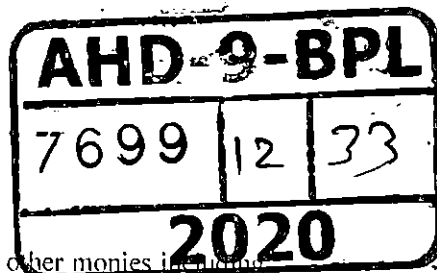
"Mortgaged Properties-1" means all the immoveable of the Mortgagor expressed to be granted, conveyed, transferred, assured and assigned and all other properties hereby made as specific security for the repayment / payment of the principal amount of the Facilities, all



H. Patel

S. [Signature]

11/08/20



**"Mortgaged Properties-2"** means all the immoveable of the Mortgagor expressed to be granted, conveyed, transferred, assured and assigned and all other properties hereby made as specific security for the repayment / payment of the principal amount of the Facilities, all interest, premia on prepayment, fees, costs, charges, expenses, and all other monies including any increase as a result of devaluation / revaluation/fluctuation in the rates of exchange of foreign currencies involved for the time being owing and intended to be secured hereunder in terms of the provisions of Clause 2 of the main body of these presents and this Schedule and all future properties hereinafter agreed to be granted, conveyed, transferred, assured and assigned by the Mortgagor to the Mortgagee in terms of the provisions of Clause 3 of the main body of these presents and this Schedule.

**"Mortgaged Properties-3"** means all the immovable of the Mortgagor expressed to be granted, conveyed, transferred, assured and assigned and all other properties hereby made as specific security for the repayment / payment of the principal amount of the Facilities, all interest, premia on prepayment, fees, costs, charges, expenses, and all other monies including any increase as a result of devaluation / revaluation/fluctuation in the rates of exchange of foreign currencies involved for the time being owing and intended to be secured hereunder in terms of the provisions of Clause 2 of the main body of these presents and this Schedule and all future properties hereinafter agreed to be granted, conveyed, transferred, assured and assigned by the Mortgagor to the Mortgagee in terms of the provisions of Clause 3 of the main body of these presents and this Schedule.

**"Mortgaged Properties-4"** means all the immoveable of the Mortgagor expressed to be granted, conveyed, transferred, assured and assigned and all other properties hereby made as specific security for the repayment / payment of the principal amount of the Facilities, all interest, premia on prepayment, fees, costs, charges, expenses, and all other monies including any increase as a result of devaluation / revaluation/fluctuation in the rates of exchange of foreign currencies involved for the time being owing and intended to be secured hereunder in terms of the provisions of Clause 2 of the main body of these presents and this Schedule and all future properties hereinafter agreed to be granted, conveyed, transferred, assured and assigned by the Mortgagor to the Mortgagee in terms of the provisions of Clause 3 of the main body of these presents and this Schedule.



**"Mortgaged Properties-5"** means all the immovable of the Mortgagor expressed to be granted, conveyed, transferred, assured and assigned and all other properties hereby made as specific security for the repayment / payment of the principal amount of the Facilities, all interest, premia on prepayment, fees, costs, charges, expenses, and all other monies including any increase as a result of devaluation / revaluation/fluctuation in the rates of exchange of foreign currencies involved for the time being owing and intended to be secured hereunder in terms of the provisions of Clause 2 of the main body of these presents and this Schedule and all future properties hereinafter agreed to be granted, conveyed, transferred, assured and assigned by the Mortgagor to the Mortgagee in terms of the provisions of Clause 3 of the main body of these presents and this Schedule.

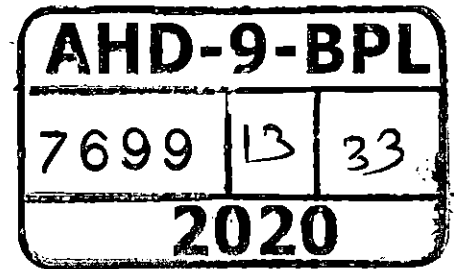
All capitalised terms used but not specifically defined herein shall have the respective meanings ascribed to them under the Facility Agreement.



H. K. K.

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The provisions of the Urban Land (Ceiling and Regulation) Act, 1976 ("ULCRA") are not applicable to the Properties

## 8. CHARGING CLAUSE

### A) For Mortgaged Property-I

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;

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 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;

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

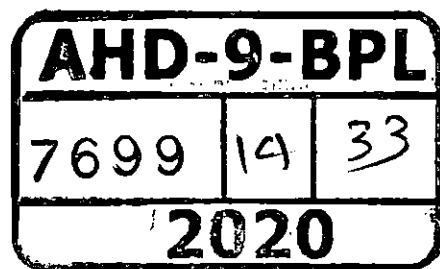


*H. Nigam*

*S. B. [Signature]*



3AD-9-BPL Mortgaged Property-2



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 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) 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 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;

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;



