Mansinh K. Parmar
M.Com., L.L.B. (Advocate)

Mobile – 98240 36249
Email parmarmansinh@gmail.com

Office: 412, Sahjanand Palace, Opp. Rahul Tower, Anandnagar Road, Satellite, Ahmedabad – 380 015.

TO WHOMSOEVER IT MAY CONCERN

This to notify that there is no encumbrance of any type including right, title and /or financial on the said land of project **"Bhramdhara Residency"** Except the encumberance made in favour of Capri Global Private Limited a Non Banking Finance Company for the amount of Rs. 15,00,00,000 (Fifteen Crore Only/-) sanctioned as Project Loan registered with Registered mortgage deed dtd. 27-03-2021 vide Registration No. 5439/2021.

Project name	:	**"Bhramdhara Residency"**
Projector promoter	:	**"Kaamnath Developers"** a Partnership Firm
Revenue Survey number	:	301/1
Final plot number	:	43/1
Project land Area	:	7466.Sq.Meters
T.P.Scheme Number	:	2 (Sanand)
Village	:	SANAND
Tehsil / Taluka	:	SANAND
District	:	AHMEDABAD

Dated on this 15th day of OCTOBER – 2021 at Ahmedabad.

MANSINH K. PARMAR ADVOCATE G-0155/2000

MANSINH K. PARMAR
(Advocate)

રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર | ૨૦૨૧૦૨૯૦૧૦૭૪૧ | દસ્તાવેજ નંબર | ૫૪૩૯ | દસ્તાવેજ વર્ષ | ૨૦૨૧

તારીખ ૨૭ માહે માર્ચ સને ૨૦૨૧

દસ્તાવેજનો પ્રકાર: મોર્ગેજ અવેજ ૧૫૦૦૦૦૦૦૦.૦૦

રજુ કરનારનું નામ M/s Kaamnath Developers Through its Partner Sunilkumar Bhanwarlal Jain

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	૧૦૦.૦૦
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)	૩૦૦.૦૦
શોધ અગર તપાસણી	
દંડ કલમ-૨૫	
કલમ-૩૪ (કલમ-૫૭)	
નકલ ફી ફોલીયો	
ઈન્ડેક્ષ-૨ ફી	
કુલ એકંદરે રૂ.	૬૨૦૦.૦૦

The Seal of The Sub Registrar SANAND

અસલ દસ્તાવેજ પરત મળેલ છે.

અંકે રૂપીયા છ હજાર બે સો પુરા

દસ્તાવેજ __________ ના દિવસે તૈયાર થશે અને તે રજીસ્ટર ટપાલથી મોકલવામાં ______________ આવશે.

નકલ કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

Sanand Ahmedabad

અગર S.B.Jain ને આપશો

રજુ કરનારની સહી

MANISHA AMBALAL KHORASAMA
સબ રજીસ્ટ્રાર
સાણંદ

અંકે રૂ. : 6200.00

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સબ રજીસ્ટ્રાર, સાણંદ

Miscellenious પહોંચ

પહોંચ નંબર	૨૦૨૧૦૨૯૦૧૦૮૫૦	દસ્તાવેજ નંબર	૫૪૩૯	દસ્તાવેજ વર્ષ	૨૦૨૧
તારીખ	૨૮	માહે	માર્ચ	સને	૨૦૨૧

રજુ કરનારનું નામ M/s Kaamnath Developers Through its Partner Sunilkumar Bhanwarlal Jain

નીચે પ્રમાણે ફી પહોંચી

	રૂ. પૈસા
રજીસ્ટ્રેશન ફી..	
નકલ કરવા ની ફી સાઈડ / ફોલીયો......................................	૬૦૦.૦૦
શેરોની નકલ કરવા માટે ફી..	
ટપાલ ખર્ચ..	
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)............................	
શોધ અગર તપાસણી..	
દંડ કલમ-૨૫..	
કલમ-૩૪ (કલમ-૫૭)..	
નકલ ફી ફોલીયો..	
ઈન્ડેક્ષ-૨ ફી	
કુલ એકંદરે રૂ.	૬૦૦.૦૦

અંકે રૂપીયા અંકે રૂપીયા છસો પુરા. પુરા

દસ્તાવેજ
_ _ _ _ _ _ _ _ _ _ ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં
_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ આવશે.
કચેરીમાં આપવામાં

નકલ

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

Sanand Ahmedabad

અગર ______________________ ને આપશો

રજુ કરનારની સહી

MANISHA AMBALAL KHORASAMA
સબ રજીસ્ટ્રાર
સાણંદ

અંકે રૂ. : 600.00
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સબ રજીસ્ટ્રાર, સાણંદ

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ment	Superintendent of Stamps And Inspector General Of Registration	Payer Details	
		TAX ID (If Any)	
y	kamnath devlopers,sanand, ahmedabad	PAN No. (If Applicable)	AAWFK4100F
		Full Name	kamnath devlopers
Name	S.R.O - Sanand	Address	sanand, ahmedabad
on	AHMEDABAD		
	2020-2021 One time		

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saction No	Account Head Details		Amount (RS.)	Bank CIN	Date	Bank Branch
25477972521	Registration Fee (0030-03-104-00)	6200.00	6200.00	57000013551003025032155397	25/03/2021	SBIEPAY
			Total Amount :-	6200.00		
			Total Amount In Words :-	Rupees Six Thousand Two Hundred Only		
emarks (If Any)						

The Seal of The Sub Registrar SANAND

S.B.Jain

SS&IGR-GUJARAT

: (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 1958.
ne 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.

					S.B.Jain		
Mr. Sunilkumar Bhanwarlal Jain	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
Partner	Partner	Partner	Partner	Partner			Lender/ Mortgagee
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	

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SERIAL NO. 9222 DATE:- 26/03/2021
NAME OF THE PURCHASER:- Kamnath Developers
ADDRESS:- Sanand ta. Sanand A'bad.

VALUE Rs:- 10,50,000/-
LICENCE No.GUJ/SOS/AUTH/AV/351/2012
NUTAN NAGRIK SAHAKARI BANK LTD.
Regency plaza, 100 Ft. Road,
Vejalpur, AHMEDABAD-380015.

INDENTURE OF MORTGAGE

This **INDENTURE OF MORTGAGE** is made at the place and on the date as mentioned in **SCHEDULE I** hereto (hereinafter referred to as the "**Indenture**")

By

M/s. Kaamnath Developers, (PAN: AAWFK4100F**)** being the Partnership Firm and having its registered office/ principal place of business at Survey No. 301/1, F. P. No. 43/1, of T. P. No. 2 of Mouje : Sanand, Taluka : Sanand, and District : Ahmedabad, Gujarat – 382110. through its Authorised partner(s)/Partner(s)

1. **Mr. Sunilkumar Bhanwarlal Jain**, having Permanent Account Number ADEPJ0506D, currently residing at 403, Bhalleshwar Flats, T 23, Shantinagar Society, Naranpura, Ahmedabad, Gujarat-380013, India
2. **Mr. Pradipbhai Maneklal Jani**, having Permanent Account Number ADWPJ4023D, currently residing at . 80 Feet Road, Aryapark, Wadhwancity Ind. Estate, Wadhwancity Ind. Estate, Surendra Nagar, Gujarat - 363035, India
3. **Mr. Shantilal Pethabhai Patel,** having Permanent Account Number AASPP5774C, currently residing at 4, Kameshwar Park Soc, Opp Navrang School, Odhav, Ahmedabad, Gujarat - 382415, India
4. **Mr. Jayendrasinh Navalsinh Sisodiya,** having Permanent Account Number AMRPS9647Q, currently residing at 24, Radhe Darshan Society, Bavla Road, Sanand, Gujarat - 382110, India
5. **Mr. Sisodiya Jayrajsinh,** having Permanent Account Number MXYPS4136C, currently residing at 24, Radhe Darshan Society, Bavla Road, Sanand, Gujarat - 382110, India

(hereinafter referred to as the "Borrower-1" and/or **"Mortgagor-1"**, which expression shall, unless repugnant to the context, be deemed to include its successors and permitted assigns)

Mr. Sunilkumar Bhanwarlal Jain, having Permanent Account Number ADEPJ0506D, currently residing at 403, Bhalleshwar Flats, T 23, Shantinagar Society, Naranpura, Ahmedabad, Gujarat-380013, India (hereinafter referred to as the **"Co-Borrower -1" and/or "Mortgagor-2",** which expression shall, unless repugnant to the context, be deemed to include its successors and permitted assigns)

Mr. Shantilal Pethabhai Patel, having Permanent Account Number AASPP5774C, currently residing at 4, Kameshwar Park Soc, Opp Navrang School, Odhav, Ahmedabad, Gujarat - 382415, India (hereinafter referred to as the "Co-Borrower-3" and/or "Mortgagor-3", which expression shall, unless repugnant to the context, be deemed to include its successors and permitted assigns)

S.B.Jain					S.B.Jain		
Mr. Sunilkumar Bhanwarlal Jain	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
Partner	Partner	Partner	Partner	Partner			Lender/ Mortgagee
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	

INDIA NON JUDICIAL
STAMP DUTY 00000 Rs. 1050000 365361
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NUTAN NAGRIK SAHAKARI BANK LTD.
REGENCY PLAZA, 100 FT. ROAD
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in favour of

Capri Global Capital Limited, a company incorporated under the provisions of the Companies Act, 1956 and registered with the Reserve Bank of India as a non-banking financial company and having its registered office at 502, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W), Mumbai – 400 013 (hereinafter referred to as the "**Lender**" or "**Mortgagee**", which expression shall, unless it be repugnant to the subject or context or meaning thereof, be deemed to mean and include its successors and assigns) of the **Other Part**

The expression Borrower shall, unless repugnant to the subject or context or meaning thereof, be deemed to mean and include:

(i) in case the Borrower is a company incorporated under the Companies Act, 1956 or the Companies Act, 2013 or any previous company law (as the case may be), its successors and permitted assigns;

(ii) in case the Borrower is an individual, his / her respective heirs, administrators and executors;

(iii) in case the Borrower is a partnership firm, the partners for the time being and from time to time and their respective legal heirs, executors, legal representatives and administrators of last such surviving partner;

(iv) in case the Borrower is a limited liability partnership, its successors and permitted assigns;

(v) in case the Borrower is a joint hindu undivided family ("**HUF**"), the karta and any or each of the adult members of the HUF and their survivor(s) and his / her / their respective heirs, legal representatives, executors, administrators and permitted assigns; and

(vi) in case the Borrower is a trust, the trustee or trustees for the time being and from time to time of the said trust and the heirs and legal representatives of the trustee(s) of the said trust and last surviving trustee and his or her permitted assigns.

(Mortgagor-1, Mortgagor-2 and Mortgagor-3 hereinafter collectively referred as "Mortgagor" or Mortgagor(s))
(Borrower-1, Co-Borrower-1 and Co-Borrower-3 hereinafter collectively referred as Borrower)
The Borrower and the Lender shall hereinafter be collectively referred to as the "**Parties**" and each of them individually as a "**Party**".

WHEREAS: -

A. The Borrower is engaged, *inter-alia,* in the business of construction and real estate development.

B. The Borrower, being in need of financial assistance, has approached the Lender and pursuant to a loan agreement, details of which are provided under **Schedule I** hereto (hereinafter referred to as "**Loan Agreement**"), the Lender has granted / agreed to grant to the Borrower the term loan facility, details of which are provided under **Schedule I** hereto (hereinafter referred to as "**Facility**") on the terms and conditions contained in the Loan Agreement and other Facility Documents.

C. Mortgagor-1 is owner of and well and sufficiently seized and possessed of along with undivided right, title, interest in the Project Land and the Project more particularly described herein below. Mortgagor-2 and Mortgagor-3 is owner of and well and sufficiently seized and possessed of along with undivided right, title, interest in the Collateral Security/property more particularly described in the PART C of the Schedule V.

D. One of the conditions on which the Facility has been sanctioned by the Lender to the Borrower is that the Principal Amount under the Facility together with all accrued Interest, Default Interest payable thereon (if any), additional interest payable thereon (if any), liquidated damages, costs, charges and all other moneys, amounts, costs, charges and expenses payable / to be reimbursed by the Borrower to the Lender in accordance with the terms of the Loan Agreement and other Facility Documents and all obligations of the Borrower in accordance with the terms of the Facility Documents (hereinafter referred to as "**Mortgage Debt**") shall be secured, *inter-alia*, by way of a registered mortgage over the identified immovable and movable properties of the Mortgagor/Borrower, as more particularly described under **Schedule V** hereto, to be created by the Mortgagor(s)/Borrower in favour of the Lender in the manner, ranking and priority as contemplated hereunder.

S.B. Jain	[signature]	[signature]	J.N.Sisodiya	[signature]	S.B. Jain	[signature]	[signature]
Mr. Sunilkumar Bhanwarlal Jain	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
Partner	Partner	Partner	Partner	Partner			Lender/ Mortgagee
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	

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E. The Lender has now called upon the Borrower to execute these presents and to create security in the Mortgaged Properties (*as defined below*) in favour of the Lender, which the Borrower has agreed to do in accordance with the terms and on the conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH:

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

Any capitalized term used but not defined in this Indenture shall, unless the context otherwise requires, have the meaning given to it in the Loan Agreement or other Facility Documents, as applicable. In this Indenture, the capitalised terms listed below shall have the following meanings: -

"**Clearances**" shall mean any consent, license, approval, registration, permit or other authorisation of any nature which is required to be granted by any statutory or regulatory Authority (i) under the Facility Documents, its obligations, including without limitation the making by it of the payments contemplated by the Facility Documents, (ii) for the enforceability of any Facility Documents and the making of any payments contemplated thereunder, (iii) for the construction, operation, and maintenance of the Mortgaged Properties and (iv) for all such other matters as may be necessary in connection with the Mortgaged Properties or the performance of any Person's obligations under any Facility Documents.

"**Escrow Account(s)**" shall mean the escrow account(s) opened / to be opened by the Borrower with the Escrow Agent for the purpose of deposit, *inter-alia*, of the Project Receivables, and which shall be operated in accordance with the provisions of the Loan Agreement and the Escrow Agreement(s).

"**Escrow Agreement(s)**" shall mean the escrow agreement(s) executed / to be executed by and between the Borrower, the Lender and the Escrow Agent for the purpose of opening the Escrow Account(s) and stipulating the terms and conditions governing the operation and maintenance of the Escrow Account(s).

"**Escrow Agent**" shall mean the entity / Person identified as escrow agent under **Schedule I** hereto.

"**Facility Documents**" shall have the meaning ascribed to the term under the Loan Agreement.

"**Mortgaged Immovable Properties**" shall mean all the immovable properties more particularly described in **Part A** of **Schedule V** hereto.

"**Mortgaged Movable Properties**" shall include the Project Receivables and other movable assets / properties as more particularly described in **Part B** of **Schedule V** hereto.

"**Mortgaged Properties**" shall mean the Mortgaged Immovable Properties and the Mortgaged Movable Properties collectively.

"**Project**" shall mean the real estate project being constructed / developed by the Borrower on the Project Land, details of which are provided under **Schedule III** hereto.

"**Project Land**" shall mean all those pieces and parcels of land owned by the Borrower, details of which are provided in **Schedule II** hereto.

"**Project Receivables**" shall mean all and any of the monies accruing to or arising out of or in relation or in connection with the Project and the Mortgaged Properties, including, but not limited to, amounts owing to, and received and / or receivable by the Borrower and/or any Person on its/their behalf in connection with the Project and the Mortgaged Properties, all book debts, present or future, all cash flows and receivables and proceeds arising from or in relation to or in connection with the Project and the Mortgaged Properties, and all

S.B. Jain			JNSSodiy		S.B. Jain		
Mr. Sunilkumar Bhanwarlal Jain	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
Partner	Partner	Partner	Partner	Partner			Lender/ Mortgagee
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	

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rights, title, interest, benefits, claims and demands whatsoever of the Borrower, to or in respect of all of the aforesaid monies, amounts, cash flows and receivables, both present and future including but not limited to lease rentals, advance, booking amounts, instalments, amounts accruing from the sale / transfer / lease / leave and license / other disposal of the Project Units or parking allotment / sale etc., and/or any other monies whatsoever arising out of rents / lease deposits / the booking for sale / pre-sale / pre-launch etc. in relation to the Project Units / any other accruals forming part of the Mortgaged Properties including but not limited to proceeds of insurance with respect to the Project (or any part thereof) and / or Mortgaged Properties payable to or received by the Borrower under any claim arising out of any insurance policy in effect and held by or for the benefit of the Borrower. It is hereby expressly clarified that the Project Receivables, in so far as they relate to the Sold Units, shall include the receivables pending to be received by the Borrower or any Person on its / their behalf in relation to such Sold Units.

