भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

ગુજરાત गुजरात GUJARAT

BT 394480

NOTARIAL NOTARIAL NOTARIAL NOTARIAL

NOTARY ALPESH M. MAKWANA Area: Vadodara City R. No.1157/2010 GOVT. OF GUJARAT (INDIA)

Regd. No.: 83

Date: 3-4-2019.

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **PATEL DAISHIK HARISHCHANDRA** promoter of the project is proprietor of **SHEETAL CORPORATION** of the Project Name: "**PRACHI RESIDENCY**",C.N. No/CTS No./**Survey no.68 PAIKKI 1,OLD SUREVY NO . 91/A, 93, 99, F P No. 1563,TPS No. 22** Area of Plot:**29248.00 (Sq.Mt.)**, Village **ALAMGIR**, Taluka. **VADODARA**, Authority Name, **Vadodara Urban Development Authority**, District. VADODARA vide its/his/their authorization dated; NA

Affidavit cum Declaration of **PATEL DAISHIK HARISHCHANDRA** promoter of the project **PRACHI RESIDENCY** duly authorized by the promoter of the project, vide its/his/their authorization dated NA

I, **PATEL DAISHIK HARISHCHANDRA** promoter of the project duly authorized by the promoter of the project do hereby solemnly declare, undertake and state as under:

1. That I / **PATEL DAISHIK HARISHCHANDRA PROPRIETOR OF SHEETAL CORPORATION** promoter have / has a legal title to the land on which the development of the project is proposed

2. That the said land is mortgaged with Federal Bank of India, Bharuch branch for Rs. 24000000/-.

3. That the time period within which the project shall be completed by me/promoter is 30/11/2024.

4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That I/promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That I/promoter shall take all the pending approvals on time, from the competent authorities.

9. That I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

PATEL DAISHIK HARISHHANDRA

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verify by me at VADODARA on this of April .2019

PATEL DAISHIK HARISHCHANDRA

LEFT/RIGHT HAND THUMB IMPRESSION
OF SIGNATORY(IES) AFFIXED AS EXTRA SECURITY

Solemnly Affirmed/Declared Sworn
Before me by... Patel Daishik. H.

ALPESH M. MAKWANA 3/4/19.
ADVOCATE & NOTARY
My Commission expires on 08-02-2020

NOTARY
ALPESH M. MAKWANA
Area : Vadodara City
R. No.1157/2010
GOVT. OF GUJARAT (INDIA)

This Memorandum of Deposit of Title Deeds executed on 30th day of December, 2013 at

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No.	:	IN-GJ59461256396867L
Certificate Issued Date	:	30-Dec-2013 02:21 PM
Account Reference	:	SHCIL (FI)/ sh-vod01/ BARODA/ GJ-BA
Unique Doc. Reference	:	SUBIN-GJSH-VOD0191411517518088L
Purchased by	:	DAISHIKBHAI H PATEL
Description of Document	:	Article 36(b) Mortgage Deed - Without Possession
Property Description	:	MOJE VILLAGE AALAMGIR OLD RS NO 91/3,93,99 BLOCK NO 68 P 1
Consideration Price (Rs.)	:	1,00,00,000 (One Crore only)
First Party	:	THE FEDERAL BANK LTD
Second Party	:	DAISHIKBHAI H PATEL
Stamp Duty Paid By	:	DAISHIKBHAI H PATEL
Stamp Duty Amount(Rs.)	:	35,000 (Thirty Five Thousand only)

BRA-6 MNJ 2013

BRA-6 MNJ 2607 1/7 2013

0000125157

Statutory Alert:

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

Memorandum of Deposit of Title Deeds

This Memorandum of Deposit of Title Deeds executed on **30th day of December, 2013** at Vadodara by (1) **Shri. Daishikbhai Harishbhai Patel, S/o Shri Harishbhai Patel, aged 39 years, residing at A-11 Sarweshwar Nagar, Zadeshwar Road, Bharuch, Gujarat** (hereinafter referred to as the mortgagors) in favour of **THE FEDERAL BANK LIMITED**, a Company registered under the Companies Act 1956 having its Registered Office at Aluva, Kerala and having a branch office among other places at Capital Business Centre, Station Road, Panchbatti, Bharuch - 392001 (hereinafter referred to as 'the Bank' which expression shall where the context admits include its successors , assigns and attorneys)

By this memorandum, the mortgagor/s confirm having deposited, with the bank, the documents / title deeds listed hereunder in Schedule. II, relating to their property described hereunder in Schedule. I. on **30th day of December, 2013**, with the intention to create an equitable mortgage by way of deposit of title deeds as envisaged under Section 58(f) of the Transfer of Properties Act over the said property in favour of he Bank, as a continuing security for the purpose of securing repayment to the bank by **M/s Bhumi Petroleum,** At: Luvara, N.H. no. 8, Dist. Bharuch, whose Proprietor is **Shri. Akshay Ravjibhai Patel,** aged 40 years S/o Shri. Ravjibhai Chhotabhai Patel, residing at T-4, Sarveshwar Flats, Zadeshwar Road, Bharuch, the principal sum of the credit facilities aggregating to Rs.1,00,00,000/- (Rupees One Crore only) by way of OD(CLEAN) availed / to be availed by them from the Bank, and the ultimate balance that may remain due and outstanding in the respective loan accounts with the bank, including principal, interest thereon at such rates as stipulated by the bank from time to time, costs, bank charges and other incidental expenses, etc, incurred by the bank in connection with the realization of the amount due.