### C) For Mortgaged Property-3

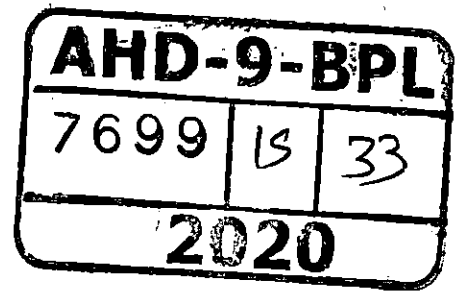
The Mortgagor doth hereby:

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ii) 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;

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 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;

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;

#### D) For Mortgaged Property-4

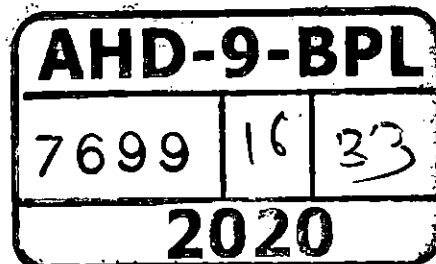
The Mortgagor doth hereby:

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



H. N. Patel

S. J. Patel



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 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) 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 the Bank Accounts and all rights, title, interest, 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;

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;

#### E) For Mortgaged Property-5

The Mortgagor doth hereby:

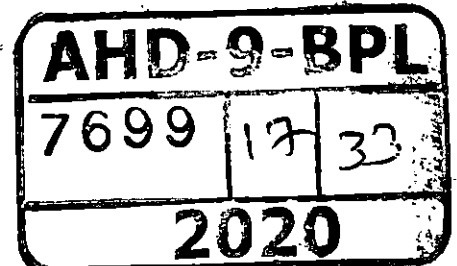
i) grant, convey, assign, assure, and transfer unto the Mortgagee all and singular the freehold lands more particularly described in the Second Schedule hereunder written together with all buildings, erections, godowns and constructions of every description which are standing, erected or attached or 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,



H. M. J.

S. J.



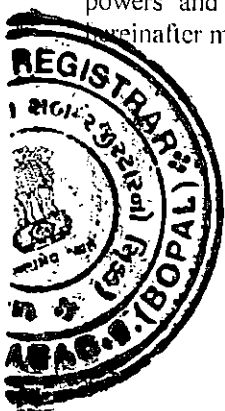


right, title, interest, property, claim and demand whatsoever of the Mortgagor into and upon the same, to have and to hold all and singular the aforesaid premises unto and to the use of the Mortgagee absolutely and subject to the powers and provisions herein contained and subject also to the proviso for redemption hereinafter mentioned:

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;

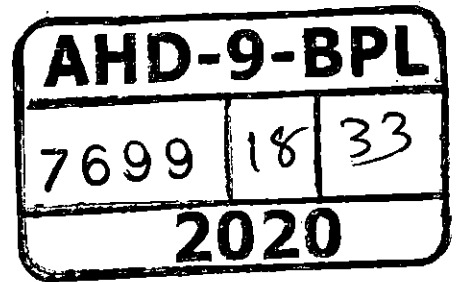
iii) assign and transfer unto the Mortgagee all the Bank Accounts and all rights, title, interest, benefits, claims and demands whatsoever of the Mortgagor in, to, under and in respect of the Bank Accounts and all monies including all cash flows and receivables and all proceeds arising from business, 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;

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;



H  
Munshi

S  
[Signature]



**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(Description of the immoveable properties)**

**Description of the immoveable properties-1**

All that immovable property bearing Flat No. E/21 admeasuring about 129.60 Sq. Mtrs. equivalent to 155 Sq. Yds. Super Built-Up Area situated on Second Floor of Block 'E' of 'Aaishwarya Flat' scheme of New Amardeep Co-operative Housing Society Limited togetherwith undivided share in land admeasuring about 32.40 Sq. Mtrs. forming part of the land bearing Block No. 671 and 672 Paiki (Old Revenue Survey No. 445/2 and 445/3). situated, lying and being at Mouje : Bopal, Taluka : Dascroi, within the Registration Sub-District : Ahmedabad-9 (Bopal) and District : Ahmedabad

and bounded as follows :



On the East by T.P Road	✓
On the West by Foyer And Entrance	✓
On the North by Flatr No E - 22	✓
On the South by Society Road	✓

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

**Description of the immoveable properties-2**

All that immovable property bearing Office No. 809 admeasuring about 32.73 Sq. Mtrs. (Carpet Area) situated on Eighth Floor of Block 'C' of Signature-2 scheme togetherwith undivided proportionate share in land admeasuring about 15.24 Sq. Mtrs. forming part of the land admeasuring about 8652 Sq. Mtrs. bearing Final Plot No. 116/1 of T.P. Scheme No. 86 (allotted in lieu of Revenue Survey No. 441/1). situated ,lying and being at Village : Fatehwadi, Taluka : Vejalpur, within the registration Sub-District : Ahmedabad-4 (Paldi) and District : Ahmedabad

and bounded as follows :