It is hereby further clarified that Project Receivables shall not include the following:

(i) pass through charges i.e. amounts received by the Borrower from the prospective purchasers or alienees of the Project Units, value added tax, service tax, goods and service tax or other indirect taxes recovered by the Borrower from the prospective purchasers of Project Units and paid to the Government, and stamp duty and registration charges;

(ii) common area maintenance deposits and charges receivable after the completion of the Project and handover of the said premises to the prospective purchasers i.e. the amounts recovered by the Borrower from the prospective purchasers of the Project Units towards their pro rata contribution in the expenses and outgoings of the common areas and facilities of the said Project;

(iii) all amounts recovered by the Borrower from such prospective purchasers as and by way of statutory deposits and charges, club membership charges, infrastructural charges, society formation charges and legal charges;

(iv) insurance policy obtained by the Borrower for the benefit of third parties.

"**Project Units**" shall mean all residential units / commercial units / premises / flats / shops / offices / retail spaces, etc., as the case may be, along with the car parking area in relation to such units / premises / flats / shops / offices / retails spaces comprised in the Project, details of which are set out in **Part A and Part B** of **Schedule IV** hereto.

"**Receiver**" shall have the meaning given to it in Clause 15 below.

"**Sold Units**" shall mean the Project Units which have been sold / leased by the Borrower, details whereof are more particularly set out in **Part A** of **Schedule IV** hereto.

"**Unsold Units**" shall mean the Project Units which are unsold / to be sold by the Borrower, details whereof are more particularly set out in **Part B** of **Schedule IV** hereto and shall automatically be deemed to include the Sold Units in case of any cancellations and/or refunds.

1.2 **Interpretation**

(i) Clause 1.2 (*Interpretation*) of the Loan Agreement shall be deemed to be incorporated herein by reference and shall apply *mutatis mutandis* to this Indenture.

(ii) The term "Borrower" wherever used in this Indenture shall, unless the context otherwise requires, also include, mean and refer to the Co-Borrower, if any.

(iii) When there is more than one Borrower, wherever the context so requires, the term "Borrower" shall be construed as "Borrowers" or any one of them and the grammar and construction of every concerned sentence shall be deemed to be appropriately amended so as to indicate more than one Borrower or any one of them, as the context may require.

(iv) When there is more than one Mortgagor, wherever the context so requires, the term "Mortgagor" shall be construed as "Mortgagors" or any one of them and the grammar and construction of every concerned sentence shall be deemed to be appropriately amended so as to indicate more than one

S.B.Jain			J. Sisodiya		S.B.Jain		
Mr. Sunilkumar Bhanwarlal Jain	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
Partner	Partner	Partner	Partner	Partner			Lender/ Mortgagee
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	

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Mortgagor or any one of them, as the context may require.

2. **COVENANT TO PAY**

Pursuant to the Facility Documents and in consideration of the Lender having lent and advanced / agreeing to lend and advance the Facility to the Borrower, the Borrower hereby declares, promises, covenants and undertakes that it shall comply with the terms and conditions of this Indenture, the Loan Agreement and other Facility Documents and shall repay, pay or reimburse the Mortgage Debt in accordance with this Indenture, the Loan Agreement and other Facility Documents.

3. **CONSIDERATION**

In consideration of the Mortgagee having extended and / or agreed to extend the Facility to the Borrower on the terms and conditions recorded in the Facility Documents, the Borrower hereby promises, declares, covenants, undertakes and agrees that it shall repay to the Mortgagee, the Mortgage Debt in the manner provided in the Facility Documents AND that in the event the Borrower fails to pay / repay the Mortgage Debt on the respective due dates as set out in the Facility Documents, then and in every such case it shall be liable to pay to the Mortgagee, Default Interest at the Default Interest Rate mentioned in the Loan Agreement PROVIDED ALWAYS AND IT IS HEREBY FURTHER AGREED THAT these provisions relating to default in payment of the Mortgage Debt under the Facility and/or Interest and clauses relating to Default Interest shall not in any way be deemed to authorize the Borrower to allow the Mortgage Debt or any part Thereof under the Facility and/or interest to fall in arrears nor shall they in any way interfere with, prejudice, limit or affect the powers of sale or entry or any other rights, authorities, powers or remedies for securing and enforcing payment of the Mortgage Debt.

4. **GRANT, TRANSFER AND REDEMPTION**

In consideration of the aforesaid, the Borrower does hereby grant, transfer and assure by way of English mortgage, without possession, the Mortgaged Properties and all of its/their right, title and interest in / over the Mortgaged Properties, as security for repayment of the Mortgage Debt, in favour of the Mortgagee, with a condition that on the repayment of the Mortgage Debt, the Mortgagee will redeem the Mortgaged Properties from the mortgage security and shall, if so required by the Borrower, execute deed of release at the costs of the Borrower.

4.2 In relation to the Mortgaged Properties, the Borrower hereby declares and confirms that, the Mortgaged Properties are free from all Encumbrances and the mortgage created hereunder on the Mortgaged Properties shall rank in the manner as set out in **Schedule I** hereto.

4.3 The Borrower hereby states, declares and agrees that in the event the Borrower is unable to repay the Mortgage Debt within the time specified in the Facility Documents (including the Cure Period, where applicable), the Mortgagee will become entitled to have the Mortgaged Properties sold through any competent court or otherwise or to take any action in accordance with the terms contained herein, and to realise and receive the Mortgage Debt out of the net sale proceeds of the Mortgaged Properties.

5. **SECURITY**

The Borrower hereby agrees, states, confirms and declares that: -

5.1 **Continuing Security**

The security created / purported to be created by or pursuant to these presents is a continuing security and shall remain in full force and effect until the entire Mortgage Debt has been fulfilled / repaid, notwithstanding any intermediate payment or settlement of account or other matter or thing whatsoever and in particular the intermediate satisfaction by the Borrower of the whole or any part of the Mortgage Debt in accordance with the Facility Documents and is in addition and without prejudice, to any other security, guarantee, lien, indemnity or other right or remedy which the Mortgagee may now or hereafter hold for the Mortgage Debt or any part thereof. This security may be enforced against the Borrower without first having recourse to any other rights of the Mortgagee.

5.2 **Other Security**

This security is in addition to, and shall neither be merged in, nor in any way exclude or prejudice, or be

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Partner	**Partner**	**Partner**	**Partner**	**Partner**			**Lender/ Mortgagee**
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					**(Co-Borrower -1 / Mortgagor-2)**	**(Co—Borrower-3 / Mortgagor-3)**	

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affected by any other security, right of recourse or other right whatsoever (or the invalidity thereof) which the Mortgagee may now or at any time hereafter hold or have (or would apart from this security hold or have) as regards the Borrower or any other Person in respect of the Mortgage Debt.

5.3 **Cumulative Powers**

The powers which this Indenture confers on the Mortgagee and/or any Receiver, appointed with prior intimation to the Borrower hereunder, are cumulative, without prejudice to their respective powers under the Applicable Law and any Facility Documents, and may be exercised as often as the Mortgagee or the Receiver thinks appropriate in accordance with these presents. The Mortgagee or the Receiver may, in connection with the exercise of their powers, join or concur with any Person in any transaction, scheme or arrangement whatsoever; and the Borrower acknowledges that the respective powers of the Mortgagee and the Receiver shall in no circumstances whatsoever be suspended, waived or otherwise prejudiced by anything other than an express waiver or variation in writing by the Mortgagee or Receiver as relevant.

No failure or delay by the Mortgagee to exercise any right, power or remedy hereunder shall impair such right, power or remedy or operate as a waiver thereof, nor shall any single or partial exercise of the same preclude any further exercise thereof or the exercise of any other right, power or remedy. The rights, powers and remedies therein provided are cumulative and do not exclude any other rights, powers and remedies provided by Applicable Law. If at any time any provision of this Indenture is or becomes illegal, invalid or unenforceable in any respect under the law of any jurisdiction, the legality, validity and enforceability of such provision under the law of any other jurisdiction, and of the remaining provisions of this Indenture shall not be affected or impaired thereby.

5.4 **Avoidance of Payments**

If any amount paid by the Borrower in respect of the Mortgage Debt is avoided or set aside on the liquidation or administration of the Borrower or otherwise, then for the purpose of this Indenture such amount shall not be considered to have been paid when such payment is returned or becomes liable to be returned to the Borrower or any other claimant by the Mortgagee.

5.5 **Further Acquisition**

(i) Any buildings or structures which shall from time to time hereafter during the continuance of this security be constructed or erected or installed or be in or upon or about Mortgaged Immoveable Properties, hereinbefore expressed to be hereby granted, transferred, charged, assured and assigned or fixed or attached to any buildings or structures now standing or hereafter to be erected on the Mortgaged Immoveable Properties and/or any part thereof whether in substitution or replacement of or in addition to any buildings and structures now standing or being fixed or attached or otherwise shall be included in the present security and be subject to the trusts, provisions and covenants in these presents contained and the Borrower shall, at its own costs forthwith vest the same in the Mortgagee by way of continuing security in accordance with the terms of the Facility Documents and shall execute all necessary deeds and documents, as required for this purpose by the Mortgagee.

(ii) Any structures, equipment, fixtures, articles and things, save for any furniture and other such moveable properties belonging to the occupiers of the Mortgaged Properties, which shall from time to time hereafter during the continuance of this security be erected or installed or be in or upon or about the Mortgaged Properties hereinbefore expressed to be hereby granted, transferred, charged, assured and assigned or fixed or attached to Mortgaged Properties and/or any part thereof whether in substitution or replacement of or in addition to any structures, machinery, equipment, fixtures, articles and things now standing or being fixed or attached or otherwise shall be included in the present security and be subject to the trusts, provisions and covenants in these presents contained and the Borrower shall, at its own costs, forthwith vest the same in the Mortgagee by way of continuing security in accordance with the terms of the Facility Documents and shall execute all necessary deeds and documents, as required for this purpose by the Mortgagee.

(iii) The Borrower hereby agrees to deposit all the Project Receivables into the Escrow Account and shall take all necessary actions and perform all necessary acts in this regard, as per the provisions of the Loan Agreement and the Escrow Agreement

5.6 The Borrower hereby agrees and confirms that in the event the Borrower purchases or is entitled to any additional area in the Project, the same shall be automatically mortgaged by the Borrower in favour of the

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Mortgagee without any further act, deed, thing or document and shall be deemed to be a part of the Mortgaged Properties and the mortgage on the said additional area shall be governed by the provisions of this Indenture.

5.7 The Borrower hereby agrees and confirms that this mortgage shall extend to and include all profits and accretions accruing to the Mortgaged Properties.

6. COVENANTS NOT TO DEAL WITH OR DISPOSE OF THE MORTGAGED PROPERTIES

6.1 Subject to the provisions of Clause 6.2 below, the Borrower hereby agrees, undertakes, promises and declares that so long as the Mortgage Debt or any part thereof remains unpaid, the Borrower shall not deal with or dispose of any interest in any of the Mortgaged Properties or any part thereof in a manner prejudicial to the interests of the Mortgagee under these presents, except with the prior permission in writing of the Mortgagee, and shall hold the same unto and to the use absolutely for the benefit of the Mortgagee and subject to the powers and provisions herein declared and contained and concerning the same. For the purposes of this Clause 6.1, "dispose of any interest" shall include (i) creation of any Encumbrance in respect of the Mortgaged Properties (or any part(s) thereof) whether ranking in priority or equally or subservient or having *pari passu* status with / to the security herein, or (ii) selling, giving on leasehold basis or tenancy or licence or otherwise transferring any of the Project Units or any part(s) thereof comprised in the Mortgaged Properties.

6.2 The Borrower here by agrees that it shall only be entitled to sell / transfer / lease / license any of the Project Units, provided that the following conditions / requirements are complied with:

(i) any agreement for sale / sale deed / lease deed / leave and license agreement or any other writing, agreement, deed or documentation executed by the Borrower with the purchasers / lessees / licensees of the Project Units shall contain provisions to stipulate that the consideration paid / to be paid by such purchasers / lessees / licensees / lessees shall be directly credited into / paid to the credit of the Escrow Account;

(ii) the proceeds of such sale / transfer / leave and license / lease are / shall be credited directly into the Escrow Account; and

(iii) the Borrower shall have obtained the written consent of the Mortgagee, prior to entering into such sale / sale deed / lease deed / leave and license or any other writing, agreement, deed or documentation in relation to the Project Units, in the form of a "*No Objection Certificate*".

7. RIGHT OF REDEMPTION

PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that, subject to the terms and conditions contained herein and in other Facility Documents, if the Borrower shall pursuant to the covenant in that behalf hereinbefore contained pay to the Mortgagee the entirety of the Mortgage Debt in the manner mentioned in the Loan Agreement and the Facility Documents, the Mortgagee shall, upon the request and at the costs, charges and expenses of the Borrower, re-convey and retransfer the Mortgaged Properties hereby granted, assigned, transferred and assured or expressed so to be unto and to the use of the Borrower or as the Borrower shall direct. It is hereby agreed that, save as otherwise provided herein and in the other Facility Documents, until default be made by the Borrower in payment of the Mortgage Debt under the Loan Agreement and/or under these presents, the Borrower shall remain in the possession of the Mortgaged Properties.

8. MORTGAGOR(S) COVENANTS

8.1 Authority to Mortgage

The Borrower does hereby covenant, undertake, promise and declare that the Borrower has good right, full power and absolute authority to grant, assign, transfer and assure all the rights held by it in respect to the Mortgaged Properties hereby granted, assigned, transferred and assured or expressed so to be or every part thereof unto and to the use of the Mortgagee in the manner aforesaid and the Borrower has obtained all consents or approvals from any Person for executing this Indenture and creating the mortgage herein in respect of the Mortgaged Properties.

8.2 The Borrower agrees that the obligations of the Borrower to the Mortgagee under this Indenture shall not be discharged, released or impaired or otherwise affected by reason of any of the following events or

S.B.Jain	[signature]	[signature]	J.N.Sisodiya	[signature]	S.B.Jain	[signature]	[signature]
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Partner	Partner	Partner	Partner	Partner			Lender/ Mortgagee
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	

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circumstances: -

(i) any time, forbearance or other indulgence given or agreed by the Mortgagee with the Borrower in respect of any of its obligations under this Indenture, the Facility and the Facility Documents including the Security Documents or other related documents, as the case may be;

(ii) any invalidity, irregularity, unenforceability, imperfection or avoidance of any defect in any security (if any) granted by, or the obligations of the Borrower or any amendment to or variation thereof or of any other document or security comprised therein;

(iii) the genuineness, validity, regularity and enforceability of the Facility, the Loan Agreement or any of the Security Documents or any other agreement that the Borrower enter into with the Mortgagee or with any other Person in connection with the Facility, from time to time;

(iv) any extension, renewal, re-scheduling, amendment, change, waiver or other modification of the Facility or Loan Agreement or the Security Documents or other related documents, as the case may be;

(v) any dispute between the Borrower and the Mortgagee with respect to the Facility or Loan Agreement or the Security Documents (including this Indenture) or other related documents;

(vi) the liquidation, winding-up, insolvency, bankruptcy or dissolution (or proceedings analogous thereto) of the Borrower or the appointment of a receiver or administrative receiver or administrator or trustee or similar officer of any of the assets of the Borrower or the occurrence of any circumstances whatsoever affecting the Borrower's liability to discharge its obligations with respect to the Facility, under the Loan Agreement, the Security Documents and/or other related documents, as the case may be;

(vii) any existence, non-invocation, release, renewal or realisation of any security or obligation provided under or pursuant to the Facility, the Loan Agreement and/or the Security Documents;

(viii) any failure on the part of the Mortgagee (whether intentional or not) to take or perfect or enforce any security (if any) agreed to be taken under or in relation to or pursuant to the Facility and/or the Loan Agreement;

(ix) any legal limitation, disability or incapacity relating to the Borrower;

(x) impossibility or illegality of performance on the part of the Borrower of any of its obligations under or in connection with the Facility, the Loan Agreement, the Security Documents and/or under any other related document;

(xi) any part payment made under the Facility;

(xii) any change in the name, constitution, Control (direct or indirect), shareholding structure, partnership interest, management or otherwise of the Borrower or the merger of the Borrower with any other corporate entity;

(xiii) any other circumstance or occurrence, whether similar or dissimilar to any of the foregoing.