Schedule – I.

Description of the properties

Village/ Taluk	Revenue Survey NO / Block no.	Sub Plot No	Extent
Vill. Aalamgir, Tal. and Dist. Vadodara	Old R.S No. 91/3,93,99 Block No. 68 paiki 1	Near N.H. no. 8 Mouje-Aalamgir	N.A. Land admeasuring 30320 sq. mt. (after deduction of 101 sq. mt. under waste land out of total land 30421 sq. mts.)

Boundaries

East	Block no. 46	North	Internal Road and Block no. 66 & 67
West	Block no. 64	South	Canal Road

30/12/13

For THE FEDERAL BANK LTD.

Manager
Branch Bharuch

>>. 2.

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2013

Schedule- II

Details of the Title Deeds deposited

1	Copy of Revenue Records
2.	Copy of N.A. Order dated 22-10-2013

The mortgagors confirm and declare that the above said property belongs to them absolutely and no one else has any interest therein and the property is free from encumbrances. The mortgagors further undertake not to dispose of the above mortgaged property or create any charge or third party interest, by way of mortgage or otherwise, over the above property without the written consent of the bank, during the continuance of the above said credit facilities in the name of **M/s Bhumi Petroleum, (Proprietor Shri. Akshay Ravjibhai Patel).**

IN WITNESS whereof the borrower(s)/co-obligant(s) above named have executed these presents on the day 1st above mentioned.

Signed and Delivered by
The Within Named Mortgagor/s,

30/12/13

Shri. Daishikbhai Harishbhai Patel

In WITNESS WHEREOF borrower above named has executed these presents on the day mentioned above.

In presence of (WITNESSES)

(1)

(2)

>>.3.

For Tha...

Parties Name	Photographs	Signatures	Thumb Mark
The Mortgagor(s) Shri. Daishikbhai Harishbhai Patel			

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BRA/6/MNJ		
2607	5	7
2013		

30/12/13 3:11:17 pm Version:1.0 2014.7

Serial No. 2607

Presented of the office of the Sub-Registrar of S.R.O-Vadodara - 6 Maneja between the hour of 15 to 16 on Date 30/12/2013

Receipt No :- 2013316004608

Received Fees as following		Rs.
Registration		5000
Side Copy Fee	(10) :	100
Other Fees		0
TOTAL :-		5100

Daishikbhai Harishbhai Patel S/o Shri Harishbhai Patel

(Gobarbhai Khatibhai Pargi)
Sub Registrar
S.R.O-Vadodara - 6 Maneja

(Gobarbhai Khatibhai Pargi)
Sub Registrar
S.R.O-Vadodara - 6 Maneja

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
Executing					
1,000	Daishikbhai Harishbhai Patel S/o Shri Harishbhai Patel Zadeshwar,Bharuch.	39			

Executing Party admits execution

BRA/6/MNJ		
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2013		

30/12/13 3:11:17 pm Version:1.0.2014.7

1 Janmjay V Pandya
Sama Savli Road,Vadodara.


2 આશીષ પંડ્યા
મરેલીબાગ,વડોદરા.


State that they personally known above named executant and Indetifies him/them.

1. _____

2. _____

Date 30 Month December - 2013

Gobarbhai Khatibhai Pargi
Sub Registrar
S.R O-Vadodara - 6 Maneja

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

Date 30/12/2013

(Gobarbhai Khatibhai Pargi)
Sub Registrar
S.R.O-Vadodara - 6 Maneja

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2607	7	7
2013		

30/12/13 3:56:19 pm Version 1.0.2014.7

1	Book No.	2607	Registered No
Date .	30/12/2013		

(Gobarbhai Khatibhai Parji)
Sub Registrar
S.R.O-Vadodara - 6 Maneja

THE SEAL OF THE SUB REGISTRAR BARODA-6 MANEJA

THE SEAL OF THE SUB REGISTRAR MANEJA

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

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Certificate No.	:	IN-GJ61650417080605M
Certificate Issued Date	:	06-Feb-2014 02:48 PM
Account Reference	:	SHCIL (FI)/ sh-vod01/ BARODA/ GJ-BA
Unique Doc. Reference	:	SUBIN-GJSH-VOD0195155701695726M
Purchased by	:	DAISHIKBHAI HARISHBHAI PATEL
Description of Document	:	Article 36(b) Mortgage Deed - Without Possession
Property Description	:	N A LAND RS NO 68 P 1 BLOCK NO 68 P 1 OLD RS NO 91/A,ETC MOJE AALAMGIR
Consideration Price (Rs.)	:	1,00,00,000 (One Crore only)
First Party	:	THE FEDERAL BANK LTD
Second Party	:	DAISHIKBHAI HARISHBHAI PATEL
Stamp Duty Paid By	:	DAISHIKBHAI HARISHBHAI PATEL
Stamp Duty Amount(Rs.)	:	35,000 (Thirty Five Thousand only)

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Statutory Alert

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SRA-6
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33
2014