On the East by Office No C-808	✓
On the West by Office No C-810	•
On the North by Foyer Then Office No C -806	✓
On the South by Common Space Then Another	

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

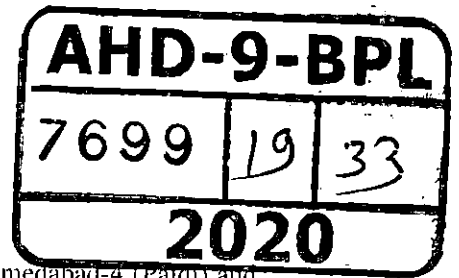
**Description of the immoveable properties-3**

All that immovable property bearing Office No. 810 admeasuring about 32.73 Sq. Mtrs. (Carpet Area) situated on Eighth Floor of Block 'C' of Signature-2 scheme togetherwith undivided proportionate share in land admeasuring about 15.24 Sq. Mtrs. forming part of the land admeasuring about 8652 Sq. Mtrs. bearing Final Plot No. 116/1 of T.P. Scheme No. 86 (allotted in lieu of Revenue Survey No. 441/1). situated ,lying and being at Village :



*Handwritten signature*

*Handwritten signature*



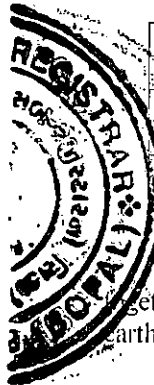
Fatehwadi, Taluka : Vejalpur, within the registration Sub-District : Ahmedabad-4 (Pardi) and District : Ahmedabad and bounded as follows :

On the East by Office C 809	✓
On the West by Lift And Apssage	✓
On the North by Common Passage	✓
On the South by Comm Plot	✓

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.

#### Description of the immoveable properties-4

All that immovable property bearing Flat No. 403 admeasuring about 225 Sq. Yds. equivalent to 188.13 Sq. Mtrs. (Super Built-Up Area) situated on Fourth Floor of Block 'T' of Aarohi Crest scheme togetherwith undivided proportionate share in land admeasuring about 60 Sq. Mtrs. forming part of the land bearing Final Plot No. 174, 175 and 176/1/1 of T.P. Scheme No. 3 (allotted in lieu of consolidated Block No. 507+508+509+510+523). situated lying and being at Village : Bopal, Taluka : Dascroi, within the registration Sub-District : Ahmedabad-9 (Bopal) and District : Ahmedabad and bounded as follows :



On the East by Margin Then Block D	✓
On the West by Margin Then Block S	✓
On the North by Margin Then Arohi Elegance	✓
On the South by Foyer Then Flat No. 401 And 402	✓

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.

#### Description of the immoveable properties-5

All that immovable property bearing Flat No. 404 admeasuring about 225 Sq. Yds. equivalent to 188.13 Sq. Mtrs. (Super Built-Up Area) situated on Fourth Floor of Block 'T' of Aarohi Crest scheme togetherwith undivided proportionate share in land admeasuring about 60 Sq. Mtrs. forming part of the land bearing Final Plot No. 174, 175 and 176/1/1 of T.P. Scheme No. 3 (allotted in lieu of consolidated Block No. 507+508+509+510+523). situated lying and being at Village : Bopal, Taluka : Dascroi, within the registration Sub-District : Ahmedabad-9 (Bopal) and District : Ahmedabad and bounded as follows :

On the East by Margin Then Block D	✓
On the West by Margin Then Block S	✓
On the North by Margin Then Arohi Elegance	✓
On the South by Foyer Then Flat No. 401 And 402	✓



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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.

IN WITNESS WHEREOF the Mortgagor has hereunto caused these presents to be executed on the day and year first hereinabove written in the manner hereafter appearing.