8.3 The Borrower hereby confirms and agrees that the obligations of the Borrower contained in this Indenture shall be in addition to and independent of any security (including any guarantee, hypothecation or mortgage) which the Mortgagee may at any time hold under or by virtue of the Loan Agreement or the Security Documents or otherwise in respect of the Facility.

8.4 **Further Assurances**

And further that, the Borrower and all other Persons having or lawfully or equitably claiming any estate or interest in the rights of the Mortgaged Properties or any part thereof shall and will from time to time and at all times hereafter upon the request of the Mortgagee during the continuance of the security of the Mortgagee and afterwards, execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the rights in the Mortgaged Properties unto and to the use of the Mortgagee in the manner aforesaid as shall or may be reasonably required by the Mortgagee.

8.5 **Declarations, Undertakings and Covenants by the Borrower**

The Borrower hereby declares, undertakes and covenants as follows: -

(i) it shall pay to the Mortgagee, the Mortgage Debt, in accordance with Clauses 2 and 3 above and the terms and conditions of the Facility Documents;

(ii) it shall take all actions and do all acts, deeds and things to perfect the mortgage in respect of the Mortgaged Properties created hereby in favour of the Mortgagee, including but not limited to the

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M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	

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registration of this Indenture under the provisions of Section 17 of the Registration Act, 1908 with the applicable Sub-Registrar of Assurances;

(iii) it has the requisite power to create mortgage as contemplated herein ~~in its Constitutional Documents~~ and hereby agrees and confirms that it shall not modify its Constitutional Documents until repayment of the Mortgage Debt except with the prior written approval of the Mortgagee and on the terms and conditions as stipulated by the Mortgagee;
the creation of security over the Mortgaged Properties by the Borrower is in the ordinary course of business of the Borrower and is duly authorized by the Constitutional Documents of the Borrower;

(iv) it shall execute on demand such further documents, assignments and other writings as may be required by Mortgagee or by the law so as to effectively and absolutely vest the Mortgaged Properties in the Mortgagee and so as to render them easily enforceable, realizable and transferable by the Mortgagee at any time;

(v) it shall not create any Encumbrance on the Mortgaged Properties or any part thereof without the prior written consent of the Mortgagee;

(vi) it shall, from time to time and at all times, during the continuance of this security, keep the Mortgaged Properties hereby granted, assigned, transferred and assured or expressed so to be in a good and substantial state of repairs and shall pay all the rents, rates, taxes, assessments, dues and duties payable in respect of the Mortgaged Properties immediately as soon as the same shall become due AND ALSO that if default shall be made in keeping the Mortgaged Properties in a good and substantial state of repairs or in payment of such rates, taxes, assessments, dues and duties as aforesaid it shall be lawful for the Mortgagee (without being bound to do so) to keep the Mortgaged Properties in such repairs and to pay such rates, taxes, assessments, dues and duties as aforesaid together with interest thereon and until repaid by the Borrower, the same shall be a charge upon the Mortgaged Properties hereby assured or expressed so to be in addition to the said Facility and interest thereon PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that in the event of any damage happening to the Mortgaged Properties hereby granted, assigned, transferred and assured or expressed so to be by fire, tempest, earthquake, lightning, rain or otherwise howsoever at any time or times after the execution hereof so as in the opinion of the Mortgagee materially impair the security hereby created, the Borrower shall at its own costs and expenses repair and reconstruct the Mortgaged Properties to secure its rights to the satisfaction of the Mortgagee.

(vii) the Borrower shall comply with (and ensure compliance by all relevant parties) all terms of any directions issued / conditions imposed / requirements notified by any Authority in relation to the Project Units;

(viii) the Borrower shall not take any action or commit any omission, whether directly or indirectly, and shall further ensure that no Person takes any action or commit any omission, which would result in, directly or indirectly, repudiation or cancellation or termination or materially jeopardizing the rights or entitlement of the Borrower to the Mortgaged Properties or any part(s) thereof;

(ix) Additionally, the Borrower agrees, undertakes and covenants to comply with and/or cause compliance with the additional covenants and undertakings contained in **Schedule VI** hereto.

8.6 **Further Covenants and Permitted Use**

(i) Enter possession etc.
Upon the occurrence and during the continuance of an Event of Default (as defined under the Loan Agreement) unless cured within Cure Period, then and in any such case it shall be lawful for the Mortgagee to enter into and take possession of any or all of the Mortgaged Properties and any future assets comprised in these presents and thenceforth the Borrower shall take no action inconsistent with or prejudicial to the rights of the Mortgagee to quietly possess, use and enjoy the same and to receive the income, profits and benefits thereof without interruption or hindrance by the Borrower or by any Person or Persons whomsoever, and upon the taking of such action, the Mortgagee shall be freed and discharged from or otherwise by the Borrower well and sufficiently saved and kept harmless and indemnified of, from and against all former and other estates, title, claims, demands and Encumbrances whatsoever.

(ii) Further assurances
The Borrower and all other Persons lawfully or equitably claiming or being entitled to claim any

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Mr. Sunilkum[illegible] Bhanwarl[illegible] Jain	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
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estate, right, title or further assurances, interest in, to or upon the Mortgaged Properties and any future assets comprised in these presents or any of them or any parts thereof respectively shall and will, from time to time and at all times, at the cost of the Borrower or the other Person (as appropriate), execute, make and do or cause and procure to be executed, made and done every such assurance, act and thing for further and more perfectly assuring all or any of the Mortgaged Properties and any future assets comprised in these presents unto and to the use of the Mortgagee on the terms of these presents as shall be requested in writing by the Mortgagee.

(iii) Payment of all taxes, rates, etc.

The Borrower shall at all times during the continuance of these presents and the security hereby created, except as expressly otherwise permitted by the Facility Documents, duly and punctually pay any imposts, duties, Taxes, premia and outgoings which become lawfully payable by the Borrower in respect of the Mortgaged Properties or any part thereof or the carrying out by the Borrower or maintenance of any business or operations thereon and shall prevent any part of such Mortgaged Properties from becoming charged with the payment of any such imposts, duties and Taxes payable by the Borrower and shall punctually discharge all claims and pay, except as expressly otherwise permitted by the Facility Documents, all the Taxes, duties and imposts which by the Applicable Law are lawfully payable by the Borrower and would affect the security created hereunder.

(iv) Maintenance of assets

The Borrower shall at all times and at its own cost and expense keep and maintain all buildings and erections forming part of the Mortgaged Properties and all fixtures, (including trade and tenant's fixtures) fittings and other equipment and effects thereon and therein forming part of the Mortgaged Properties in good and substantial repair and in good working order and condition and when necessary rebuild or renew the same and without prejudice to the generality of the foregoing, forthwith after service by the Mortgagee of any notice of defect or warrant of repair given pursuant to Clause (v) below, repair and make good the same to the satisfaction of the Mortgagee.

Inspection, repairs, etc.

The Borrower shall at its own cost, permit the Mortgagee and its authorised representatives, servants and agents either alone or with workmen and others, upon prior notice, to carry out technical, legal or financial inspections, including, but without limitation, works, site, buildings and books of accounts from time to time and at all times to enter into and upon the Mortgaged Properties and any future assets to inspect the same and if there shall be any want of repair thereof or if the Mortgagee in its discretion considers any other works, matters, or things are required in order to preserve the Mortgaged Properties, then the Mortgagee shall give notice thereof to the Borrower calling upon the Borrower to repair or replace the same. Upon the Borrower's failure to do so, it shall be lawful for but not obligatory upon the Mortgagee to repair or replace the same or any part hereof at the expense of the Borrower.

Nothing herein contained shall be deemed to affect or prejudice the rights and powers of the Mortgagee under these presents or the other Facility Documents including the right to call for the whole of the Mortgage Debt as the case may be following the happening of an Event of Default.

(vi) Insurance

The Borrower shall at its expense and in accordance with good industry practice and in accordance with the requirements of the Mortgagee and its insurance consultant, keep the Mortgaged Properties in marketable and good condition and insure and keep insured the same in the name of the Borrower, wherever required. The Borrower shall assign in favour of the Mortgagee as loss payee such insurance policies taken out by the Borrower. The Borrower shall within 15 (Fifteen) days of obtaining the insurance cover deliver to the Mortgagee the notarised certified true copies of policies of insurance and maintain such insurance throughout the continuance of the security of these presents and deliver to the Mortgagee the renewal receipts / endorsements / renewed policies thereof and till such insurance policies / renewal receipts / endorsements are delivered to the Mortgagee, the same shall be held by the Borrower in trust for the Mortgagee. The Borrower shall maintain such insurance throughout the subsistence of the Mortgage and shall duly and punctually pay all premia and shall not do or suffer to be done or omit to do or be done any act which may invalidate or avoid such insurance. In default of the Borrower to do so the Mortgagee may (but shall not be bound to) keep in

[illegible]					S.B.Jain		
[illegible]	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	**Capri Global Capital Ltd**
[illegible]	**Partner**	**Partner**	**Partner**	**Partner**			**Lender/ Mortgagee**
	M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)				**(Co-Borrower -1 / Mortgagor-2)**	**(Co—Borrower-3 / Mortgagor-3)**	

good condition and render marketable the Mortgaged Properties and take or renew such insurance. Any premium paid by the Mortgagee and any costs and expenses incurred by the Mortgagee shall forthwith on receipt of a notice of demand from the Mortgagee be reimbursed to the Mortgagee together with Default Interest from the date of payment by such Mortgagee and until such reimbursement by the Borrower the same shall be a charge on the Mortgaged Properties.

(vii) Until all amounts which may be or become payable by the Borrower under the Facility Documents have been irrevocably paid and discharged in full and the Mortgagee has issued a no dues certificate to the Borrower, unless the Mortgagee otherwise directs, the Borrower will not exercise any rights which it may have by reason of performance by it of its obligations under any document:-

(a) to claim any contribution from any other provider of security for the obligations of the Borrower; and/or

(b) to take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any rights of the Mortgagee under the Facility Documents or of contribution or any other rights of a surety or enforce any security or other right or claim against the Borrower or any other Person who has guaranteed or given any security in respect of any of the obligations of the Borrower under the Facility Documents or claim in the insolvency or liquidation of the Borrower or of any other guarantee or security taken pursuant to, or in connection with the Facility Documents.

8.7 The Borrower undertakes and agrees with the Mortgagee that, throughout the continuance of this Indenture and so long as the Mortgage Debt or any part thereof remains owing, the Borrower shall, unless the Mortgagee otherwise agrees: -

(i) forthwith make payment of any penalty, charges or costs in relation to the stamping and registration of this Indenture in accordance with Applicable Laws, from time to time;

(ii) if any penalty or legal costs or any other charges are paid by the Mortgagee (without being obligated to) for the stamping and registration of this Indenture or any supplement or addition thereto or any other additional security documents by the Mortgagee, and if the Borrower has not reimbursed the Mortgagee such amounts within 7 (Seven) days from any demand made by the Mortgagee, the Borrower shall pay to the Mortgagee the amount thereof with Default Interest, from the date of payment by the Mortgagee until the date of repayment by the Borrower; and

(iii) to deliver to the Mortgagee original receipts evidencing due payment of stamp duty and other charges in connection with the stamping and registration of this Indenture.

9. **ADDITIONAL POWERS OF THE MORTGAGEE IN RELATION TO THE MORTGAGED PROPERTIES**

Without prejudice to other power(s) of the Mortgagee in relation to the Mortgaged Properties, on the occurrence of an Event of Default (which has not been cured within the Cure Period, if any) under the Loan Agreement, the Mortgagee would be entitled to exercise any of the following powers and the Borrower hereby authorize the Mortgagee to exercise any of the following powers on its behalf:

(i) to take such steps for the realization, management, protection, preservation and improvement of the Mortgaged Properties, the collection of receivables, rents, profits thereof and any other amounts received or realised in respect of the Mortgaged Properties, the application and disposal of such receivables, rents, profits and amounts;

(ii) sell, call in, collect, convert into money or otherwise deal with or dispose of the Mortgaged Properties or any part thereof on an instalment basis or otherwise and generally in such manner and upon such terms as the Mortgagee deems fit;

(iii) to obtain all Authorisations, planning consents and permissions, building regulations, approvals and any other consents or licenses necessary or appropriate to carry out any of the matters referred to in this Indenture or otherwise as the Mortgagee shall consider fit;

(iv) to redeem any Encumbrance and settle and pass the accounts of the Encumbrances so that any accounts so settled and passed shall be conclusive and binding on the Borrower and the money so paid shall be deemed to be an expense properly incurred by the Mortgagee on behalf of the Borrower;

(v) to settle, refer to arbitration, compromise and arrange any claims, accounts, disputes, questions and demands with or by any Person or body who is or claims to be a creditor of the Borrower or relating in

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Mr Sunilkumar Bhanwarlal Jain	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
Partner	Partner	Partner	Partner	Partner			Lender/ Mortgagee
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	

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any way to the Mortgaged Properties or any part thereof;

(vi) to bring, prosecute, enforce, defend and discontinue all such actions and proceedings in relation to the Mortgaged Properties or any part thereof as the Mortgagee shall consider fit;

(vii) to do all such other acts and things (including, without limitation, signing and executing all documents and deeds) as may be considered by the Mortgagee to be incidental or conducive to any of the matters or powers aforesaid or otherwise incidental or conducive to the preservation, improvement or realization of the Mortgaged Properties;

(viii) all acts, deeds and things necessary in that respect including that of appointing advocates, arbitrators, to execute all documents, deeds, papers, vakalatnamas and the like as may be necessary;

(ix) to hold negotiations for settlement, finalise and sign settlement terms, enter into compromise on such terms and conditions as the Mortgagee may deem fit and to file consent terms in any courts of law and/or before an arbitrator(s), appellate bodies or tribunal including but not limited to issue no due certificate;

(x) to sign by or on behalf of the Borrower, any letter, documents, papers including but not limited to issuance of no-due certificate and/or no-objection certificate, consent terms, settlement and/or compromise documents;

(xi) to take lawful possession of and hold the Mortgaged Properties in terms of judicial orders passed by the courts of law, arbitrators, appellate bodies, tribunals and/or law enforcement authorities and thereafter to sell and dispose of the same on such terms and conditions as the Mortgagee may deem fit;

(xii) to sign all plaints, claim statements, complaints, written statements, affidavits, applications, petitions, rejoinders, appeals and such other connected documents as may be required in connection with legal proceedings;

(xiii) to execute awards / decrees and to do all things necessary in connection therewith;

(xiv) to receive moneys, arising out of any action taken by the Mortgagee hereunder, in the name of the Borrower;

(xv) at its option, to assign the contracts executed by the Borrower in its own favour and to take the benefit of the rights and undertake the obligations stipulated therein;

(xvi) raise or borrow moneys on the security of the Mortgaged Properties or any part thereof ranking *pari passu* with or subservient 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 or 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 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 moneys as aforesaid at such rate or rates of interest and generally on such terms and conditions as the Mortgagee shall think fit; and

(xvii) to exercise all such other powers and authority as the Mortgagee shall consider fit to confer and so that the Mortgagee may in relation to such part of the Mortgaged Properties, as is subject to the security expressed to be created hereunder, confer any powers and authorities which it could give as an absolute beneficial owner thereof.

10. **FAILURE TO PAY**

It is hereby agreed and declared that if upon the occurrence of an Event of Default, the Borrower fails to pay to the Mortgagee, the Mortgage Debt or any part thereof in the manner provided herein or in the Facility Documents, then and in that event, the Mortgagee may through a written notice given simultaneously to the Borrower exercise any or all rights and remedies available to them in terms of the Loan Agreement by law, contract or in equity, including without limitation one or more of the following:-

(i) accelerate maturity of the Facility;
(ii) suspend or terminate all un-drawn commitments;
(iii) demand cure of any material default under any of the Facility Documents / Security Documents;
(iv) enforce, at its sole discretion, any one or all the Security and exercise all contractual and legal rights /

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Mr. Sunilkum ar Bhanwarl al Jain	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd.
Partner	Partner	Partner	Partner	Partner			Lender/ Mortgagee
	M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)				(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	

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remedies under the Facility Documents / Security Documents;

(v) any other legal or equitable rights of the Lender under Applicable Law.