Memorandum of Deposit of Title Deeds

This Memorandum of Deposit of Title Deeds executed on 06th day of February, 2014 at Vadodara by (1) Shri. Daishikbhai Harishbhai Patel, S/o Shri Harishbhai Patel, aged 39 years, residing at A-11 Sarweshwar Nagar, Zadeshwar Road, Bharuch, Gujarat (hereinafter referred to as the mortgagors) in favour of THE FEDERAL BANK LIMITED a Company registered under the Companies Act 1956 having its Registered Office at Aluva Kerala and having a branch office among other places at Capital Business Centre Station Road Panchbatti, Bharuch - 392001 (hereinafter referred to as the Bank which expression shall where the context admits include its successors assigns and attorneys)

The mortgagor has already have deposited the documents / title deeds listed hereunder in Schedule I, relating to her property described hereunder in Schedule II on 30-12-2013 with the intention to create an equitable mortgage by way of deposit of title deeds as envisaged under Section 58(f) of the Transfer of Properties Act over the said property in favour of the Bank, as a continuing collateral security for the purpose of securing repayment, including interest, charges costs, etc, to the bank towards following credit facilities availed by M/s Bhumi Petroleum, At. Luvara, N.H. no 8, Dist. Bharuch, whose Proprietor is Shri. Akshay Ravjibhai Patel, aged 40 years S/o Shri. Ravjibhai Chhotabhai Patel, residing at T-4 Sarveshwar Flats, Zadeshwar Road, Bharuch Gujarat, from the Bank

Sr.No.	Nature of Facility	Limit	Date
1.	Overdraft (Clean)	Rs.1,00,00,000/-	31-12-2013

At the request of the mortgagor / Shri. Daishikbhai Harishbhai Patel, S/o Shri Harishbhai Patel, aged 39 years, residing at A-11 Sarweshwar Nagar, Zadeshwar Road, Bharuch, Gujarat, the bank has granted / agreed to grant additional credit limits to M/s Bhumi Petroleum, At. Luvara, N.H. no 8, Dist. Bharuch, whose Proprietor is Shri. Akshay Ravjibhai Patel, aged 40 years S/o Shri. Ravjibhai Chhotabhai Patel, residing at T-4, Sarveshwar Flats, Zadeshwar Road, Bharuch, Gujarat as under

Sr.No	Nature of Facility	Additional limit	Sanction Date
1.	Term Loan	Rs.1,00,00,000/-	06-02-2014

By this memorandum, the mortgagor confirms that the said documents / title deeds already deposited with the bank on 30-12-2013, shall remain as continuing collateral security for the purpose of securing repayment, including interest, charges, costs etc. to

the bank towards the entire credit facilities totaling to Rs.2,00,00,000/- as stated above availed by the M/s Bhumi Petroleum, At Luvara, N.H no 8, Dist. Bharuch, whose Proprietor is Shri. Akshay Ravjibhai Patel, aged 40 years S/o Shri. Ravjibhai Chhotabhai Patel, residing at T-4, Sarveshwar Flats, Zadeshwar Road, Bharuch from the bank

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Schedule – I

Description of the properties

Village/ Taluk	Revenue Survey NO / Block no.	Sub Plot No	Extent
Vill. Aalamgir, Tal. and Dist. Vadodara	R.S. No. 68 paiki 1 Block no. 68 paiki 1 (old R.S.no. 91/A, 93, 99	Near N.H. no. 8 Mouje-Aalamgir	N.A. Land admeasuring 30320 sq. mt. after deduction of 101 sq. mt. under waste land out of total land 30421 sq. mts.

Boundaries

East	Block no. 46	North	Internal Road and Block no. 66 & 67
West	Block no. 64	South	Canal Road

Schedule- II

Details of the Title Deeds deposited

1	Copy of Revenue Records
2	Copy of N.A. Order dated 22-10-2013

The mortgagors confirm and declare that the above said property belongs to them absolutely and no one else has any interest therein and the property is free from encumbrances The mortgagors further undertake not to dispose of the above mortgaged property or create any charge or third party interest, by way of mortgage or otherwise, over the above property without the written consent of the bank, during the continuance of the above said credit facilities in the name of M/s Bhumi Petroleum, (Proprietor Shri. Akshay Ravjibhai Patel).

IN WITNESS whereof the borrower(s)/co-obligant(s) above named have executed these presents on the day 1st above mentioned.

For THE [illegible]

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06/02/14 2:42:41 pm Version 1.0.2014.6

1 Utsav Rajivbhai Purohit
Waghodia Road, Vadodara

2 Ashishbhai Pandya
Karelibaug, Vadodara

State that they personally known above named executant and Indetifies him/them.