SIGNED AND DELIVERED by

Mr. Patel Hemantkumar Shankarlal

Mr. Shankarlal Ishwerlal Patel



*H*  
*npcl*

*S* *Shankarlal*

*[Signature]*  
witness,

*[Signature]*  
witness



અનકમલિકા નંબર - ૨

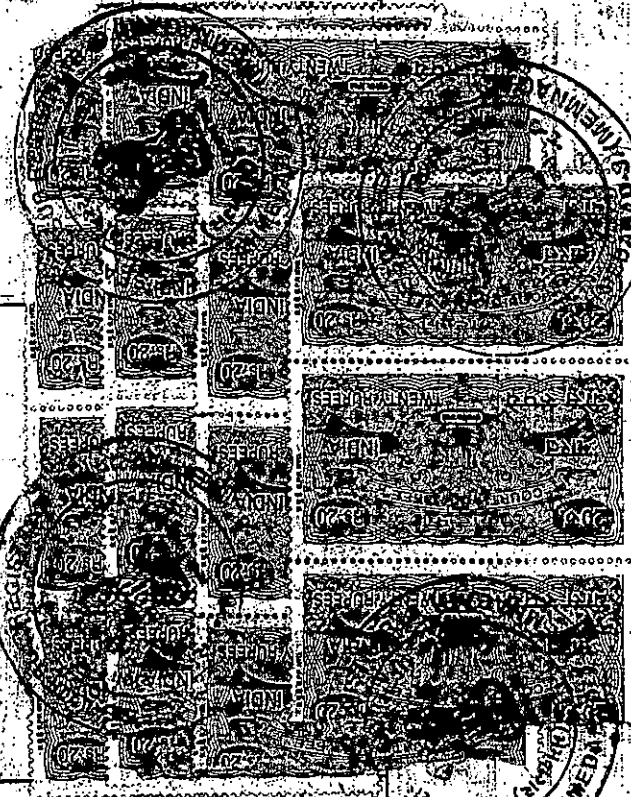
સબ-રજીસ્ટ્રાર કચેરી

એસ.આર.ઓ - ૩ Memnagar

આમનું નામ : બોપલ

દસ્તાવેજનો પ્રકાર અને અવેજ (બાકી પડેલાં કિસ્સામાં આકાર પદ્ધતિ આપનાર અથવા પદે રખાવવા આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર હોટલ (જો કંઈ પણ હોય તે)	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનકમ, ચોલ્લુમ અને પૂર્ણ નંબર	શરો
સાચી ફકમનું વિચારણું	સર્વે નંબર 44572 તથા 44573 બ્લોક નં 671 તથા 672 ની જમીન ઉપર આવેલ "ચે અમરદીપ કો.ઓ.સી.એલ્ડી" ના બીજા ભાગના ફ્લેટ નંબર ઉ-21 ના 123.6001 સ.ઓ.મી. ચાને 155 સ.ઓ.વાર સુપર બિલ્ડિંગ ની બાંધકામ તથા જમીનમાં નોંધ. 1/4 માં ભાગનો હિસ્સો આને 32.40 સ.ઓ.મી.ના હક્ક હિસ્સા સહીતની શિલકાત.	દીનાબેન પી. કસરના વતી અને તરફથી તેમના કુ.મ. તરીકે જયવંતલાલ મણીલાલ કસર	ચકરલાઈ ઉપરલાઈ પટેલ દેવેન્દ્રભાઈ ચકરલાઈ પટેલ	૨૫/૦૫/૨૦૦૭ ૦૨/૦૬/૨૦૦૭	૫૮૧૯	

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મુકાબલ કરનાર

ભારતીય બી-દતે ની તારીખ : ૧૮/૦૬/૨૦૨૦ ના રોજની

અરજી નંબર : ૧૨૦૫૦

પરોલ નંબર : ૨૦૨૦૦૦૧૦૮૪૫

તારીખ : ૧૮/૦૬/૨૦૨૦

સબ-રજીસ્ટ્રાર  
એસ.આર.ઓ - ૩ Memnagar

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - ૩ Memnagar

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

2

ગામનું નામ : ફતેહવાડી

અનુક્રમણિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી

એસ.આર.ઓ - 4 Paldi



દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	આકાર અથવા જુડી હોનફળ આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, મોલ્યુમ અને પૃષ્ઠ નંબર	શ્રેણી
માલિકી ફેરખાત/વેચાણ	ફાઈટ રીપી-૭૭ એફપી-118/1 જિલ્લા સ.નં.441/1) બિલ્ડિંગ-સી ચુનવી નંબર-૭૭૭ આઈમોપાન ચો.મી. ૩૨.7૩ કાપેટ એરીયા વાળી મીલકત. તથા જમીનના વ.વ. ચો.મી. 15.24 સીએચસર		Anil Kumar Mahabir Prasad Todi	Hemantkumar Shankarbhai Patel Shankarbhai Ishwardas Patel	૧૨/૦૫/૨૦૧૭ ૧૨/૦૫/૨૦૧૭	૩૭૭૦	