11. **REPRESENTATIONS AND WARRANTIES**

11.1 The Borrower hereby confirms and agrees that the Borrower has made the representations and warranties set forth in the Loan Agreement, which are incorporated herein by reference and made a part of this Indenture as if such representations and warranties were set forth in full herein.

11.2 The Borrower hereby further represents, warrants and confirms as follows:-

(i) save and except as otherwise provided hereunder, the Mortgaged Properties are free from all Encumbrances, claims and demands of whatsoever nature and Borrower has full power, good title and absolute authority to enter into this Indenture and create the mortgage on the Mortgaged Properties in favour of the Mortgagee in the manner as stated herein;

(ii) it is legally entitled and possessed of necessary powers, corporate or otherwise, to execute, deliver and perform the terms and provisions of this Indenture and the execution, delivery and performance of this Indenture by it has been duly sanctioned by all approvals / consents to be obtained from any regulatory or statutory authority or any Person;

(iii) it is entitled to and possessed of the Mortgaged Properties and has obtained all Authorisations, consents, approvals and permissions as required by the Borrower, from any Person, to create a mortgage over the Mortgaged Properties, in the manner, nature, ranking and priority as contemplated herein;

(iv) it has, wherever necessary, whether under Applicable Law or any agreement or other document by which it (or any of its assets or properties) may be bound or by virtue of any other liability which the it may have, whether under equity or contract or under Applicable Law, obtained all necessary approvals / consents in order to create the mortgage created hereunder;

this Indenture constitutes legal, valid and binding obligations on the Borrower;

(vi) neither the execution and delivery by the Borrower of this Indenture, nor its compliance with or performance of the terms and provisions hereof will contravene any provision of Applicable Law nor violate any provision of the constitutional documents of the Borrower or any agreement or other document by which any of them (or any of its properties) may be bound;

(vii) there are no legal proceedings, suits, appeals or other actions in Applicable Law, whether judicial, fiscal or administrative, pending or threatened, or claims in respect of the Mortgaged Properties or which may if successful, prevent the performance of this Indenture or any of the transactions contemplated hereby, or cause the rescission thereof;

(viii) the Borrower is duly entitled to deal with and Encumber the Mortgaged Properties, without the confirmation / consent / no-objection of any Person;

(ix) the Borrower has paid all amounts due and payable as stamp duty, registration charges, etc. at the time of acquisition of the Mortgaged Properties;

(x) there is no circumstance of event existing which would lead to the termination, cancellation or revocation of the rights of the Borrower to the Mortgaged Properties or any part(s) thereof;

(xi) the Borrower is exclusively, irrevocably and absolutely entitled to the Mortgaged Properties and to construct and develop the Project;

(xii) the Borrower have taken all necessary actions and done all things in respect of the Project to ensure that its respective right, title and interest in / over the Mortgaged Properties shall be irrevocable, valid, binding and enforceable as well as admissible as evidence in Indian courts;

(xiii) the Mortgaged Properties contemplated hereunder include (but are not limited to) all right, title and interest of all of the Borrower in respect of the Project as well as all entitlement to constructed area forming part of the Project and the Project Receivables that the Borrower is entitled to receive;

(xiv) apart from the Borrower, no other Person has any right, title and/or interest and/or any claims or demands in respect of / to any of the Mortgaged Properties, including but not limited to any development rights in relation to the said Project Land;

(xv) the Borrower has clear and marketable title to and is otherwise well and sufficiently entitled to the Project Land and the Borrower has not breached any terms under any Authorisations pertaining to the Project Land and/or the Project, nor taken any action nor committed any omission which would

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[illegible]	**Partner**	**Partner**	**Partner**	**Partner**			**Lender/ Mortgagee**
	M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)				**(Co-Borrower -1 / Mortgagor-2)**	**(Co—Borrower-3 / Mortgagor-3)**	

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entitle any Authority to revoke / terminate / repudiate any of the Authorisations in relation to the Project Land and/or the Project or otherwise take any action which would disentitle the Borrower / prejudice the rights of the Borrower to the Project Land or any part of the Project;

(xvi) the details of the Project provided under **Schedule II** hereto as well as in any other documents, data, brochures, presentations, statements, etc. provided by the Borrower to the Lender are true, accurate, correct and not misleading;

(xvii) there is no fact or circumstance which would / has adversely affected / prejudiced any of its rights to own, possess and be entitled to the Mortgaged Properties; and

(xviii) the provisions of this Indenture are effective to create in favour of and for the benefit of the Mortgagee, a legal, valid and binding security expressed to be created on all of the Mortgaged Properties and all necessary and appropriate recordings and filings have been made and/or shall be made in all appropriate public offices, and all other necessary and appropriate actions have been taken and/or shall be taken so that this Indenture creates effective security on all of its right, title, estate and interest in / over the Mortgaged Properties and all consents required under Applicable Law for the creation, effectiveness, priority and enforcement of such security have been obtained.

11.3 Additionally, the Borrower hereby represents, warrants and confirms to the Lender such additional representations and warranties as provided under **Schedule VII** hereto.

11.4 The Borrower acknowledges and accepts that the Mortgagee has agreed to enter into this mortgage on the basis of, and in full reliance on the representations and warranties made by the Borrower herein and in the Loan Agreement.

ENFORCEMENT

12.1 The Borrower hereby confirms and agrees that the security created hereunder in favour of the Mortgagee shall become enforceable by the Mortgagee upon the occurrence of an Event of Default, unless cured within the Cure Period, if any. It is hereby expressly clarified that, for the purpose of enforcement, the Mortgagee shall be entitled to act against one or more or all of the Mortgaged Properties at the time of enforcement.

12.2 **General Enforcement Powers**

The Borrower hereby confirms and agrees that if any one or more of the Events of Default occur, the Mortgagee shall, without prejudice to any other rights and remedies it may have and without prior notice (except in respect of sub-clause (i) below) to the Borrower, be entitled to:

(i) sell, call in, collect, convert into money or otherwise deal with or dispose of any of the Mortgaged Properties, or any other flats / units / premises comprised therein, or any part of the Mortgaged Properties on an instalment basis or otherwise and generally in such manner and upon such terms whatever as the Mortgagee may consider fit;

(ii) exercise any and all powers which a Receiver could exercise hereunder or by Applicable Law;

(iii) appoint by writing any Person or Persons to be a Receiver of all or any part of the Mortgaged Properties, from time to time determine the remuneration of the Receiver and remove the Receiver (except where an order of the courts is required therefor);

(iv) appoint another in place of any Receiver, whether such Receiver is removed by the Mortgagee or an order of the court or otherwise ceases to be the Receiver or one of two or more Receivers;

(v) enter into and take possession of any of the Mortgaged Properties and any future assets comprised in these presents by following due process of law and after taking such action the Borrower shall take no action inconsistent with or prejudicial to the right of the Mortgagee quietly to possess, use and enjoy the same and to receive the income, profits, rentals, license fees and benefits thereof without interruption or hindrance by the Borrower or by any Person or Persons whomsoever, and upon the taking of such action, the Mortgagee shall be freed and discharged from or otherwise by the Borrower well and sufficiently saved and kept harmless and indemnified of, from and against all former and other estates, titles, claims, demands and Encumbrances whatsoever, unless caused by gross negligence or wilful misconduct of the Mortgagee or that of its officers or employees or assignee or designee or agent; and

(vi) take all such other action expressly or impliedly permitted under the Facility Documents, this Indenture or under the Applicable Law.

Signature	[signature]	[signature]	[signature]	[signature]	S.B.Jain	[signature]	[signature]
Name	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
	Partner	Partner	Partner	Partner			Lender/ Mortgagee
	M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)				(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	

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13. **SALE WITHOUT INTERVENTION OF COURT**

13.1 Provided always and it is hereby agreed and declared by the Borrower as follows:
Upon the occurrence of an Event of Default unless cured within Cure Period as defined in the Loan Agreement, it shall be lawful for the Mortgagee at any time without any further consent of the Borrower, to sell, assign, transfer, charge or concur with any other Person in selling, assigning, charging or transferring any of the Mortgaged Properties (or any part thereof) and any future assets comprised under the present security or any part thereof either by public auction or private contract, including the land, leasehold estate, buildings and structures or separately therefrom with liberty to make any arrangements as to removal of the plant, machinery, fixtures, fittings and other implements from the land, building and structures and with liberty also to make such conditions or stipulations regarding title or evidence of title or other matters as the Mortgagee may deem proper, with power to buy or obtain assignment of any of the Mortgaged Properties at any sale and to resell or reassign any of the Mortgaged Properties at any sale by auction or to rescind or vary any contract for sale and to resell or reassign any of the Mortgaged Properties without being answerable or accountable for any loss or diminution occasioned thereby and with power also to execute assurances and give effectual receipts for the purchase money and do all other acts and things for completing the sale/assignment which the person or persons exercising the power of sale/assignment shall think proper, and the aforesaid power shall be deemed to be a power to sell and concur in selling any of the Mortgaged Properties without the intervention of the Court within the meaning of Section 69 of the Transfer of Property Act, 1882.

13.2 No power of sale and/or assignment contained in these presents shall be exercised by the Mortgagee unless and until: -

(i) default shall have been made by the Borrower and/or the Borrower in payment of any principal or part thereof under the Facility, for the time being owing to the Lender for the space of three calendar months next after the notice in writing required by sub-section (2) of Section 69 of the Transfer of Property Act, 1882, requiring the payment of such amounts of principal or any part thereof as may for the time being be due, shall have been served on the Borrower or the Borrower (as may be applicable); or;

(ii) Interest on the Facility amounting at least to Rs.500/- (Rupees Five Hundred only) shall be in arrears and remain unpaid for 3 (Three) months after becoming due.

13.3 No purchaser or other Person dealing with the Mortgagee and/or any Receiver upon any sale purporting to be made in pursuance of the aforesaid power in that behalf shall be bound or concerned to see or inquire whether either of the events mentioned in Clause 13.2 above have happened or whether any default has been made in payment of any moneys intended to be hereby secured or whether any money remains owing on the security of these presents or as to the necessity or expediency of the stipulations subject to which such sale and/or assignment shall have been made or otherwise as to the propriety or regularity of such sale and/or assignment and notwithstanding any impropriety or irregularity whatsoever in any such sale and/or assignment the same shall as regards the safety and protection of the purchaser or purchasers be deemed to be within the aforesaid power in that behalf and be valid and effectual and the remedy of the Borrower in respect of any breach of any of the sections or provisions hereinbefore contained or of any impropriety or irregularity whatsoever in any such sale and/or assignment shall be in damages only.

13.4 All other provisions and trusts ancillary to the power of sale which are contained in Section 69 of the Transfer of Property Act, 1882, shall apply to this security as if the same were incorporated herein.

13.5 Notwithstanding anything to the contrary contained herein, the Borrower hereby expressly agrees and consents that the Lender shall be entitled to exercise the rights available to them under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, as amended from time to time.

14. **NON-APPLICABILITY OF CERTAIN PROVISIONS OF THE TRANSFER OF PROPERTY ACT**

14.1 **Section 67A**
The provisions of Section 67-A of the Transfer of Property Act, 1882, shall not apply to these presents. Notwithstanding that the Mortgagee may hold two or more mortgages executed by the Borrower including these presents in respect of which the Mortgagee has the right to obtain the kind of decrees under Section 67 of the Transfer of Property Act, 1882, the Mortgagee shall be entitled to sue and obtain such decree on any of

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Partner	Partner	Partner	Partner	Partner	(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	Lender/ Mortgagee
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)							

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such mortgages without being bound to sue on all such mortgages in respect of which the mortgage moneys shall have become due.

14.2 **Continued Possession**

It shall be lawful for the Borrower to retain possession of and the Borrower may use the Mortgaged Properties in accordance with the Facility Documents (including any disposal expressly permitted and subject to the terms of the Facility Documents) until the Mortgagee shall be entitled to take possession thereof under these presents and shall take possession thereof accordingly.

14.3 **Section 65A**

The provisions of section 65A of the Transfer of Property Act, 1882, shall not apply to this Indenture. The Borrower shall while in lawful possession of the Mortgaged Properties (as may be applicable) have no power to lease and/or sub lease thereof, save and except to the extent as may be expressly permitted under the Facility Documents and with the prior written consent of the Mortgagee on such terms and conditions as the Mortgagee shall in its absolute discretion consider fit.

15. **RECEIVER**

15.1 Subject to the observance of such restrictions as may be imposed by Section 69-A of the Transfer of Property Act, 1882, or any other applicable statutory provisions, the Mortgagee at any time after the security hereby constituted shall have become enforceable may, by writing, appoint as receiver of the Mortgaged Properties ("**Receiver**") or any part thereof one or more Persons and may remove any receiver so appointed and appoint another in his stead, with prior intimation to the Borrower.

Status, powers and remuneration of Receiver

(i) Appointment of any Receiver may be made either before or after the Mortgagee shall have entered into or taken possession of the Mortgaged Properties.

(ii) Such Receiver may, from time to time, be invested with such of the rights, powers, authorities and discretions exercisable by the Mortgagee set forth herein or under Applicable Law or as the Mortgagee may think expedient including the following rights, powers and authorities, exercisable from time to time under the directions of the Mortgagee:

(a) to take possession, custody or management of the Mortgaged Properties;

(b) remove any person from the possession or custody of the Mortgaged Properties, who the Mortgagee or the Borrower would have a right to remove;

(c) to take such steps for the realization, management, protection, preservation and improvement of the Mortgaged Properties, the collection of the rents, profits thereof and any other amounts received or realised in respect of the Mortgaged Properties, the application and disposal of such rents, profits and amounts;

(d) to obtain all Authorisations, planning consents and permissions, building regulations, approvals and any other consents or licenses necessary or appropriate to carry out any of the matters referred to in this Mortgage or otherwise as the Mortgagee shall consider fit;

(e) to redeem any Encumbrance and settle and pass the accounts of the Encumbrances so that any accounts so settled and passed shall be conclusive and binding on the Borrower and the money so paid shall be deemed to be an expense properly incurred by the Receiver;

(f) to settle, refer to arbitration, compromise and arrange any claims, accounts, disputes, questions and demands with or by any Person or body who is or claims to be a creditor of the Borrower or relating in any way to the Mortgaged Properties or any part thereof;

(g) to bring, prosecute, enforce, defend and discontinue all such actions and proceedings in relation to the Mortgaged Properties or any part thereof as the Receiver shall consider fit;

(h) to do all such other acts and things (including, without limitation, signing and executing all documents and deeds) as may be considered by the Mortgagee to be incidental or conducive to any of the matters or powers aforesaid or otherwise incidental or conducive to the preservation, improvement or realization of the Mortgaged Properties;

(i) to exercise all such other power and authority as the Mortgagee shall consider fit to confer and so that the Mortgagee may in relation to such part of the Mortgaged Properties, as is subject to the security expressed to be created hereunder, confer any powers and

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authorities which it could give if it were an absolute beneficial owner thereof; and

(j) in the exercise of any of the above powers, to expend such sums as the Receiver may think fit and the Borrower shall forthwith on demand repay to the Receiver all sums so expended together with interest thereon if such sums are not paid within 15 (Fifteen) days of receipt of demand notice in respect thereof, at the Default Interest Rate set out in the Loan Agreement.

(iii) Subject to the provisions of Section 69-A of the Transfer of Property Act, 1882, the Mortgagee may from time to time fix the remuneration of such Receiver and may direct payment thereof out of the Mortgaged Properties provided that all costs and expenses incurred in respect of such remuneration shall be borne by the Borrower.

(iv) The Mortgagee from time to time and at any time, may require any such Receiver to give security for the due performance of its duties as such receiver, and may fix the nature and amount of security to be so given.

(v) All the powers, provisions and trusts contained in Section 69-A of the Transfer of Property Act, 1882, shall apply to the Receiver appointed under this Indenture.

(vi) Every Receiver appointed under the provisions hereof shall be deemed to be the agent of the Borrower and the Borrower shall be responsible for such Receiver's acts, defaults or misconduct and liable on any contract or engagement made or entered into by the receiver and for his remuneration.