1. _____

2. _____

Date 6 Month February -2014

Gobarbhai Khatibhai Pargi
Sub Registrar
S.R.O-Vadodara - 6 Maneja

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

Date 06/02/2014

(Gobarbhai Khatibhai Pargi)
Sub Registrar
S.R.O-Vadodara - 6 Maneja

1 Book No. 334 Registered No.

Date . 06/02/2014

(Gobarbhai Khatibhai Pargi)
Sub Registrar
S.R.O Vadodara - 6 Maneja

BRA/6/MNJ		
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2014		

06/02/14 2:42:41 pm Version:1 0.2014.8

Serial No 334

Presented of the office of the Sub-Registrar of S.R.O-Vadodara - 6 Maneja between the hour of 14 to 15 on Date 06/02/2014

Receipt No: 2014316000525

Received Fees as following		Rs.
Registration		5000
Side Copy Fee	(10)	100
Other Fees		0
TOTAL :-		5100

Daishikbhai Harishbhai Patel S/o. Shri Harishbhai Patel

(Gobarbhai Khatibhai Pargi)
Sub Registrar
S.R.O-Vadodara - 6 Maneja

(Gobarbhai Khatibhai Pargi)
Sub Registrar
S.R.O-Vadodara - 6 Maneja

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
ecuting 1000	Daishikbhai Harishbhai Patel S/o. Shri Harishbhai Patel A-11,Sarweshwar Nagar,Zadeshwar,Bharuch.	40			

Executing Party admits execution

Signed and Delivered by
The Within Named Mortgagor/s,

Shri. Daishikbhai Harishbhai Patel

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In WITNESS WHEREOF borrower above named has executed these presents on the day mentioned above.

In presence of (WITNESSES)

(1)

(2)

REGISTRAR BARODA

For THE

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Parties Name	Photographs	Signatures	Thumb Mark
The Mortgagor(s) Shri. Daishikbhai Harishbhai Patel			

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INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

Certificate No.	:	IN-GJ37469194094276P
Certificate Issued Date	:	15-Feb-2017 12:36 PM
Account Reference	:	SHCIL (FI)/ sh-vod01/ BARODA/ GJ-BA
Unique Doc. Reference	:	SUBIN-GJSH-VOD0128971994040667P
Purchased by	:	DAISHIKBHAI HARISHBHAI PATEL
Description of Document	:	Article 36(b) Mortgage Deed - Without Possession
Property Description	:	RS-68 PAIKI 1 BLOCK 68 PAIKI 1 VILLAGE AALAMGIR
Consideration Price (Rs.)	:	15,00,000 (FifteenLakh only)
First Party	:	DAISHIKBHAI HARISHBHAI PATEL
Second Party	:	THE FEDERAL BANK LTD
Stamp Duty Paid By	:	DAISHIKBHAI HARISHBHAI PATEL
Stamp Duty Amount(Rs.)	:	5,250 (Five Thousand Two Hundred And Fifty only)

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2017

SHCIL VADODARA

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

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2017

Memorandum of Deposit of Title Deeds

This Memorandum of Deposit of Title Deeds executed on **15th day of February, 2017** at Vadodara by (1) **Shri. Daishikbhai Harishbhai Patel, S/o Shri Harishbhai Patel, aged 43 years, residing at A-11 Sarweshwar Nagar, Zadeshwar Road, Bharuch, Gujarat** (hereinafter referred to as the mortgagors) in favour of **THE FEDERAL BANK LIMITED**, a Company registered under the Companies Act 1956 having its Registered Office at Aluva, Kerala and having a branch office among other places at Capital Business Centre, Station Road, Panchbatti, Bharuch - 392001 (hereinafter referred to as 'the Bank' which expression shall where the context admits include its successors , assigns and attorneys)

The mortgagor has already have deposited the documents / title deeds listed hereunder in Schedule I, relating to her property described hereunder in Schedule II on **30-12-2013**, with the intention to create an equitable mortgage by way of deposit of title deeds as envisaged under Section 58(f) of the Transfer of Properties Act over the said property in favour of he Bank, as a continuing collateral security for the purpose of securing repayment, including interest, charges, costs, etc, to the bank towards following credit facilities availed by **M/s Bhumi Petroleum,** At: Luvara, N.H. no. 8, Dist. Bharuch, whose Proprietor is **Shri. Akshay Ravjibhai Patel,** aged 40 years S/o Shri. Ravjibhai Chhotabhai Patel, residing at T-4, Sarveshwar Flats, Zadeshwar Road, Bharuch, Gujarat, from the Bank.

Sr.No.	Nature of Facility	Limit	Date
1.	Overdraft (Clean)	Rs.1,00,00,000/-	31-12-2013
2.	Term Loan	Rs.1,00,00,000/-	20-01-2014

At the request of the mortgagor / **Shri. Daishikbhai Harishbhai Patel, S/o Shri Harishbhai Patel, aged 39 years, residing at A-11 Sarweshwar Nagar, Zadeshwar Road, Bharuch, Gujarat,** the bank has granted / agreed to grant additional credit limits to **M/s Bhumi Petroleum,** At: Luvara, N.H. no. 8, Dist. Bharuch, **whose Proprietor is Shri. Akshay Ravjibhai Patel,** aged 44 years S/o Shri. Ravjibhai Chhotabhai Patel, residing at T-4, Sarveshwar Flats, Zadeshwar Road, Bharuch, Gujarat, as under

Sr.No	Nature of Facility	Additional limit	Sanction Date
1.	SME CREDIT PLUS	Rs.15,00,000/-	14.02.2017

By this memorandum, the mortgagor confirms that the said documents / title deeds already deposited with the bank on **30-12-2013**, shall remain as continuing collateral

The Federal Bank Ltd.
Asst. Manager

security for the purpose of securing repayment, including interest, charges, costs, etc, to the bank towards the entire credit facilities totaling to **Rs.2,15,00,000/-** as stated above availed by the **M/s Bhumi Petroleum,** At: Luvara, N.H. no. 8, Dist. Bharuch, whose Proprietor is **Shri. Akshay Ravjibhai Patel,** aged 40 years S/o Shri. Ravjibhai Chhotabhai Patel, residing at T-4, Sarveshwar Flats, Zadeshwar Road, Bharuch from the bank.