રૂ. ૧૪૦૦૦૦૦=૦૦

લાગુ લેવા ની તારીખ : ૧૮/૦૬/૨૦૨૦ ના રોજની

અરજી નંબર : ૧૨૨૯૯

પહોંચ નંબર : ૨૦૨૦૦૦૪૦૧૦૭૦૭

તારીખ : ૧૮/૦૬/૨૦૨૦

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - 4 Paldi

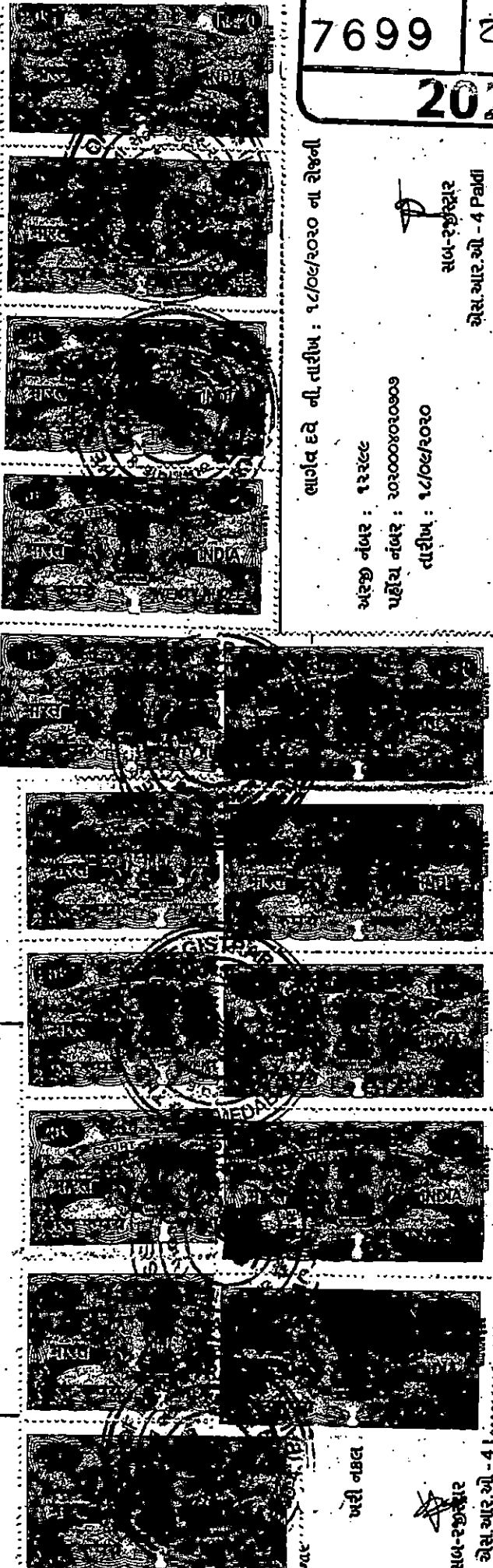
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ખરી નકલ

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - 4

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



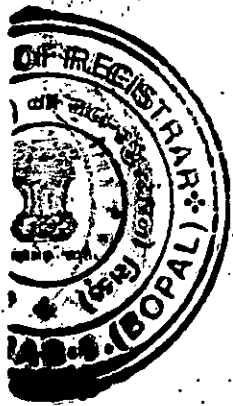
3

ગામનં નામ : ફતેહવાડી

અનુક્રમણિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી

એસ.આર.ઓ - 4 Paldi



દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે સામનાર આપેલ તો જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર કોનક્રેટ આપવામાં આવે તે જણાવવું	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના આદેશના સબધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સબધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, સોલ્યુમ અને મૂલ્ય નંબર	શેરો
માલિકી ફેરખત/વેચાણ	ડાહર ટીપી-૨૬ એફ.પી.-૧૧૬/૧ (જેમાં ચ.નં. ૪૪૧/૧) ચીલ્ડ્રન-સી ચુલીટલનરકી ૧૦ આકાશોમાલ ચો.મી. ૩૨.૭૩ કાપેટ એરીયા વાલી મીલકત તથા જમીનના વવ ચો.મી. ૧૬.૨૪ સીએચસર	M/s. Signature Buildcon through Administrative Partner Pramodkumar Vishwambhantal Kanodiya	Hemant Shankarbhai Patel Shankarhal Ishwerdas Patel	૦૭/૦૬/૨૦૧૩ ૦૭/૦૬/૨૦૧૩	૪૪૩૩	

શ્રી. ૧૪૦૦૦૦૦૦-૦૦

મુકબલ કરનાર

ખરી નકા

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - 4 Paldi

નોંધ-કોમ્પ્યુટર દિન્ટમાં કોઈ પણ રીતે કરેલ સુધારો માન્ય ગણાશે નહીં.