(vii) The Receiver shall, in the exercise of the Receiver's powers, authorities and discretions, conform to the instructions, directions and regulations from time to time given or made by the Mortgagee.

(viii) Notwithstanding anything contained in this Clause 15.2, the Receiver and any Person acting on its behalf (A) shall in exercise or performance of its powers, duties and functions, act in good faith and with due skill, care and diligence and in a manner it would act had it been dealing with its own properties; and (B) no act or deed by the receiver or any Person acting on its behalf shall cause or result in an increase in the obligations owed by the Borrower. It is expressly clarified that as the Receiver will be the agent of the Borrower, neither the Mortgagee shall be responsible for ensuring that the receiver complies with the provisions of this Clause 15.2.

15.3 **Protection of Receiver: Limitation of Liability**

Subject to Applicable Law, the Receiver shall not be liable in respect of any loss or damage which arises out of the exercise or the attempted or purported exercise of or the failure to exercise any of its rights, powers, authorities, discretion's and trusts that may be vested in the receiver. However, this limitation on liability shall not be applicable in case of any breach of duties and obligations hereunder and in Applicable Law, breach of trust, gross negligence, fraud or misconduct by the Receiver.

15.4 **Indemnity**

Every Receiver shall be entitled to be indemnified out of Mortgaged Properties in respect of all liabilities and expenses incurred by it in the execution or purported execution of the powers and trusts thereof including liabilities and expenses consequent to any mistake, oversight or error of judgment (other than those liabilities and expenses arising out of gross negligence or fraud or wilful default) on the part of the Receiver and against all actions, proceedings, costs, claims and demands in respect of any matter or thing done or omitted to be done in anywise relating to the Mortgaged Properties.

16. **NOT MORTGAGEE-IN-POSSESSION**

Without prejudice to anything stated in this Indenture, it is hereby expressly agreed that neither the Mortgagee nor any Receiver appointed as aforesaid shall, by reason of the Mortgagee or such Receiver entering into or taking possession of the Mortgaged Properties or any part thereof, be liable to the Borrower to account as a mortgagee-in-possession for anything except actual receipts or be liable for any loss or for any default or omission for which a mortgagee-in-possession might be liable.

17. **COSTS AND EXPENSES**

17.1 All expenses incurred by the Mortgagee after the occurrence of and during the continuation of an Event of Default, unless cured within the Cure Period, if any, in connection with preservation or protection of the Mortgaged Properties, enforcement of security and collection of amounts due to the Mortgagee shall be payable by the Borrower within 7 (Seven) days from the date of receipt of notice of demand in respect thereof.

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[illegible]	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	**Capri Global Capital Ltd**
Partner	**Partner**	**Partner**	**Partner**	**Partner**			**Lender/ Mortgagee**
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					**(Co-Borrower -1 / Mortgagor-2)**	**(Co—Borrower-3 / Mortgagor-3)**	

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In case of default in making such payment within 7 (Seven) days from the date of receipt of notice of demand, the Borrower shall also pay interest on the defaulted amounts, at the rate of Default Interest from the expiry of 7 (Seven) days from the date of receipt of notice of demand till reimbursement and such payment and the interest thereon shall be charged on the Mortgaged Properties and shall, until payment in full by the Borrower, form part of the Mortgage Debt.

17.2 The Borrower shall, upon notice from the Mortgagee pay or reimburse to the Receiver all fees for service performed by the Receiver, all out of pocket, and travelling expenses and other costs, charges and expenses in any way incurred by the Receiver, its officers, employees or authorised agents in connection with the exercise of any rights, remedies or powers granted hereunder or under these presents and/or pursuant to the other Facility Documents.

17.3 All other costs, charges and expenses in respect of this Indenture, including in relation to stamp duty and registration charges, legal expenses for drafting, stamping and registration of this Indenture shall be borne by the Borrower.

18. **LIABILITY TO MORTGAGEE FOR DEFICIENCY**

The Borrower hereby confirms and agrees that the Borrower shall remain liable to the Mortgagee for any deficiency occurring, arising or existing under the Facility Documents.

19. **WAIVER**

19.1 **No implied waiver or impairment**

No delay or omission of the Mortgagee or any Receiver in exercising any right, power or remedy accruing to the Mortgagee upon any default hereunder shall impair any such right power or remedy or be construed to be a waiver thereof or any acquiescence in such default, nor shall the action or inaction of the Mortgagee or any Receiver in respect of any default or any acquiescence by it in any default affect or impair any right power or remedy of the Mortgagee in respect of any other defaults nor shall any single or partial exercise of any such right power or remedy preclude any further exercise thereof or the exercise of any other right power or remedy. The rights and remedies of the Mortgagee herein provided are cumulative and not exclusive of any rights or remedies provided by Applicable Law or equity or in any of the other Facility Documents.

19.2 **Express Waiver**

The Borrower hereby confirms and agrees that any waiver or consent granted by the Mortgagee under this Indenture will be effective only if given in writing and then only in the instance and for the purpose for which it is given.

20. **MISCELLANEOUS**

20.1 **Discharges and Releases**

Notwithstanding any discharge, release or settlement from time to time between the Mortgagee and the Borrower, if any discharge or payment in respect of the Mortgage Debt by the Borrower is avoided or set aside or ordered to be surrendered, paid away, refunded or reduced by virtue of any provision, Applicable Law or enactment relating to bankruptcy, insolvency, liquidation, winding up, composition or arrangement for the time being in force or for any other reason, the Mortgagee shall be entitled hereafter to enforce the security created herein as if no such discharge, release or settlement had occurred.

20.2 **Statement of Accounts**

The Borrower hereby confirms and agrees that any statement of account based on the Mortgagee's statement of account purporting to show an amount of Mortgage Debt due under any of the Facility Documents and signed as correct by the duly authorised officer of the Mortgagee with respect to the Mortgage Debt owed to the Mortgagee shall be conclusive evidence of the amount so due and shall be binding on the Borrower.

20.3 **Amendment**

The Borrower hereby agrees and confirms that any amendments or supplements to the terms of this Indenture can be made only in writing and if signed and accepted by the Mortgagee.

20.4 **Other Remedies**

The Borrower hereby confirms and agrees that the rights and remedies conferred upon the Mortgagee under this Indenture shall not prejudice any other rights or remedies to which the Mortgagee may, independently of this Indenture, be entitled or any collateral or other security now or hereafter held by the Mortgagee.

[illegible]					S.B. Jain		
[illegible]	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
[illegible]	Partner	Partner	Partner	Partner			Lender/ Mortgagee
	M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)				(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	

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20.5 **Assignability**
The Borrower hereby confirms and agrees that the Borrower shall not delegate any of its obligations hereunder. The Borrower further confirms and agrees that the Mortgagee may transfer or assign its rights and benefits under this Indenture in accordance with the provisions of the Facility Documents or may novate the same. Upon the execution of the deed of assignment / transfer deed, this Indenture shall bind and enure to the benefit of the new lender(s) / mortgagee(s) as defined in the said deed of assignment / transfer deed and such new lender(s) / mortgagee(s) shall be deemed to be beneficiary of this Indenture with all rights, benefits and entitlements and the obligations of the Lender / Mortgagee. The Borrower shall execute all such deeds and documents required for such assignment, transfer or novation, as the case may be.

21. **NOTICES**

21.1 **Communications in writing**
Any notice, demand, request or other communication to be made or given under this Indenture shall be in writing unless otherwise stated. Such notice, demand request or other communication shall be deemed to have been duly given or made when it shall be (a) delivered personally, or (b) sent by facsimile transmission, or (c) sent by registered mail with acknowledgment due, postage prepaid or courier, or (d) sent by email (provided that the email is followed up with a copy by any of the aforesaid modes).

21.2 The details of the Parties for the purposes of serving any notices in relation to or pursuant to this Indenture are provided under **Schedule I** hereto.

21.3 Delivery
Any communication or document made or delivered by one person to another under or in connection with this Indenture will only be effective:
(i) if delivered personally, on delivery; or
(ii) if by way of facsimile, when received in legible form; or
(iii) if by way of registered mail / courier, the date of receipt of such registered mail / courier (as demonstrated by the acknowledgement); or
(iv) if by way of email, as soon as the email leaves the system of the sender to be transmitted to the addressee (provided that a copy is delivered by any of the aforesaid modes within 2 (Two) Business Days of such email).

21.4 Notwithstanding anything to the contrary contained hereinabove, any communication or document to be made or delivered to the Mortgagee will be effective only when actually received by the Mortgagee.

21.5 English language
(i) Any notice given under or in connection with any Facility Document must be in English.
(ii) All other documents provided under or in connection with any Facility Document must be:
a) in English; or
b) if not in English accompanied by a certified English translation and, in this case, the English translation will prevail unless the document is a constitutional, statutory or other official document.

22. **PROVISIONS SEVERABLE**
Every provision contained in this Indenture shall be severable and distinct from every other such provision and if at any time any one or more of such provisions is or becomes invalid illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions hereof shall not be in any way affected or impaired thereby.

23. **GOVERNING LAW & JURISDICTION**

23.1 **Courts**

The Borrower agrees that the courts mentioned in **Schedule I** shall have non-exclusive jurisdiction over any dispute arising out of this Indenture. Provided that the submission to the jurisdiction of the such courts shall not (and shall not be construed so as to) limit the right of the Mortgagee to initiate proceedings against the Borrower or the Mortgaged Properties in any other court of competent jurisdiction and nor shall the initiation of the proceedings in any one or more jurisdictions by the Mortgagee preclude the taking of the proceedings by the Mortgagee in any other jurisdiction (whether concurrently or not) if and to the extent permitted by

[illegible]	[signature]	[signature]	J. Sisodiya	[signature]	S. B. Jain	[signature]	[signature]
[illegible]	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
[illegible]	Partner	Partner	Partner	Partner			Lender/ Mortgagee
	M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)				(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	

Applicable Law.

23.2 **Governing Law**

This Indenture is governed by and shall be construed in accordance with the laws of India.

23.3 **Consent to Enforcement**

The Borrower hereby consents generally in respect of any proceedings to the giving of any relief or the issue of any process in connection with such proceedings including the making, enforcement or execution against any property whatsoever (irrespective of its use or intended use) of any order or judgment which may be made or given in such proceedings.

24. **ARBITRATION**

24.1 Any dispute in connection with the interpretation, performance, termination of this Indenture, or otherwise in connection with this Indenture, considered to be arbitrable under prevailing Indian law, shall be referred to arbitration under the Arbitration and Conciliation Act, 1996, as may be amended from time to time, or any re-enactment thereof, of a sole arbitrator to be mutually appointed by the Borrower and the Mortgagee.

24.2 If the Borrower and the Mortgagee fail to agree upon the name of an arbitrator, within 30 (Thirty) days from the date of the notice invoking arbitration, then the Mortgagee shall have a right to appoint an arbitrator solely of the Mortgagee's choice.

24.3 The arbitration proceedings shall be conducted at Mumbai, in the English language.

24.4 The arbitrator shall state reasons for his / her findings in writing. The arbitration award shall be final and binding and enforceable in accordance with its terms. The Parties agree to be bound thereby and to act accordingly.

NO EFFECT

Neither the security created under this mortgage nor the rights, powers and remedies conferred to the Mortgagee or the receiver by this mortgage shall be discharged, impaired or affected by:

(a) any invalidity or unenforceability or amendment of any of the Facility Documents;

(b) any time or other indulgence given or agreed to be given by the Mortgagee for the performance of the obligations by the Borrower under any of the Facility Documents;

(c) any release or exchange of security or obligations granted or undertaken pursuant to any of the Facility Documents;

(d) any other act, event or omission which but for this provision would impair or discharge the Borrower' liability hereunder; and

(e) any change in the structure or organisation of the Borrower as a result of change in Applicable Law, insolvency / bankruptcy of the Borrower or otherwise, including the winding-up (voluntary or otherwise), merger or amalgamation, reconstruction or otherwise of the Borrower with any other company or takeover of the management of the Borrower wherever applicable.

				S.B.Jain		
Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
Partner	Partner	Partner	Partner	(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	Lender/ Mortgagee
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)						

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IN WITNESS WHEREOF the Borrower and the Mortgagee have signed this Indenture of Mortgage on the date and at the place mentioned in **Schedule I** hereto.

SIGNED AND DELIVERED BY
the within named "**Mortgagor-1**"
M/s. Kaamnath Developers
Through

KAAMNATH DEVELOPERS
SANAND

KAAMNATH DEVELOPERS
S.B. Jain
PARTNER

Name: **Mr. Sunilkumar Bhanwarlal Jain**
Designation: Partner

KAAMNATH DEVELOPERS
PARTNER

Name: **Mr. Pradipbhai Maneklal Jani**
Designation: Partner

S.B. Jain					S.B. Jain		
Mr. Sunilkumar Bhanwarlal Jain	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
Partner	**Partner**	**Partner**	**Partner**	**Partner**			**Lender/ Mortgagee**
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					**(Co-Borrower -1 / Mortgagor-2)**	**(Co—Borrower-3 / Mortgagor-3)**	

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KAAMNATH DEVELOPERS

PARTNER

Name: Mr. Shantilal Pethabhai Patel
Designation: Partner

KAAMNATH DEVELOPERS

J. Sisodiya

PARTNER

Name: Mr. Jayendrasinh Navalsinh Sisodiya
Designation: Partner

KAAMNATH DEVELOPERS

PARTNER

Name: Mr. Sisodiya Jayrajsinh
Designation: Partner

SIGNED AND DELIVERED BY
the within named "Mortgagor-2"
SUNIL KUMAR
BHANWARLAL JAIN

S. B. Jain

SIGNED AND DELIVERED BY
the within named "Mortgagor-3"
SHANTILAL
PETHABHAI PATEL

			J. Sisodiya		S. B. Jain		
	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
	Partner	Partner	Partner	Partner	(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	Lender/ Mortgagee
	M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)						

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SIGNED AND DELIVERED BY
the withinnamed "**Mortgagee**"
Capri Global Capital Limited
by the hands of:

Mr. VIKAS GOYAL

its duly authorised signatory, in the presence of:

HIREN RAMANI
A, Shivkand Arpatment
opp Cobal excise Road

Patel Mayur
A, Kameshwar Park, odhav

S.B. Jain

SCHEDULE I

DETAILS OF THE INDENTURE OF MORTGAGE	
Date of execution of the Indenture of Mortgage	27th March 2021
Place of execution of the Indenture of Mortgage	Ahmedabad
DETAILS OF THE BORROWER/MORTGAGOR	
Name, address and details of the Mortgagor	**Mortgagor-1** **Name: M/s. Kaamnath Developers** **Place of Business:** Survey No. 301/1, F. P. No. 43/1, of T. P. No. 2 of Mouje : Sanand, Taluka : Sanand, and District : Ahmedabad, Gujarat – 382110. **Registration number with Registrar of Firms.:** GUJAH102643 **PAN:** AAWFK4100F

					S.B. Jain		
	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	**Capri Global Capital Ltd**
	Partner	**Partner**	**Partner**	**Partner**			**Lender/ Mortgagee**
	M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)				**(Co-Borrower -1 / Mortgagor-2)**	**(Co—Borrower-3 / Mortgagor-3)**	