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Schedule – I.

Description of the properties

Village/ Taluk	Revenue Survey NO / Block no.	Sub Plot No	Extent
Vill. Aalamgir, Tal. and Dist. Vadodara	R.S. No. 68 paiki 1 Block no. 68 paiki 1 (old R.S.no. 91/A, 93, 99	Near N.H. no. 8 Mouje-Aalamgir	N.A. Land admeasuring 30320 sq. mt. after deduction of 101 sq. mt. under waste land out of total land 30421 sq. mts.

Boundaries

East	Block no. 46	North	Internal Road and Block no. 66 & 67
West	Block no. 64	South	Canal Road

The Federal Bank Ltd.
Asst. Manager

Schedule- II

Details of the Title Deeds deposited

1	Copy of Revenue Records
2.	Copy of N.A. Order dated 22-10-2013

The mortgagors confirm and declare that the above said property belongs to them absolutely and no one else has any interest therein and the property is free from encumbrances. The mortgagors further undertake not to dispose of the above mortgaged property or create any charge or third party interest, by way of mortgage or otherwise, over the above property without the written consent of the bank, during the continuance of the above said credit facilities in the name of M/s **Bhumi Petroleum, (Proprietor Shri. Akshay Ravjibhai Patel).**

IN WITNESS whereof the borrower(s)/co-obligant(s) above named have executed these presents on the day 1st above mentioned.

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2017

Signed and Delivered by
The Within Named Mortgagor/s,

Shri. Daishikbhai Harishbhai Patel

In WITNESS WHEREOF borrower above named has executed these presents on the day mentioned above.

THE SEAL OF THE SUB REGISTRAR BARODA MANEJA

In presence of (WITNESSES)

(1)_____

(2)_____

The Federal Bank Ltd.
Asst. Manager

Parties Name	Photographs	Signatures	Thumb Mark
The Mortgagor(s) Shri. Daishikbhai Harishbhai Patel			
The Federal Bank Ltd. BHARUCH BRANCH. Shri. Sukanta Bhattacharya Asst Manager		The Federal Bank Ltd. Asst. Manager	

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319	6	8
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15/02/17 3:15:12 pm Version:1.1.2016.17

Serial No. 319

Presented of the office of the Sub-Registrar of S.R.O-Vadodara - 6 Maneja between the hour of 15 to 16 on Date 15/02/2017

Receipt No :- 2017316000590

Received Fees as following		Rs.
Registration		5000
Side Copy Fee	(10):	100
Other Fees		0
TOTAL :-		5100

1. SHRI DAISHIKBHAI HARISHBHAI PATEL S/O SHRI HARISHBHAI PATEL

(R. K. Khanma)
Sub Registrar
S.R.O-Vadodara - 6 Maneja

(R. K. Khanma)
Sub Registrar
S.R.O-Vadodara - 6 Maneja

Sno	Party Name and Address	Age	Photograph	Thumb Impression	Signature
ecuting 000	1. SHRI DAISHIKBHAI HARISHBHAI PATEL S/O SHRI HARISHBHAI PATEL ZADESHWAR,BHARUCH.	43			

Executing Party admits execution

BRA/6/MNJ		
319	7	8
2017		

15/02/17 3:15:12 pm Version:1.1.2016.17

1 AASHESH PANDYA
KARELIBAUG.VADODARA.

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

1. _____

Date 15 Month February -2017

R. K. Khanma
Sub Registrar
S.R.O-Vadodara - 6 Maneja

THE SEAL OF THE REGISTRAR BARODA-6

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

Date 15/02/2017

(R. K. Khanma)
Sub Registrar
S.R.O-Vadodara - 6 Maneja

BRA/6/MNJ		
319	8	8
2017		

15/02/17 3:53:20 pm Version:1.1.2016.17

1	Book No.	319	Registered No.
Date :	15/02/2017		

(R. K. Khanma)
Sub Registrar
S.R.O-Vadodara - 6 Maneja

THE SEAL OF THE SUB REGISTRAR BARODA-6 * MANEJA *

दर्ज नं० 3320
25/12/2019

(2)

प्रभाग नं० 5

(मो०:- 9925222988)
(9727611684
Amritbhai)

રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર: ૨૦૧૭૩૧૬૦૦૬૩૭૮ દસ્તાવેજ નંબર: ૩૩૨૦ દસ્તાવેજ વર્ષ: ૨૦૧૭

તા: ૧૬ માહે: ડિસેમ્બર સને: ૨૦૧૭

દસ્તાવેજનો પ્રકાર મોર્ગેજ અવેજ Rs. ૨૫૦૦૦૦૦.૦૦

રજુ કરનારનું નામ MR.DAISHIKBHAI HARISHBHAI PATEL S/ O. MR.HARISHBHAI PATEL

નીચે પ્રમાણે ફી પહોંચી

	રૂ. પૈસા
રજીસ્ટેશન ફી	૫૦૦૦
નકલ કરવા ની ફી સાઈડ / ફોલીયો	૧૩૦
શેરોની નકલ કરવા માટે ફી	
ટપાલ ખર્ચ	
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)	૦
શોધ અગર તપાસણી	
દંડ કલમ-૨૫	
કલમ-૩૪ (કલમ-૫૭)	
નકલ ફી ફોલીયો	૦
ઈન્ડેક્ષ-૨ ફી	
આ સિવાયની બાબતોની ફી	

કુલ એકંદરે રૂ.	૫૧૩૦

અંકે રૂપીયા પાંચહજાર એકસો ત્રીસ પુરા.