ભાગવ દવે ની તારીખ : ૧૮/૦૬/૨૦૨૦ ના રોજની

અરજી નંબર : ૧૨૨૯૯

પરિણ નંબર : ૨૦૨૦૦૦૪૦૨૦૦૦૭

તારીખ : ૧૮/૦૬/૨૦૨૦

સબ-રજીસ્ટ્રાર

એસ.આર.ઓ - 4 Paldi

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અનકમલિકા નંબર - ૨

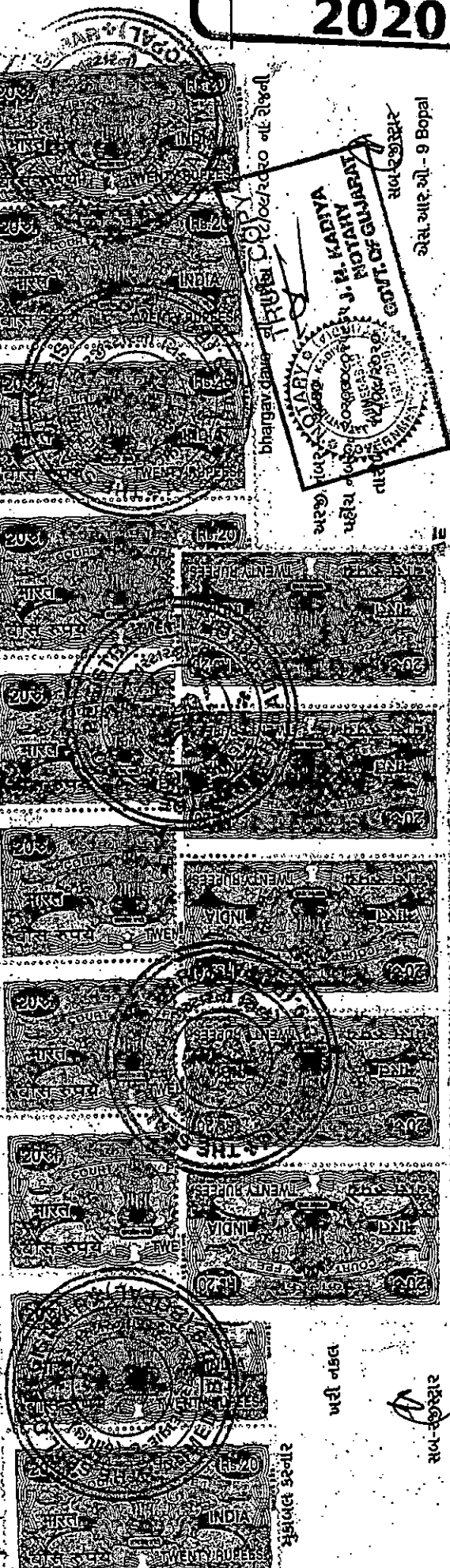
સબ-રજીસ્ટ્રાર કચેરી

એસ આર એ - ૯ Bhopal

ગામન નામ : બોપલ

દસ્તાવેજનો પ્રકાર અને અવેશ (લોક પટના કિસ્માં આકર પટે આપનાર અથવા પટે આપનાર આરો છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ધર નંબર હોટલમાં આરો (જો કંઈ પણ હોય તો)	આકર અથવા જુડી આપવામાં આરો ત્યારે તે	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી દેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, ગોલ્ડન અને પ્રક નંબર	ગ્રેડ
મોરિયા કેસવાલવેયાલુ	બ્લોક નં. 507-508-509-510-523 ફીમી-3 ના ફા-વોલ્ટ નં. 174-175-176-177 ફોટો નં. 403-ગોચીમાળ ગોવાર 225 સુપર-લીટલપ બ્લોક-4 આરોફા કાસ		Siddhi Developers & Builders A Partnership Firm Through Its Partner Dipakbhai Baldarbhai Patel	Hemantkumar Shankarbhai Patel Shankarbhai Ishwarbhai Patel...	13/04/2018 13/04/2018	૨૯૮૦	

રૂ. 5000000-00



ભગવાન દાસ બાપુજી 02/06/2020 ના રોજની

અરજી નોંધાયેલ છે  
પરીચાઈ નોંધાયેલ છે  
J. M. KADIYA  
NOTARY  
GOVT. OF GUJARAT  
સબ-રજીસ્ટ્રાર  
એસ આર એ - ૯ Bhopal

નોંધ: કોમ્પ્યુટર પિન્ટમાં કોઈ પણ રીતે ફેરવ સુધારો માન્ય ગણાશે નહીં

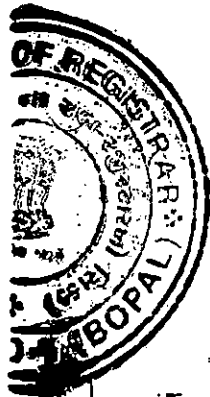
એસ આર એ - ૯ Bhopal

સબ-રજીસ્ટ્રાર

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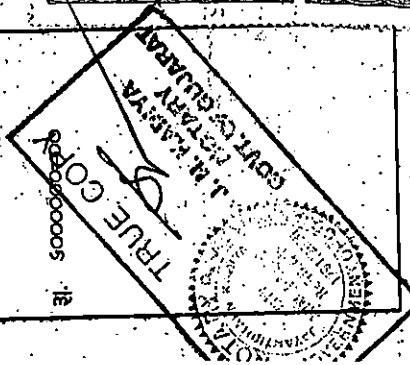
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(અનુક્રમણિકા નંબર -  
સબ-રજીસ્ટ્રાર ક્ષેત્રી  
એસ.આર.ઓ - 9 Bopal