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	Mortgagor-2 **Name: Mr. Sunilkumar Bhanwarlal Jain** Place of Residence: 403, Bhalleshwar Flats, T 23, Shantinagar Society, Naranpura, Ahmedabad, Gujarat – 380013 PAN: ADEPJ0506D **Mortgagor-3** **Name: Mr. Shantilal Pethabhai Patel** Place of Residence: 4, Kameshwar Park Soc, Opp Navrang School, Odhav, Ahmedabad, Gujarat - 382415 PAN: AASPP5774C
[illegible] of Courts	Subject to Clause 24, the Parties agree that the courts in Mumbai shall have non-exclusive jurisdiction over any dispute arising out of this Indenture.
DETAILS OF THE FACILITY AND LOAN AGREEMENT	
[illegible] execution of Loan Agreement	27th March 2021
[illegible] to the Loan Agreement	**Borrower** **Name: M/s. Kaamnath Developers** **Place of Business:** Survey No. 301/1, F. P. No. 43/1, of T. P. No. 2 of Mouje : Sanand, Taluka : Sanand, and District : Ahmedabad, Gujarat – 382110. **Registration number with Registrar of Firms.**: GUJAH102643 **PAN:** AAWFK4100F **Co-Borrower 1:** **Name: Mr. Sunilkumar Bhanwarlal Jain** Place of Residence: 403, Bhalleshwar Flats, T 23, Shantinagar Society, Naranpura, Ahmedabad, Gujarat – 380013 PAN: ADEPJ0506D **Co-Borrower 2:** **Name: Mr. Pradipbhai Maneklal Jani** Place of Residence: 80 Feet Road, Aryapark, Wadhwancity Ind. Estate, Wadhwancity Ind. Estate, Surendra Nagar, Gujarat – 363035 PAN: ADWPJ4023D **Co-Borrower 3:** **Name: Mr. Shantilal Pethabhai Patel** Place of Residence: 4, Kameshwar Park Soc, Opp Navrang School, Odhav, Ahmedabad, Gujarat - 382415 PAN: AASPP5774C **Co-Borrower 4:** Name: **Mr. Jayendrasinh Navalsinh Sisodiya** Place of Residence: 24, Radhe Darshan Society, Bavla

S.B. Jain

S.B. Jain

[illegible]					S.B. Jain		
[illegible]	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
[illegible]	**Partner**	**Partner**	**Partner**	**Partner**			**Lender/ Mortgagee**
	M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)				**(Co-Borrower -1 / Mortgagor-2)**	**(Co—Borrower-3 / Mortgagor-3)**	

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	Road, Sanand, Gujarat - 382110 PAN: AMRPS9647Q **Co-Borrower 5:** Name: **Mr. Sisodiya Jayrajsinh** Place of Residence: 24, Radhe Darshan Society, Bavla Road, Sanand, Gujarat - 382110 PAN: MXYPS4136C **Lender** **Capri Global Capital Ltd.** Address: 502 Tower A, Peninsula Business Park Senapati Bapat Marg, Lower Parel Mumbai - 400 013 CIN: L65921MH994PLC173469 PAN: AAACD8981C
...of Facility	**INR 15,00,00,000/- (Rupees Fifteen Crores only)**
OTHER DETAILS	
... ranking and priority of ...mortgage	First and Exclusive charge by way of registered mortgage over the Mortgaged Properties.
...of Escrow Agent	HDFC BANK LIMITED
DETAILS FOR NOTICES	
...and Address of the ...rower / Mortgagor	**Name: M/s. Kaamnath Developers** **Place of Business:** Survey No. 301/1, F. P. No. 43/1, of T. P. No. 2 of Mouje : Sanand, Taluka : Sanand, and District : Ahmedabad, Gujarat – 382110
...No.	Not Available
...Address	suniljain1060@gmail.com
...No.	9328069113 (Sunil Bhanwarlal Jain)
...and Address of the ...rtgagee	**Capri Global Capital Ltd.** Address: 502 Tower A, Peninsula Business Park Senapati Bapat Marg, Lower Parel Mumbai - 400 013
...No.	Facsimile: 022-40888 170
...Address	cfnotice@capriglobal.in
...No.	02240888100

					S. B. Jain		
...	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	**Capri Global Capital Ltd**
...	**Partner**	**Partner**	**Partner**	**Partner**			**Lender/ Mortgagee**
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					**(Co-Borrower -1 / Mortgagor-2)**	**(Co—Borrower-3 / Mortgagor-3)**	

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SCHEDULE II

DETAILS OF PROJECT LAND

[OWNED BY MORTGAGOR-1]

All that piece and parcel of the property bearing Immovable Non-Agriculture land Adm. 7466 Sq. Mtrs (As per Draft Sale Deed) Situated at: Survey No. 301/1, F. P. No. 43/1, of T. P. No. 2 of Mouje : Sanand, Taluka : Sanand, and District : Ahmedabad of Project Known as "**Bhramdhara Residency**", stands in the name of **M/s. Kaamnath Developers** a partnership firm and surrounded by

Boundaries of the property – (As per Draft Sale Deed)

East: F.P. No. 74. T.P. No. 2 **West:** 24 Mtrs, Road
North: AUDA Revise Plot No. 239 **South:** 30 Mtrs. Road

SCHEDULE III

DETAILS OF PROJECT

Residential cum Commercial project titled "**Bhramdhara Residency**" being developed by the Borrower, on Project Land having6 Blocks A,B,C,D,E,F, Aggregating 403 units (1BHK- 198 units, 2BHK- 160 units and Shops-45 Units) having a minimum aggregate saleable area of about 356,649 sq. ft. (**"Project"**)

					S.B.Jain		
Mr. [illegible] Bhanwarlal Jain	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
Partner	Partner	Partner	Partner	Partner			Lender/ Mortgagee
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	

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SCHEDULE IV

PART A

DETAILS OF SOLD UNITS

S.No	Block	Unit No	Type	Comm / 1,2,3 BHK Flat	Saleable Area in Sq. ft.	Name of the Buyer	Date of Booking	Agreement Value (Rs. Lakh)	Amount Received (Rs. Lakh)	Balance (Rs. Lakh)
NIL										

PART B

DETAILS OF UNSOLD UNITS

[AVAILABLE FOR MORTGAGE]

S.No	Block	Floor No	Unit No	Type	Comm / 1,2,3 BHK Flat	Saleable Area in Sq. ft.
1	AB	GF	29	Commercial	Shop - GF	520
2	AB	GF	30	Commercial	Shop - GF	520
3	AB	GF	31	Commercial	Shop - GF	405
4	AB	GF	32	Commercial	Shop - GF	335
5	AB	GF	33	Commercial	Shop - GF	405
6	AB	GF	34	Commercial	Shop - GF	520
7	AB	GF	35	Commercial	Shop - GF	520
8	AB	GF	36	Commercial	Shop - GF	460
9	AB	GF	37	Commercial	Shop - GF	460
10	AB	GF	38	Commercial	Shop - GF	520
11	AB	GF	39	Commercial	Shop - GF	520
12	AB	GF	40	Commercial	Shop - GF	405
13	AB	GF	41	Commercial	Shop - GF	335
14	AB	GF	42	Commercial	Shop - GF	405
15	AB	GF	43	Commercial	Shop - GF	520
16	AB	GF	44	Commercial	Shop - GF	529
17	A	1	101	Apartment	Flat - 2 BHK	1085
18	A	1	102	Apartment	Flat - 2 BHK	1085
19	A	1	103	Apartment	Flat - 2 BHK	1085
20	A	1	104	Apartment	Flat - 2 BHK	1085
21	A	2	201	Apartment	Flat - 2 BHK	1085
22	A	2	202	Apartment	Flat - 2 BHK	1085
23	A	2	203	Apartment	Flat - 2 BHK	1085
24	A	2	204	Apartment	Flat - 2 BHK	1085

[illegible]	[signature]	[signature]	[signature]	[signature]	S.B.Jain	[signature]	[signature]
Mr. [illegible] Jain	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
Partner	Partner	Partner	Partner	Partner			Lender/ Mortgagee
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	

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25	A	3	301	Apartment	Flat - 2 BHK	1085
26	A	3	302	Apartment	Flat - 2 BHK	1085
27	A	3	303	Apartment	Flat - 2 BHK	1085
28	A	3	304	Apartment	Flat - 2 BHK	1085
29	A	4	401	Apartment	Flat - 2 BHK	1085
30	A	4	402	Apartment	Flat - 2 BHK	1085
31	A	4	403	Apartment	Flat - 2 BHK	1085
32	A	4	404	Apartment	Flat - 2 BHK	1085
33	A	5	501	Apartment	Flat - 2 BHK	1085
34	A	5	502	Apartment	Flat - 2 BHK	1085
35	A	5	503	Apartment	Flat - 2 BHK	1085
36	A	5	504	Apartment	Flat - 2 BHK	1085
37	A	6	601	Apartment	Flat - 2 BHK	1085
38	A	6	602	Apartment	Flat - 2 BHK	1085
39	A	6	603	Apartment	Flat - 2 BHK	1085
40	A	6	604	Apartment	Flat - 2 BHK	1085
41	A	7	701	Apartment	Flat - 2 BHK	1085
42	A	7	702	Apartment	Flat - 2 BHK	1085
43	A	7	703	Apartment	Flat - 2 BHK	1085
44	A	7	704	Apartment	Flat - 2 BHK	1085
45	A	8	801	Apartment	Flat - 2 BHK	1085
46	A	8	802	Apartment	Flat - 2 BHK	1085
47	A	8	803	Apartment	Flat - 2 BHK	1085
48	A	8	804	Apartment	Flat - 2 BHK	1085
49	A	9	901	Apartment	Flat - 2 BHK	1085
50	A	9	902	Apartment	Flat - 2 BHK	1085
51	A	9	903	Apartment	Flat - 2 BHK	1085
52	A	9	904	Apartment	Flat - 2 BHK	1085
53	A	10	1001	Apartment	Flat - 2 BHK	1085
54	A	10	1002	Apartment	Flat - 2 BHK	1085
55	A	10	1003	Apartment	Flat - 2 BHK	1085
56	A	10	1004	Apartment	Flat - 2 BHK	1085
57	B	1	101	Apartment	Flat - 2 BHK	1085
58	B	1	102	Apartment	Flat - 2 BHK	1085
59	B	1	103	Apartment	Flat - 2 BHK	1085
60	B	1	104	Apartment	Flat - 2 BHK	1085
61	B	2	201	Apartment	Flat - 2 BHK	1085
62	B	2	202	Apartment	Flat - 2 BHK	1085
63	B	2	203	Apartment	Flat - 2 BHK	1085
64	B	2	204	Apartment	Flat - 2 BHK	1085
65	B	3	301	Apartment	Flat - 2 BHK	1085
66	B	3	302	Apartment	Flat - 2 BHK	1085
67	B	3	303	Apartment	Flat - 2 BHK	1085

Jain					S.B.Jain		
[illegible] Bhanwarlal Jain	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
Partner	Partner	Partner	Partner	Partner			Lender/ Mortgagee
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	

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68	B		3	304	Apartment	Flat - 2 BHK	1085
69	B		4	401	Apartment	Flat - 2 BHK	1085
70	B		4	402	Apartment	Flat - 2 BHK	1085
71	B		4	403	Apartment	Flat - 2 BHK	1085
72	B		4	404	Apartment	Flat - 2 BHK	1085
73	B		5	501	Apartment	Flat - 2 BHK	1085
74	B		5	502	Apartment	Flat - 2 BHK	1085
75	B		5	503	Apartment	Flat - 2 BHK	1085
76	B		5	504	Apartment	Flat - 2 BHK	1085
77	B		6	601	Apartment	Flat - 2 BHK	1085
78	B		6	602	Apartment	Flat - 2 BHK	1085
79	B		6	603	Apartment	Flat - 2 BHK	1085
80	B		6	604	Apartment	Flat - 2 BHK	1085
81	B		7	701	Apartment	Flat - 2 BHK	1085
82	B		7	702	Apartment	Flat - 2 BHK	1085
83	B		7	703	Apartment	Flat - 2 BHK	1085
84	B		7	704	Apartment	Flat - 2 BHK	1085
85	B		8	801	Apartment	Flat - 2 BHK	1085
86	B		8	802	Apartment	Flat - 2 BHK	1085
87	B		8	803	Apartment	Flat - 2 BHK	1085
88	B		8	804	Apartment	Flat - 2 BHK	1085
89	B		9	901	Apartment	Flat - 2 BHK	1085
90	B		9	902	Apartment	Flat - 2 BHK	1085
91	B		9	903	Apartment	Flat - 2 BHK	1085
92	B		9	904	Apartment	Flat - 2 BHK	1085
93	B		10	1001	Apartment	Flat - 2 BHK	1085
94	B		10	1002	Apartment	Flat - 2 BHK	1085
95	B		10	1003	Apartment	Flat - 2 BHK	1085
96	B		10	1004	Apartment	Flat - 2 BHK	1085
97	C	GF		19	Shop	Shop - GF	520
98	C	GF		20	Shop	Shop - GF	520
99	C	GF		21	Shop	Shop - GF	405
100	C	GF		22	Shop	Shop - GF	281
101	C	GF		23	Shop	Shop - GF	405
102	C	GF		24	Shop	Shop - GF	520
103	C	GF		25	Shop	Shop - GF	520
104	C	GF		26	Shop	Shop - GF	501
105	C	GF		27	Shop	Shop - GF	501
106	C	GF		28	Shop	Shop - GF	501
107	C		1	101	Apartment	Flat - 2 BHK	1085
108	C		1	102	Apartment	Flat - 2 BHK	1085
109	C		1	103	Apartment	Flat - 2 BHK	1085
110	C		1	104	Apartment	Flat - 2 BHK	1085

				S.B.Jain		
Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
Partner	Partner	Partner	Partner			Lender/ Mortgagee
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)				(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	

The Seal of The Sub Registrar

111	C	2	201	Apartment	Flat - 2 BHK	1085
112	C	2	202	Apartment	Flat - 2 BHK	1085
113	C	2	203	Apartment	Flat - 2 BHK	1085
114	C	2	204	Apartment	Flat - 2 BHK	1085
115	C	3	301	Apartment	Flat - 2 BHK	1085
116	C	3	302	Apartment	Flat - 2 BHK	1085
117	C	3	303	Apartment	Flat - 2 BHK	1085
118	C	3	304	Apartment	Flat - 2 BHK	1085
119	C	4	401	Apartment	Flat - 2 BHK	1085
120	C	4	402	Apartment	Flat - 2 BHK	1085
121	C	4	403	Apartment	Flat - 2 BHK	1085
122	C	4	404	Apartment	Flat - 2 BHK	1085
123	C	5	501	Apartment	Flat - 2 BHK	1085
124	C	5	502	Apartment	Flat - 2 BHK	1085
125	C	5	503	Apartment	Flat - 2 BHK	1085
126	C	5	504	Apartment	Flat - 2 BHK	1085
127	C	6	601	Apartment	Flat - 2 BHK	1085
128	C	6	602	Apartment	Flat - 2 BHK	1085
129	C	6	603	Apartment	Flat - 2 BHK	1085
130	C	6	604	Apartment	Flat - 2 BHK	1085
131	C	7	701	Apartment	Flat - 2 BHK	1085
132	C	7	702	Apartment	Flat - 2 BHK	1085
133	C	7	703	Apartment	Flat - 2 BHK	1085
134	C	7	704	Apartment	Flat - 2 BHK	1085
135	C	8	801	Apartment	Flat - 2 BHK	1085
136	C	8	802	Apartment	Flat - 2 BHK	1085
137	C	8	803	Apartment	Flat - 2 BHK	1085
138	C	8	804	Apartment	Flat - 2 BHK	1085
139	C	9	901	Apartment	Flat - 2 BHK	1085
140	C	9	902	Apartment	Flat - 2 BHK	1085
141	C	9	903	Apartment	Flat - 2 BHK	1085
142	C	9	904	Apartment	Flat - 2 BHK	1085
143	C	10	1001	Apartment	Flat - 2 BHK	1085
144	C	10	1002	Apartment	Flat - 2 BHK	1085
145	C	10	1003	Apartment	Flat - 2 BHK	1085
146	C	10	1004	Apartment	Flat - 2 BHK	1085
147	F	1	101	Apartment	Flat - 2 BHK	1112
148	F	1	102	Apartment	Flat - 2 BHK	1112
149	F	1	103	Apartment	Flat - 2 BHK	1112
150	F	1	104	Apartment	Flat - 2 BHK	1112
151	F	2	201	Apartment	Flat - 2 BHK	1112
152	F	2	202	Apartment	Flat - 2 BHK	1112
153	F	2	203	Apartment	Flat - 2 BHK	1112

S. B. Jain					S. B. Jain		
Mr. Sunilkum[illegible] Bhanwarl[illegible] Jain	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
Partner	Partner	Partner	Partner	Partner	(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	Lender/ Mortgagee
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)							