દસ્તાવેજ / નકલ ..... ના દિવસે તૈયાર થશે અને તે રજીસ્ટર ટપાલથી મોકલવામાં / કચેરીમાં આપવામાં ..... આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.
A-11,SARWESHWAR NAGAR,BHARUCH.

(R. K. Khanma)
સબ રજીસ્ટ્રાર
વડોદરા - 6 માણેજા

અસલ દસ્તાવેજ મળેલ છે

અગર _____ ને આપશો

રજુ કરનારની સહી

અનુક્રમણિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી

ગામનુ નામ : ALAMGIR..

એસ.આર.ઓ - 6 માણેજા

દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ / નોંધણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
મોર્ગેજ રૂ. ૨૫૦૦૦૦૦=૦૦	R.S.NO.68 PAIKI 1 BLOCK NO.68 PAIKI OLD R.S.NO.91/A,93,99 NA LAND ADM.30320 SQ.MTR AFTER DEDUCTION OF 101 SQ.MT.UNDER WASTE LAND OUT OF TOTAL LAND 30421 SQ.MTRS. ---------- MOUJE - JAMBUA SURVEY NO.316 NA LAND SURVEY NO.316,ADM.9611 SQ.MT.		MR.DAISHIKBHAI HARISHBHAI PATEL S/O. MR.HARISHBHAI PATEL	THE FEDERAL BANK LTD,PACHBATTI,BHARUCH.	૧૬/૧૨/૨૦૧૭ ૧૬/૧૨/૨૦૧૭	૩૩૨૦	

મુકાબલે કરનાર

ખરી નકલ

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - 6 માણેજા

હરીશ પટેલ ની તારીખ : ૧૮/૧૨/૨૦૧૭ ના રોજની

અરજી નંબર : ૨૮૫૦
પહોંચ નંબર : ૨૦૧૭૩૧૬૦૦૬૪૦૩
તારીખ : ૧૮/૧૨/૨૦૧૭

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - 6 માણેજા

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

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

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Certificate No.	:	IN-GJ59613707363505P
Certificate Issued Date	:	16-Dec-2017 11:22 AM
Account Reference	:	SHCIL (FI)/ sh-vod01/ BARODA/ GJ-BA
Unique Doc. Reference	:	SUBIN-GJSH-VOD0169005441669119P
Purchased by	:	DAISHIKBHAI HARISHBHAI PATEL
Description of Document	:	Article 36(b) Mortgage Deed - Without Possession
Property Description	:	RS-316 NA LAND MOJE JAMBUVA AND ETC
Consideration Price (Rs.)	:	25,00,000 (Twenty Five Lakh only)
First Party	:	DAISHIKBHAI HARISHBHAI PATEL
Second Party	:	THE FEDERAL BANK LTD
Stamp Duty Paid By	:	DAISHIKBHAI HARISHBHAI PATEL
Stamp Duty Amount(Rs.)	:	8,750 (Eight Thousand Seven Hundred And Fifty only)

SHCIL VADODARA

0005355684

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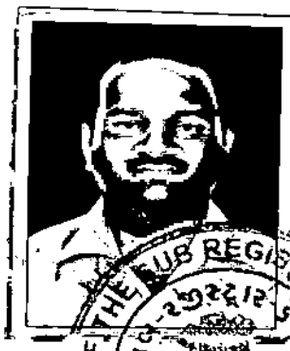

MORTGAGE DEED (WITHOUT POSSESSION)

(Without Possession- Top up Loan)

Top Up Loan Amount Rs.25,00,000/- (Rupees Twenty Five Lakhs Only)

This Deed of Mortgage is made the 16th day of December 2017 by

(1) Mr. Daishikbhai Harishbhai Patel, S/o Mr. Harishbhai Patel, Aged 43 Years, Residing at A 11 Sarweshwar Nagar, Zadeshwar Road, Bharuch - 392001

IN FAVOUR OF

THE FEDERAL BANK LTD, a company registered under the Companies Act 1956 having its registered office at Alwaye and one of its branches at Capital Business centre, Panchbatti, Bharuch. (hereafter called the 'Mortgagee' which expression shall include its successors and assigns) **of the other part.**

AND WHEREAS, the properties mentioned in the schedule are already mortgaged by way of Registered Mortgage Deed under Serial **No. 319, dated 15/02/2017 and Serial No 643 dated 18/03/2014 , for the loan/credit facilities availed by mortgagor.**

WHEREAS the Mortgagor/s being in need of the funds has applied to the Mortgagee for the grant of the loan/credit facilities to the extent of Rs.25,00,000/- **(Rupees Twenty Five Lakhs Only), under** Credit Plus Scheme (hereinafter referred as ' **the said credit facilities**') for availing a credit for

For, THE FEDERAL BANK LTD.