ગ્રામ્ય નામ: બોપલ

દસ્તાવેજનો પ્રકાર અને અવેજ (લાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર હોટલ (જો કંઈ પણ હોય તો)	આકાર અથવા જુદી 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	સદીની તારીખ નોંધણીની તારીખ	અનુક્રમ, ચોલ્લુમ અને પૃષ્ઠ નંબર	શ્રેણી
માલિકી ફેરખતવિચાણ	પ્લોટ નં. 507+508+509+510+523 ટીપી-3 નં. 31 પ્લોટ નં. 174+175+176+177 ફ્લોટ નં. 404 ચોરોમાલ ઓ વાર 225 સુપરવીઝરપ વ્લોક-ડી આરોહી ફેસ્ટ		Siddhi Developers & Builders A Partnership Firm Through Its Partner Dipakbhai Baldevbhai Patel	Hemantkumar Shankarbhai Patel Shankarbhai Ishwarbhai Patel.	૧૩/૦૫/૨૦૧૪ ૧૩/૦૫/૨૦૧૪	૨૮૭૬	



મુકબલ કરનાર

પરી નકલ

સબ-રજીસ્ટ્રાર  
એસ.આર.ઓ - 9 Bopal

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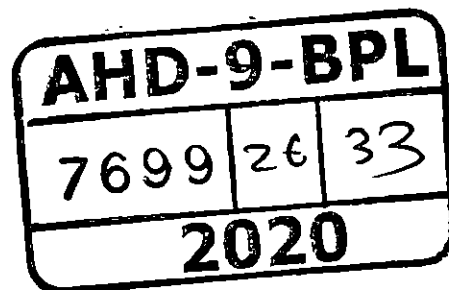
ધાંગવડાવે ની તારીખ : ૧૮/૦૬/૨૦૨૦ ના રોજની

અરજી નંબર : ૭૮૭૦  
પરિણામ નંબર : ૨૦૨૦૭૦૦૧૫૮૫૧  
તારીખ : ૧૮/૦૬/૨૦૨૦

સબ-રજીસ્ટ્રાર  
એસ.આર.ઓ - 9 Bopal



નોંધ: કોમ્પ્યુટર પેપરમાં કોઈ પણ રીતે ફેલ સુધાર



Date : 03/10/2020

To,

The Manager,

SRO Office – Sola,

Ahmedabad

Subject : Authorization Letter

We are giving authority to Mr. Krunal Jadav – Relationship Manager 211024 who is Employee of ICICI Bank Ltd. to Create Mortgage – IOM/MOE on behalf of ICICI Bank Ltd.

Yours Faithfully,

Chintan Shah – RAS

Ahmedabad – Gujarat.




**AHD-9-BPL**

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**2020**

  
ભારત સરકાર  
Government of India


  
જાદવ કૃણાલભાઈ રમેશભાઈ  
Jadav Krunalbhai Rameshbhai  
જન્મ તારીખ / DOB : 27/01/1983  
પુરુષ / Male



**8789 1446 0596**

આધાર - સામાન્ય માણસનો અધિકાર



  
આધાર  
ભારતીય વિશિષ્ટ ઓળખાણ અધિકરણ  
Unique Identification Authority of India

સરનામું: પિતાનું/માતાનું નામ: રમેશભાઈ,  
બેલ-1-3, ન્યુ કર્નાવલીનગર, ભગવતિનગર  
રોડ, હાટકેશ્વર, અમદાવાદ શહેર, અમદાવાદ,  
અમરાઈવાડી, ગુજરાત, 380026

Address: S/O: Rameshbhai, L-1-3, New  
Karnavalinagar, Bhagvalinagar Road,  
Hatkeswar, Ahmedabad City,  
Ahmedabad, Amraiwadi, Gujarat, 380026

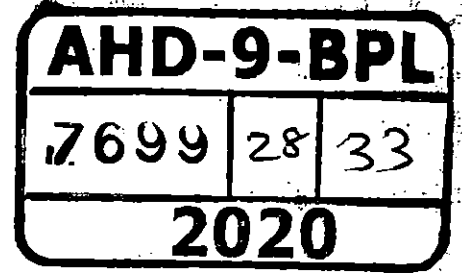
**8789 1446 0596**


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www.uidai.gov.in





  
भारत सरकार  
GOVERNMENT OF INDIA


  
शंकरभाई पटेल  
Shankarbhai Patel  
जन्म तारीख/ DOB: 01/06/1951  
पुरुष / MALE

8886 6616 2902

भारो आधार. भारी ओलप








  
भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


संरनाभुं :  
S/O ईश्वरदास पटेल, टी-403,  
आरोही क्रेस्ट, आरोही ऐलीगंस पार्स,  
साईथ बीपाल, बीपल, अमदावाद,  
गुजरात - 380058


Address:  
Address: S/O Ishwardas Patel,  
T-403, Arohi Crest, Near Arohi  
Elegance, South Bopal, Bopal,  
Ahmedabad, Gujarat - 380058