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154	F	2	204	Apartment	Flat - 2 BHK	1112
155	F	3	301	Apartment	Flat - 2 BHK	1112
156	F	3	302	Apartment	Flat - 2 BHK	1112
157	F	3	303	Apartment	Flat - 2 BHK	1112
158	F	3	304	Apartment	Flat - 2 BHK	1112
159	F	4	401	Apartment	Flat - 2 BHK	1112
160	F	4	402	Apartment	Flat - 2 BHK	1112
161	F	4	403	Apartment	Flat - 2 BHK	1112
162	F	4	404	Apartment	Flat - 2 BHK	1112
163	F	5	501	Apartment	Flat - 2 BHK	1112
164	F	5	502	Apartment	Flat - 2 BHK	1112
165	F	5	503	Apartment	Flat - 2 BHK	1112
166	F	5	504	Apartment	Flat - 2 BHK	1112
167	F	6	601	Apartment	Flat - 2 BHK	1112
168	F	6	602	Apartment	Flat - 2 BHK	1112
169	F	6	603	Apartment	Flat - 2 BHK	1112
170	F	6	604	Apartment	Flat - 2 BHK	1112
171	F	7	701	Apartment	Flat - 2 BHK	1112
172	F	7	702	Apartment	Flat - 2 BHK	1112
173	F	7	703	Apartment	Flat - 2 BHK	1112
174	F	7	704	Apartment	Flat - 2 BHK	1112
175	F	8	801	Apartment	Flat - 2 BHK	1112
176	F	8	802	Apartment	Flat - 2 BHK	1112
177	F	8	803	Apartment	Flat - 2 BHK	1112
178	F	8	804	Apartment	Flat - 2 BHK	1112
179	F	9	901	Apartment	Flat - 2 BHK	1112
180	F	9	902	Apartment	Flat - 2 BHK	1112
181	F	9	903	Apartment	Flat - 2 BHK	1112
182	F	9	904	Apartment	Flat - 2 BHK	1112
183	F	10	1001	Apartment	Flat - 2 BHK	1112
184	F	10	1002	Apartment	Flat - 2 BHK	1112
185	F	10	1003	Apartment	Flat - 2 BHK	1112
186	F	10	1004	Apartment	Flat - 2 BHK	1112
187	D	GF	1	Shop	Shop - GF	411
188	D	GF	2	Shop	Shop - GF	401
189	D	GF	3	Shop	Shop - GF	546
190	D	GF	4	Shop	Shop - GF	546
191	D	GF	5	Shop	Shop - GF	467
192	D	GF	6	Shop	Shop - GF	305
193	D	GF	7	Shop	Shop - GF	556
194	D	GF	8	Shop	Shop - GF	467
195	D	GF	9	Shop	Shop - GF	494
196	D	GF	10	Shop	Shop - GF	494

S.B. Jain					S.B.Jain		
[illegible]	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
Partner	Partner	Partner	Partner	Partner			Lender/ Mortgagee
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	

SND

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2021

197	D	GF	11	Shop	Shop - GF	467
198	D	GF	12	Shop	Shop - GF	546
199	D	GF	13	Shop	Shop - GF	922
200	D	GF	14	Shop	Shop - GF	440
201	D	GF	15	Shop	Shop - GF	423
202	D	GF	16	Shop	Shop - GF	403
203	D	GF	17	Shop	Shop - GF	630
204	D	GF	18	Shop	Shop - GF	572
205	D	1	101	Shop	Shop - FF	8565
206	D	1	107	Apartment	Flat - 1 BHK	769
207	D	1	108	Apartment	Flat - 1 BHK	769
208	D	1	109	Apartment	Flat - 1 BHK	769
209	D	1	110	Apartment	Flat - 1 BHK	769
210	D	2	201	Apartment	Flat - 1 BHK	769
211	D	2	202	Apartment	Flat - 1 BHK	769
212	D	2	203	Apartment	Flat - 1 BHK	769
213	D	2	204	Apartment	Flat - 1 BHK	769
214	D	2	205	Apartment	Flat - 1 BHK	769
215	D	2	206	Apartment	Flat - 1 BHK	769
216	D	2	207	Apartment	Flat - 1 BHK	769
217	D	2	208	Apartment	Flat - 1 BHK	769
218	D	2	209	Apartment	Flat - 1 BHK	769
219	D	2	210	Apartment	Flat - 1 BHK	769
220	D	3	301	Apartment	Flat - 1 BHK	769
221	D	3	302	Apartment	Flat - 1 BHK	769
222	D	3	303	Apartment	Flat - 1 BHK	769
223	D	3	304	Apartment	Flat - 1 BHK	769
224	D	3	305	Apartment	Flat - 1 BHK	769
225	D	3	306	Apartment	Flat - 1 BHK	769
226	D	3	307	Apartment	Flat - 1 BHK	769
227	D	3	308	Apartment	Flat - 1 BHK	769
228	D	3	309	Apartment	Flat - 1 BHK	769
229	D	3	310	Apartment	Flat - 1 BHK	769
230	D	4	401	Apartment	Flat - 1 BHK	769
231	D	4	402	Apartment	Flat - 1 BHK	769
232	D	4	403	Apartment	Flat - 1 BHK	769
233	D	4	404	Apartment	Flat - 1 BHK	769
234	D	4	405	Apartment	Flat - 1 BHK	769
235	D	4	406	Apartment	Flat - 1 BHK	769
236	D	4	407	Apartment	Flat - 1 BHK	769
237	D	4	408	Apartment	Flat - 1 BHK	769
238	D	4	409	Apartment	Flat - 1 BHK	769
239	D	4	410	Apartment	Flat - 1 BHK	769

					S. B. Jain		
[illegible] Jain	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
Partner	Partner	Partner	Partner	Partner			Lender/ Mortgagee
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	

SND
54 39 84/70
2021

240	D		5	501	Apartment	Flat - 1 BHK	769
241	D		5	502	Apartment	Flat - 1 BHK	769
242	D		5	503	Apartment	Flat - 1 BHK	769
243	D		5	504	Apartment	Flat - 1 BHK	769
244	D		5	505	Apartment	Flat - 1 BHK	769
245	D		5	506	Apartment	Flat - 1 BHK	769
246	D		5	507	Apartment	Flat - 1 BHK	769
247	D		5	508	Apartment	Flat - 1 BHK	769
248	D		5	509	Apartment	Flat - 1 BHK	769
249	D		5	510	Apartment	Flat - 1 BHK	769
250	D		6	601	Apartment	Flat - 1 BHK	769
251	D		6	602	Apartment	Flat - 1 BHK	769
252	D		6	603	Apartment	Flat - 1 BHK	769
253	D		6	604	Apartment	Flat - 1 BHK	769
254	D		6	605	Apartment	Flat - 1 BHK	769
255	D		6	606	Apartment	Flat - 1 BHK	769
256	D		6	607	Apartment	Flat - 1 BHK	769
257	D		6	608	Apartment	Flat - 1 BHK	769
258	D		6	609	Apartment	Flat - 1 BHK	769
259	D		6	610	Apartment	Flat - 1 BHK	769
260	D		7	701	Apartment	Flat - 1 BHK	769
261	D		7	702	Apartment	Flat - 1 BHK	769
262	D		7	703	Apartment	Flat - 1 BHK	769
263	D		7	704	Apartment	Flat - 1 BHK	769
264	D		7	705	Apartment	Flat - 1 BHK	769
265	D		7	706	Apartment	Flat - 1 BHK	769
266	D		7	707	Apartment	Flat - 1 BHK	769
267	D		7	708	Apartment	Flat - 1 BHK	769
268	D		7	709	Apartment	Flat - 1 BHK	769
269	D		7	710	Apartment	Flat - 1 BHK	769
270	D		8	801	Apartment	Flat - 1 BHK	769
271	D		8	802	Apartment	Flat - 1 BHK	769
272	D		8	803	Apartment	Flat - 1 BHK	769
273	D		8	804	Apartment	Flat - 1 BHK	769
274	D		8	805	Apartment	Flat - 1 BHK	769
275	D		8	806	Apartment	Flat - 1 BHK	769
276	D		8	807	Apartment	Flat - 1 BHK	769
277	D		8	808	Apartment	Flat - 1 BHK	769
278	D		8	809	Apartment	Flat - 1 BHK	769
279	D		8	810	Apartment	Flat - 1 BHK	769
280	D		9	901	Apartment	Flat - 1 BHK	769
281	D		9	902	Apartment	Flat - 1 BHK	769
282	D		9	903	Apartment	Flat - 1 BHK	769

[illegible]					S.B.Jain		
Mr. ... Bhanwarl ...	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
Partner	Partner	Partner	Partner	Partner			Lender/ Mortgagee
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	

283	D	9	904	Apartment	Flat - 1 BHK	69
284	D	9	905	Apartment	Flat - 1 BHK	69
285	D	9	906	Apartment	Flat - 1 BHK	769
286	D	9	907	Apartment	Flat - 1 BHK	769
287	D	9	908	Apartment	Flat - 1 BHK	769
288	D	9	909	Apartment	Flat - 1 BHK	769
289	D	9	910	Apartment	Flat - 1 BHK	769
290	D	10	1001	Apartment	Flat - 1 BHK	769
291	D	10	1002	Apartment	Flat - 1 BHK	769
292	D	10	1003	Apartment	Flat - 1 BHK	769
293	D	10	1004	Apartment	Flat - 1 BHK	769
294	D	10	1005	Apartment	Flat - 1 BHK	769
295	D	10	1006	Apartment	Flat - 1 BHK	769
296	D	10	1007	Apartment	Flat - 1 BHK	769
297	D	10	1008	Apartment	Flat - 1 BHK	769
298	D	10	1009	Apartment	Flat - 1 BHK	769
299	D	10	1010	Apartment	Flat - 1 BHK	769
300	D	11	1101	Apartment	Flat - 1 BHK	769
301	D	11	1106	Apartment	Flat - 1 BHK	769
302	D	11	1107	Apartment	Flat - 1 BHK	769
303	D	11	1110	Apartment	Flat - 1 BHK	769
304	E	1	101	Apartment	Flat - 1 BHK	769
305	E	1	102	Apartment	Flat - 1 BHK	769
306	E	1	103	Apartment	Flat - 1 BHK	769
307	E	1	104	Apartment	Flat - 1 BHK	769
308	E	1	105	Apartment	Flat - 1 BHK	769
309	E	1	106	Apartment	Flat - 1 BHK	769
310	E	1	107	Apartment	Flat - 1 BHK	769
311	E	1	108	Apartment	Flat - 1 BHK	769
312	E	1	109	Apartment	Flat - 1 BHK	769
313	E	1	110	Apartment	Flat - 1 BHK	769
314	E	2	201	Apartment	Flat - 1 BHK	769
315	E	2	202	Apartment	Flat - 1 BHK	769
316	E	2	203	Apartment	Flat - 1 BHK	769
317	E	2	204	Apartment	Flat - 1 BHK	769
318	E	2	205	Apartment	Flat - 1 BHK	769
319	E	2	206	Apartment	Flat - 1 BHK	769
320	E	2	207	Apartment	Flat - 1 BHK	769
321	E	2	208	Apartment	Flat - 1 BHK	769
322	E	2	209	Apartment	Flat - 1 BHK	769
323	E	2	210	Apartment	Flat - 1 BHK	769
324	E	3	301	Apartment	Flat - 1 BHK	769
325	E	3	302	Apartment	Flat - 1 BHK	769

					S.B.Jain		
Mr. ...um ...nwarl ...Jain	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
...tner	Partner	Partner	Partner	Partner			Lender/ Mortgagee
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	

SND
54.39 / 35 / 70
2021

SND
54 39 36/70
2021

326	E	3	303	Apartment	Flat - 1 BHK	769
327	E	3	304	Apartment	Flat - 1 BHK	769
328	E	3	305	Apartment	Flat - 1 BHK	769
329	E	3	306	Apartment	Flat - 1 BHK	769
330	E	3	307	Apartment	Flat - 1 BHK	769
331	E	3	308	Apartment	Flat - 1 BHK	769
332	E	3	309	Apartment	Flat - 1 BHK	769
333	E	3	310	Apartment	Flat - 1 BHK	769
334	E	4	401	Apartment	Flat - 1 BHK	769
335	E	4	402	Apartment	Flat - 1 BHK	769
336	E	4	403	Apartment	Flat - 1 BHK	769
337	E	4	404	Apartment	Flat - 1 BHK	769
338	E	4	405	Apartment	Flat - 1 BHK	769
339	E	4	406	Apartment	Flat - 1 BHK	769
340	E	4	407	Apartment	Flat - 1 BHK	769
341	E	4	408	Apartment	Flat - 1 BHK	769
342	E	4	409	Apartment	Flat - 1 BHK	769
343	E	4	410	Apartment	Flat - 1 BHK	769
344	E	5	501	Apartment	Flat - 1 BHK	769
345	E	5	502	Apartment	Flat - 1 BHK	769
346	E	5	503	Apartment	Flat - 1 BHK	769
347	E	5	504	Apartment	Flat - 1 BHK	769
348	E	5	505	Apartment	Flat - 1 BHK	769
349	E	5	506	Apartment	Flat - 1 BHK	769
350	E	5	507	Apartment	Flat - 1 BHK	769
351	E	5	508	Apartment	Flat - 1 BHK	769
352	E	5	509	Apartment	Flat - 1 BHK	769
353	E	5	510	Apartment	Flat - 1 BHK	769
354	E	6	601	Apartment	Flat - 1 BHK	769
355	E	6	602	Apartment	Flat - 1 BHK	769
356	E	6	603	Apartment	Flat - 1 BHK	769
357	E	6	604	Apartment	Flat - 1 BHK	769
358	E	6	605	Apartment	Flat - 1 BHK	769
359	E	6	606	Apartment	Flat - 1 BHK	769
360	E	6	607	Apartment	Flat - 1 BHK	769
361	E	6	608	Apartment	Flat - 1 BHK	769
362	E	6	609	Apartment	Flat - 1 BHK	769
363	E	6	610	Apartment	Flat - 1 BHK	769
364	E	7	701	Apartment	Flat - 1 BHK	769
365	E	7	702	Apartment	Flat - 1 BHK	769
366	E	7	703	Apartment	Flat - 1 BHK	769
367	E	7	704	Apartment	Flat - 1 BHK	769
368	E	7	705	Apartment	Flat - 1 BHK	769

[illegible] Jain	[signature]	[signature]	J.N.Sisodiya	[signature]	S.B.Jain	[signature]	[signature]
[illegible] Bhanwarlal Jain	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	Capri Global Capital Ltd
Partner	Partner	Partner	Partner	Partner			Lender/ Mortgagee
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					(Co-Borrower -1 / Mortgagor-2)	(Co—Borrower-3 / Mortgagor-3)	

SND
54 39 B7 70
2021

369	E	7	706	Apartment	Flat - 1 BHK	769
370	E	7	707	Apartment	Flat - 1 BHK	769
371	E	7	708	Apartment	Flat - 1 BHK	769
372	E	7	709	Apartment	Flat - 1 BHK	769
373	E	7	710	Apartment	Flat - 1 BHK	769
374	E	8	801	Apartment	Flat - 1 BHK	769
375	E	8	802	Apartment	Flat - 1 BHK	769
376	E	8	803	Apartment	Flat - 1 BHK	769
377	E	8	804	Apartment	Flat - 1 BHK	769
378	E	8	805	Apartment	Flat - 1 BHK	769
379	E	8	806	Apartment	Flat - 1 BHK	769
380	E	8	807	Apartment	Flat - 1 BHK	769
381	E	8	808	Apartment	Flat - 1 BHK	769
382	E	8	809	Apartment	Flat - 1 BHK	769
383	E	8	810	Apartment	Flat - 1 BHK	769
384	E	9	901	Apartment	Flat - 1 BHK	769
385	E	9	902	Apartment	Flat - 1 BHK	769
386	E	9	903	Apartment	Flat - 1 BHK	769
387	E	9	904	Apartment	Flat - 1 BHK	769
388	E	9	905	Apartment	Flat - 1 BHK	769
389	E	9	906	Apartment	Flat - 1 BHK	769
390	E	9	907	Apartment	Flat - 1 BHK	769
391	E	9	908	Apartment	Flat - 1 BHK	769
392	E	9	909	Apartment	Flat - 1 BHK	769
393	E	9	910	Apartment	Flat - 1 BHK	769
394	E	10	1001	Apartment	Flat - 1 BHK	769
395	E	10	1002	Apartment	Flat - 1 BHK	769
396	E	10	1003	Apartment	Flat - 1 BHK	769
397	E	10	1004	Apartment	Flat - 1 BHK	769
398	E	10	1005	Apartment	Flat - 1 BHK	769
399	E	10	1006	Apartment	Flat - 1 BHK	769
400	E	10	1007	Apartment	Flat - 1 BHK	769
401	E	10	1008	Apartment	Flat - 1 BHK	769
402	E	10	1009	Apartment	Flat - 1 BHK	769
403	.E	10	1010	Apartment	Flat - 1 BHK	769
Total						356649

S. B. Jain			J. N. Sisodiya		S.B.Jain		
Mr. ...kum ... ...warl Jain	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	**Capri Global Capital Ltd**
Partner	**Partner**	**Partner**	**Partner**	**Partner**			**Lender/ Mortgagee**
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					**(Co-Borrower -1 / Mortgagor-2)**	**(Co—Borrower-3 / Mortgagor-3)**	

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SCHEDULE V

DETAILS OF MORTGAGED PROPERTIES

PART A

Mortgaged Immovable Properties

(i) Project Land;
(ii) Unsold Units;
(iii) All rights, title, entitlements and interest of Borrower under the Project Documents including present and future construction on the Project Land;
(iv) The undivided right, title, interest and share of Borrower in the Project and Project Land;
(v) All right, title and interest of Borrower in / over the Project / Project Land, including all development rights of Borrower in / over the Project Land under the Project Documents and all present and future transferable development rights, utilized / unutilized floors space index (including any additional FSI / FAR which Borrower and/or any Person on its behalf may be entitled to in respect of the Project Land), and all other rights and benefits accrued or accruing thereto and also together with all rights of Borrower under any other agreements, arrangements, contracts, documents, records, deeds, papers, writings, instruments by whatsoever name called, executed or which may be hereafter executed by Borrower / any other Person in favour of Borrower, including the Project Documents;
(vi) any profits and accretions accruing to (i) to (v) above.
(vii) Registered mortgage on Collateral Security which is more particularly described in PART C below.
(viii) All right, title and interest of the Collateral security described in PART C below.