Asst. Manager

M/s Kayval Krupa Petroleum, having its registered office at: Dahej, Beside GEB, Amod Road, Taluka Vagra, District Bharuch represented by its partners (a) Mrs. Vimlaben Prafulbhai Patel, aged 58 Years , W/o late Sri. Prafulchandra Patel, residing at 417 Darvaja Faliyu, Sisodra, Taluka Nandod, District Bharuch – 392001, (b) Mr. Amitkumar Jashbhai Patel aged 44 Years, S/o Mr. Jasbhai Ambalal Patel, residing at 24 B , Adhyapak Nagar Society, Water Tank Road, Karelibaug, Vadodara - 390018

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AND WHEREAS the Mortgagee has agreed to give Loan/the said Credit facilities upto **Rs.25,00,000/- (Rupees Twenty Five Lakhs Only)** from time to time to the **Mortgagors** and agreeing to utilise the amounts so advanced for the purposes applied for and on such terms and conditions as the Mortgagee may stipulate from time to time and on the Mortgagor securing the same by executing a Mortgage of their property as per schedule I.

NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

(1). In pursuance of the above representations and agreements and in consideration of the Mortgagee having granted or agreed to grant Loan/Credit facilities from time to time up to **Rs.25,00,000/- (Rupees Twenty Five Lakhs Only)** to the **Mortgagor** on such terms and conditions as may be stipulated by the Mortgagee from time to time, the Mortgagor as beneficial owner hereby transfers to the Mortgagee by way of mortgage ALL those pieces of Property more particularly described in the schedule hereunder written (hereinafter called 'the said property/premises') as a security for repayment of the amounts so advanced with interest thereon at the rate of interest as mentioned in aforesaid sanction order/s and /or at such other rate as may be prescribed by Reserve Bank of India and/or the Bank from time to time and upon and subject to the following terms, covenants and conditions.

(2). The mortgagor/s hereby declare/s that the Mortgagor/s is the sole and absolute owner of the said premises and there is no encumbrance or charge of any nature existing over the said premises and he has powers, to mortgage the said premises and that all taxes, rents and dues payable on the said premises are paid upto date and there is no attachment or revenue recovery proceedings pending in respect of the said premises.

(3). THE MORTGAGOR/S HEREBY COVENANTS WITH THE MORTGAGEE AS FOLLOWS:

a) That the Mortgagor/s will not so long as the Mortgage debt is outstanding and not paid encumber or charge the said premises or any part thereof without the consent in writing of the Mortgagee which the Mortgagee shall be entitled to refuse to grant without assigning any reason thereof.

b) The Mortgagor/s shall repay the mortgage debt with interest and other charges in such installments as may be prescribed by the Mortgagee and in accordance with the terms and conditions stipulated by the Mortgagee from time to time and that in the event of default of any one installment and/or any of the terms and conditions, the entire amount remaining unpaid shall forthwith become due and payable.

c) That the mortgagor/s shall pay interest with monthly rests as may be stipulated by the Mortgagee from time to time and the interest shall be added to the loan amount with cumulative effect and that amount shall form the principal amount.

For, THE FEDERAL BANK LTD.

Asst. Manager

d) That the Mortgagor/s shall pay regularly all taxes, rents and dues payable to the Government or local authorities levied on the said premises.

e) That the Mortgagor/s will be personally liable for repayment of the Mortgage debt in spite of the security given by this deed.

f) That this Mortgage shall be a continuing security for the ultimate sum of money not exceeding **Rs.8,90,00,000/- (Rupees Eight Crores Ninety Lakhs Only)** at any one time and interest thereon that may become payable by the Mortgagor/s to the Mortgagee upon any account/accounts opened or to be opened in the name of the Mortgagor/s from time to time for granting credit or other financial facilities to the Mortgagor/s and such account/s is/are not to be considered to be closed for the purpose of this security and the security shall not be considered as exhausted or discharged or released merely by reason of the said account/s being brought to credit at any time or from time to time.

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(4). THE MORTGAGEE WILL BE ENTITLED TO CAUSE THE SAID PREMISES TO BE SOLD IF:

a) The **Mortgagors** fails to pay the loan amount, interest and other charges and/ or any installments thereof.

b) The Mortgagor/s fails to pay the mortgage debt or any part thereof when it becomes due and payable.

c) The **Mortgagors** commits breach or default in the observation and performance of any of the terms and conditions on which the loan/credit Facility is granted to **Mortgagors**.

(5). All costs, charges and expenses (including the costs between Attorneys and Client) incurred by the Mortgagee for realization and recovery of the mortgage debt and/or interest shall be paid by the Mortgagor/s and be added to and shall form part of the Mortgage debt.