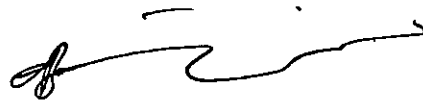


  
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1800 300 1947

  
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**भारत सरकार**  
**पटेल हेमंतकुमार शंकरलाल**  
**Patel Hemantkumar Shankarlal**  
**जन्म तारीख / DOB: 11/11/1979**  
**पुरुष / MALE**  
**2041 2218 4922**

माओ आधार. माओ ओलप

**AHD-9-BPL**  
**7699 29 33**  
**2020**

*Handwritten signature*

**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**संरचना :**  
टी-404, आरोही क्रेस्ट, आरोही  
बोलीगंस पार्स, साउथ बोपाल,  
बोपाल, अमदावाद,  
गुजरात - 380058

**Address:**  
Address: T-404, Arohi Crest,  
Near Arohi Elegance, South  
Bopal,  
Bopal, Ahmedabad, Gujarat -  
380058

**1947**  
1800 300 1947

**help@uidai.gov.in**

**www**  
www.uidai.gov.in

**P.O. Box No. 1947,**  
Bengaluru-560 001

*Handwritten signature*

ભારત-સરકાર  
GOVERNMENT OF INDIA

મકવાણા હર્ષદકુમાર દેવચંદભાઈ

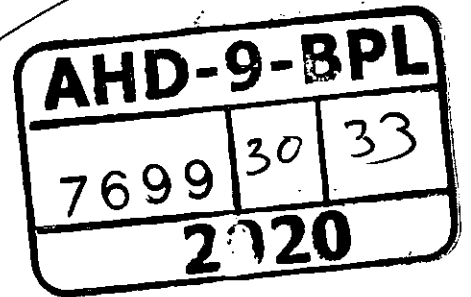
Makwana Harshadkumar  
Devchandbhai

જન્મ તારીખ/ DOB: 02/11/1987

પુરુષ / MALE

9984 1313 6735

મારો આધાર, મારી ઓળખ



ભારતીય વિશિષ્ટ પહોચાણ પ્રાધિકરણ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :

એ-10, આંબેડકર સોસાયટી,  
પ્રગતિનગર ની સામે,  
અમરાઈવાડી, અમદાવાદ  
શહેર, અમદાવાદ,  
ગુજરાત - 380026

Address:

A-10, Ambedkar Society, Opp  
Pragatinagar, Amraiwadi,  
Ahmedabad City, Ahmedabad,  
Gujarat - 380026

9984 1313 6735

MERA AADHAAR, MERI PEHACHAN



AHD-9- BPL

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2020

03/10/20 1:32:27 pm

Version:1.1.2019.4

Serial No. 7699

Presented of the office of the Sub-Registrar of

S.R.O - Ahmedabad-9 Between the hour of  
Bopal 13 to 14 on Date 03/10/2020

Receipt No :- 2020309017113

Received Fees as following	Rs.
Registration	5000
Side Copy Fee ( 40 ):	800
Side Copy Fee	
Other Fees	200
TOTAL :-	6000

20201001799527924

ICICI Bank Ltd Through its Authorised Manager  
Krunal Jadav

(Minaben Kalidas Prajapati)

Sub Registrar

S.R.O - Ahmedabad-9 Bopal

(Minaben Kalidas Prajapati)

Sub Registrar

S.R.O - Ahmedabad-9 Bopal

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
Executing					
1.000	Patel Hemantkumar Shankarlal T-404, Arohi Crest, Bopal, Ahmedabad	35			
Executing					
2.000	Shankarlal Ishwarlal Patel T-404, Arohi Crest, Bopal, Ahmedabad	35			
Claiming					
1.000	ICICI Bank Ltd Through its Authorised Manager Krunal Jadav Ahmedabad	30			

Executing Party  
admits execution

**AHD-9- BPL**

**7699**

**32**

**33**

**2020**

03/10/20 1:32:27 pm Version:1.1.2019.4

1 Makwana Harshadkumar D.  
A/10, Ambedkar Soc, Amraiwadi, Ahmedabad



Known to the under signed  
Sub-Registrar state that the  
personally known the above  
executant and identifies him/them.

*[Signature]*

Date 3 Month October-2020

*[Signature]*

Minaben Kalidas Prajapati  
Sub Registrar  
S.R.O - Ahmedabad-9 Bopal

Received Copies of Certified Evidence of Seller , Buyer and  
Identifiers of Document

Date 03/10/2020

*[Signature]*

( Minaben Kalidas Prajapati )  
Sub Registrar  
S.R.O - Ahmedabad-9 Bopal

**AHD-9- BPL**

**7699**

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**2020**

03/10/20 5:53:36 pm

Version:1.1.2019.4

1

Book No.

7699

Registered No.

Date : 03/10/2020

( Minaben Kalidas Prajapati )

Sub Registrar

S.R.O - Ahmedabad-9 Bopal