(6). All payments made by the Mortgagor/s to the Mortgagee will first be appropriated towards the interest that may be then due, costs, charges, expenses, if any, incurred and the balance towards the principal sum towards following credit facilities availed by

- M/s Kayval Krupa Petroleum, having its registered office at Dahej, Beside GEB, Amod Road, Taluka Vagra, District Bharuch represented by its partners (a) Mrs. Vimlaben Prafulbhai Patel, aged 58 Years , W/o late Sri. Prafulchandra Patel, residing at 417 Darvaja Faliyu, Sisodra, Taluka Nandod, District Bharuch – 392001, (b) Mr. Amitkumar Jashbhai Patel, aged 44 Years, S/o Mr. Jasbhai Ambalal Patel, residing at 24 B , AdhyapakNagar Society, Water Tank Road, Karelibaug, Vadodara - 390018

Sr No	Nature Of Facility	Limit	Sanction Date
1	Cash Credit (OD)	400,00,000/-	19-03-2014
2	Term Loan	250,00,000/-	16-07-2016

For, THE FEDERAL BANK LTD.

Asst. Manager

- M/s Bhumi Petroleum, At: Luvara, N H No 8, Dist. Bharuch, represented by its proprietor Mr. Akshay R Ptel, Aged 44 Years, S/o Mr. Ravjibhai Patel, residing at T-4, Sarweshwar Flats, Zadeshwar Road, Bharuch – 392001.

Sr No	Nature Of Facility	Limit	Sanction Date
1	Cash Credit (OD)	100,00,000/-	31-12-2013
2	Term Loan	100,00,000/-	07-02-2014
3	Credit Plus	15,00,000/-	14-02-2017

(7). That The MORTGAGORS will not dispose of the above mortgaged collateral properties or create any charge/third party interest by way of mortgage or otherwise over the above property without the written consent of the bank during the continuance of the above loan liability.

IN WITNESS WHEREOF the Mortgagor has put his signature to this Deed after it was read over and explained to him in Hindi language on 9th day of October 2017 hereinabove first written.

SUB REGISTRAR BARODA

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For, THE FEDERAL BANK LTD.

Asst. Manager

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THE SCHEDULE OF PROPERTY

Description of the properties

Property - 1

Village/ Taluk	Revenue Survey NO / Block no.	Sub plot no	Extent
Vill. Jambua Tal. And District Vadodara	Survey No 316	Near N H No 8 Mouje – Village Jambua	NA Land of survey No 316 admeasuring 9611 Sq mt

Boundaries

East	Land of Saroj Patel	North	Land of Pareshbhai Patel
West	Gauchar of Alamgir	South	Road

Property - 2

Village/ Taluk	Revenue Survey NO / Block no.	Sub plot no	Extent
Vill. Alamgir Tal. And District Vadodara	R.S No 68 Paiki 1 Block no 68 Paiki 1 (Old R. S No 91/A, 93 ,99)	Near N H No 8 Mouje – Village Alamgir	NA Land admeasuring 30320 Sq Mt. After deduction of 101 Sq mt under waste land out of total land 30421 Sq mts.

Boundaries

East	Block No 46	North	Internal Road and block no 66 & 67
West	Block no 64	South	Canal Road

IN WITNESS WHEREOF the Mortgagors have put their signature to this Deed after it was read over and explained to them in their vernacular language on the day and year hereinabove first written.

For, THE FEDERAL BANK LTD.

Asst. Manager

Signed and Delivered by
The Within Named Mortgagor/s,
For, Mr. Daishik Patel

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MORTGAGORS:

In presence of (WITNESSES)

(1)_____

(2)_____

Parties Name	Photographs	Signatures	Thumb Mark
For, Mr. Daishik Patel			
The Federal Bank Ltd Mr. Qutbuddin K B Bharuch BRANCH.		For, THE FEDERAL BANK LTD. Asst. Manager	

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16/12/17 2:50:59 pm Version:1.1.2017.5

Serial No. **3320**

Presented of the office of the Sub-Registrar of **S.R.O-Vadodara - 6 Maneja** between the hour of 11 to **12** on Date **16/12/2017**

Receipt No :- **2017316006378**

Received Fees as following		Rs.
Registration		5000
Side Copy Fee	(13):	130
Other Fees		0
TOTAL :-		5130

MR.DAISHIKBHAI HARISHBHAI PATEL S/O. MR.HARISHBHAI PATEL

(R. K. Khanma)
Sub Registrar
S.R.O-Vadodara - 6 Maneja

(R. K. Khanma)
Sub Registrar
S.R.O-Vadodara - 6 Maneja

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
1.000	MR.DAISHIKBHAI HARISHBHAI PATEL S/O. MR.HARISHBHAI PATEL A-11,SARWESHWAR NAGAR,BHARUCH.	43			

Executing Party admits execution

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1 ASHESH PANDYA
KARELIBAUG,VADODARA.

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

1. _____

Date 16 Month December - 2017

R. K. Khanma
Sub Registrar
S.R.O-Vadodara - 6 Maneja

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

Date 16/12/2017

(R. K. Khanma)
Sub Registrar
S.R.O-Vadodara - 6 Maneja

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2017		

16/12/17 4:56:46 pm Version:1.1.2017.5

1	Book No.	3320	Registered No.
Date :	16/12/2017		

(R. K. Khanma)
Sub Registrar
S.R.O-Vadodara - 6 Maneja

THE SEAL OF THE SUB REGISTRAR BARODA-6 MANEJA