PART B

Mortgaged Movable Properties

(i) Project Receivables.
(ii) All right, title, interest, benefit, claims and demands of Borrower in, to, or in respect of, the Escrow Account and all amounts, lying to the credit thereof from time to time;
(iii) All monies received / to be received by or accruing to Borrower from the sale / transfer / other disposition of the Unsold Units;
(iv) All and any amounts held, owing to or received by or receivable, in each case from time to time, by the Borrower, whether now, or at any time during the continuance of the Facility, in relation to the Units, including any receivables generated from any sale or license or lease of the Units or any part thereof, and all rights, title, interest, benefits, claims and demands whatsoever of the Borrower in, to or in respect of the said amounts as well as all the rights, title and interest of the Borrower in, to or in respect of any bank accounts where the aforementioned receivables are held;
(v) All and singular, the Borrower's tangible and intangible assets (both present and future) including, without limitation, all actionable claims, inventory, insurance policies, all moveable plant and machinery (whether attached or otherwise), raw materials, all items of equipment, building materials such as but not limited to steel and wooden materials, packing materials, electrical cables, electrical instruments, plumbing materials, construction materials, finished and semi-finished goods, consumable stores, spares, tools, accessories, software, patents, copyrights including any other intellectual property such as confidential information, control systems, office furniture, typewriters, computers, computer systems, drilling machines, dyes, ropes, and all other fixed assets other than land and buildings, both present and future, in respect of the Units, whether installed or not and whether lying loose or in cases or which are lying or are stored in or to be stored in or to be brought into or upon any premises, warehouses, stockyards and godowns of the Borrower or those of the Borrower's agents, affiliates, associates or representatives or at various work sites or at any place or places wherever else situated

					S. B. Jain		
[illegible]	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	**Capri Global Capital Ltd**
Partner	**Partner**	**Partner**	**Partner**	**Partner**			**Lender/ Mortgagee**
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					**(Co-Borrower -1 / Mortgagor-2)**	**(Co—Borrower-3 / Mortgagor-3)**	

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or wherever else the same may be, whether now belonging to or that may at any time during the continuance of the Facility belong to the Borrower and/or that may at present or hereafter be held by any party anywhere to the order or disposition of the Borrower or in the course of transit or on high seas or on order, or delivery, howsoever and all replacements thereof and additions thereof whether by way of substitution, addition, replacement, conversion, realisation or otherwise howsoever together with all benefits, rights and incidentals attached thereto which are now or shall at any time hereafter be owned by the Borrower AND ALL estate, right, title, interest, property, claims and demands whatsoever of the Borrower unto and upon the same.

(vi) any profits and accretions accruing to (i) to (v) above

PART C

DETAILS OF COLLATERAL SECURITY /PROPERTY

[OWNED BY MORTGAGOR-2 & 3 i.e. Mr. Sunilkumar Bhanwarlal Jain & Mr. Shantilal Pethabhai Patel]

Immovable Non Agriculture Property of Bungalow No. 4/A, Adm. 249 Sq. Mtrs. land and Adm. 163.06 Sq. Mtrs. Construction in Satyvadi Co. Op. Hou. Soc. Ltd., Situated at : Survey No. 600, 601 and 602/B, F. P. No. 147, 148, 149 and 150, of T. P. No. 15, City Survey No. 1276 of Mouje : Vadaj, Taluka : Sabarmati, and District : Ahmedabad.

Boundaries of the property - (As per Sale deed No. 10533/2019)

East : Ashram Road. **West :** Bungalow No. 16.
North : Bungalow No. 4/B. **South :** Road after Bank of Baroda.

SCHEDULE VI

SPECIFIC COVENANTS AND UNDERTAKINGS OF THE BORROWER

N.A.

SCHEDULE VII

SPECIFIC REPRESENTATIONS AND WARRANTIES OF THE BORROWER

N.A.

S.B. Jain	[signature]	[signature]	[signature]	[signature]	S.B. Jain	[signature]	[signature]
Mr. Sunilkumar Bhanwarlal Jain	Mr. Pradipbhai Maneklal Jani	Mr. Shantilal Pethabhai Patel	Mr. Jayendrasinh Navalsinh Sisodiya	Mr. Sisodiya Jayrajsinh	Mr. Sunilkumar Bhanwarlal Jain	Mr. Shantilal Pethabhai Patel	**Capri Global Capital Ltd**
Partner	**Partner**	**Partner**	**Partner**	**Partner**			**Lender/ Mortgagee**
M/s Kaamnath Developers through its partners (Borrower/Mortgagor-1)					**(Co-Borrower -1 / Mortgagor-2)**	**(Co—Borrower-3 / Mortgagor-3)**	

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<u>અનુક્રમણિકા નંબર - ૨</u>

સબ-રજીસ્ટ્રાર કચેરી

એસ.આર.ઓ - 2 Vadaj

...જ

...અને અવેજ ...આકાર ...પટે ...તે જણાવવું)	સર્વે નંબર પેટા વિભાગ 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
	સર્વે નંબર-600,601 તથા 602/બી ટી.પી.-15, એફ.પી.-147,148,149 તથા 150 બંગલા નં-4-એ સીટી સરવે નંબર - 1276 249 ચો.મી.ની જમીન તથા 163.06 ચો.મી.ના બાંધકામવાળી મીલકત ...વાદી કો.ઓ.હ.સો.લી.			દમયંતીબેન તે ચીમનલાલ સાકળચંદ મહેતાની વિધવા દિલીપભાઈ ચીમનલાલ મહેતા શૈલેષભાઈ ચીમનલાલ મહેતા પ્રતીભાબેન ચીમનાલાલ મહેતા તે નિપમભાઈ ચન્દ્રકાંતભાઈ શાહની પત્ની ઉષ્માબેન ચીમનલાલ મહેતા તે કેતન મહેન્દ્રભાઈ શાહના પત્ની	સુનીલ ભંવરલાલ જૈન શાંતીલાલ પેથાભાઈ પટેલ	૦૭/૦૬/૨૦૧૯ ૧૧/૦૬/૨૦૧૯	૧૦૫૩૩	

MANISH PATEL ની તારીખ : ૧૦/૦૬/૨૦૧૯ ના રોજની

ખરી નકલ

અરજી નંબર : ૧૭૨૧૭

પહોંચ નંબર : ૨૦૧૯૦૦૩૦૩૪૪૧૧

તારીખ : ૧૧/૦૬/૨૦૧૯

...રજીસ્ટ્રાર
...આર.ઓ - 2 Vadaj

સબ-રજીસ્ટ્રાર
એસ.આર.ઓ - 2 Vadaj

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

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રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર ૨૦૨૧૦૨૯૦૧૦૭૩૬ દસ્તાવેજ નંબર ૫૪૩૫ દસ્તાવેજ વર્ષ ૨૦૨૧

તારીખ ૨૭ માહે માર્ચ સને ૨૦૨૧

દસ્તાવેજનો પ્રકાર: માલિકી ફેરખત/વેચાણ અવેજ ૬૦૦૦૦૦૦૦.૦૦

રજુ કરનારનું નામ જયેન્દ્રસિંહ નવલસિંહ સિસોદીયા

નીચે પ્રમાણે ફી પહોંચી

	રૂ. પૈસા
રજીસ્ટ્રેશન ફી	૬૦૦૦૦૦.૦૦
નકલ કરવા ની ફી સાઈડ / ફોલીયો	૧૦૦૦.૦૦
ફેરોની નકલ કરવા માટે ફી	
ટપાલ ખર્ચ	
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)	
શોધ અગર તપાસણી	
દંડ કલમ-૨૫	
કલમ-૩૪ (કલમ-૫૭)	
...લીયો	
કુલ એકંદરે રૂ.	૬૦૧૦૦૦.૦૦

રૂપીયા છ લાખ એક હજાર પુરા

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

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

2 રાધે દર્શન સોસાયટી સાણંદ તા.સાણંદ જી અમદાવાદ

અગર J.A.Sisodiya ને આપશો

રજુ કરનારની સહી

MANISHA AMBALAL KHORASAMA
સબ રજીસ્ટ્રાર
સાણંદ

અંકે રૂ. : 601000.00

20210326359746291

સબ રજીસ્ટ્રાર, સાણંદ

The Seal of The Sub Registrar
SANAND

...C(G) -5420135062584760181 (W) 03/25/2021 17:10:18

CAPRI GLOBAL
CAPITAL LIMITED

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TO WHOMSOEVER IT MAY CONCERN

Dated: 27th March 2021

We hereby Authorize **Mr. Vikas Goyal, Deputy Vice President** of Capri Global Capital Limited (CGCL) herein after called as "the Financial Institution" having its registered office at 502, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai – 400 013 to represent CGCL during execution, presentation and registration of Mortgage Deed/ Deed of Deposit of Title Deeds/Registration of MOE before the concerned registrar of assurances, for and on behalf of CGCL.

Customer Name : M/s Kaamnath Developers

Name of Property Owner/Developer : M/s Kaamnath Developers, a partnership firm

Name of Collateral Property Owner : Mr. Sunilkumar Bhanwarlal Jain & Mr. Shantilal Pethabhai Patel

Property Address : All that piece and parcel of the property bearing Immovable Non-Agriculture land Adm. 7466 Sq. Mtrs (As per Draft Sale Deed) Situated at: Survey No. 301/1, F. P. No. 43/1, of T. P. No. 2 of Mouje : Sanand, Taluka : Sanand, and District : Ahmedabad of Project Known as "Bhramdhara Residency", stands in the name of M/s. Kaamnath Developers a partnership firm and surrounded by

Boundaries of the property – (As per Draft Sale Deed)

East: F.P. No. 74. T.P. No. 2 **West:** 24 Mtrs, Road
North: AUDA Revise Plot No. 239 **South:** 30 Mtrs. Road

Collateral Property Address: All that piece and parcel of the property bearing Immovable Non Agriculture Property of Bungalow No. 4/A, Adm. 249 Sq. Mtrs. land and Adm. 163.06 Sq. Mtrs. Construction in Satyvadi Co. Op. Hou. Soc. Ltd., Situated at : Survey No. 600, 601 and 602/B, F. P. No. 147, 148, 149 and 150, of T. P. No. 15, City Survey No. 1276 of Mouje : Vadaj, Taluka : Sabarmati, and District : Ahmedabad.

Boundaries of the property - (As per Sale deed No. 10533/2019)

East : Ashram Road. **West :** Bungalow No. 16.
North : Bungalow No. 4/B. **South :** Road after Bank of Baroda.

Signature of **Mr. Vikas Goyal** is hereby attested.

(...)

Signature of Authorized Signatory
Capri Global Capital Limited

Note: This letter is valid for seven days from the date of its issue

Capri Global Capital Limited
Registered Office:
CIN: L65921MH1994PLC173469 Regd. Off: 502, Tower A, Peninsula Business Park, Lower Parel, Mumbai – 400013.
+9122 4088 8100/4354 8200 contact@capriglobal.in www.capriglobal.in

NIDHI CO-OP BANK LTD भारत STAMP DUTY ગુજરાત
S.P.RING ROAD, ODHAV 00000 SPECIAL ADHESIVE
AHMEDABAD - 382415 Rs.≈0000300
NO GUJ/SOS/AUDIT/AV/365/2015 365364 INDIA **Zero*Zero*Zero*Zero*ThreeZero*Zero**

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Sr. No. 3/85 /2021

NOTARY S. A. JAIN AHMEDABAD-DIST. GUJARAT REG. NO. : 5564 Expiry Date 17-3-2023 GOVERNMENT OF INDIA

NOTARIAL

SUNIL A. JAIN
NOTARY
GOVT. OF INDIA
17 FEB 2021

SUPPLEMENTRY DEED OF PARTNERSHIP
OF
KAAMNATH DEVELOPERS

This deed of Partnership of *KAAMNATH DEVELOPERS* is made at Ahmedabad on this 17 Fri day of February, 2021 by and between:

TRUE COPY
NOTARY
GOVT. OF INDIA

1) JAIN SUNILKUMAR BHANWARLAL,
PAN : ADEPJ0506D
Aged about Major, Occupation: Business, Residing at 403, Baleshwar Flats, T-23 Shantinagar Society, Naranpura, Ahmedabad – 380013, Hereinafter called and referred *as Party of the First Part,*

And

2) SHANTILAL PETHABHAI PATEL,
PAN : AASPP5774C
Aged about Major Occupation: Business, Residing at 4,Kameshwar Park Society, Opp. Navrang School,

NOTARY ALTAF HUSEN N. MALIK DHOLKA DIST. AHMEDABAD. REG.NO.7888/10 Expiry Dt. 05-05-2025 GOVERNMENT OF INDIA

IDENTIFIED BY ME
Jaydevsinh M. Rana
(Advocate)
EN. No. G / 882 / 2011
Mo. No.: 9377792062
Mo: No.: 9998827766

- S·B·Jain
-
- J.N.Sisodiya
- Jerry

Original document compared by me
C. M. Patel

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Odhav, Ahmedabad - 382415 ,Hereinafter called and referred as *Party of the Second Part,*

And

3) SISODIYA JAYENDRASINH NAVALSINH,
PAN: AMRPS9647Q
Aged about Major, Occupation : Business, Residing at 24, Radhe Darshan Society, Bavla Road, Sanand, Ahmedabad – 382110
Hereinafter called and referred as *Party of the Third Part,*

And

SISODIYA JAYRAJSINH JAYENDRASINH,
PAN: MXYPS4136C
Aged about Major, Occupation : Business, Residing at 24, Radhe Darshan Society, Bavla Road, Sanand, Ahmedabad – 382110
Hereinafter called and referred as *Party of the Forth Part,*

5) PRADIPBHAI MANEKLAL JANI
PAN: ADQPJ4023D
Aged about Major, Occupation : Business, Residing at 2, Aryapark, Wadhwan Ind. Estate, Wadhwan, Surendranagar - 363035
Hereinafter called and referred as *Party of the Fifth Part,*

NOTARY
S. A. JAIN
AHMEDABAD-DIST.
GUJARAT
REG. NO. : 5564
Expiry Date
17-3-2023
GOVERNMENT OF INDIA

- S.B.Jain
- J.J.Sisodiya

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WHEREAS the Parties to this Deed were carrying out Business as Builder of residential and commercial schemes, Infrastructure Developers, Developer of residential and commercial Buildings, Civil and Other Contractors and they have come to an agreement to form a Partnership in the name and style as *"KAAMNATH DEVELOPERS"* upon the terms and conditions which they have agreed in Deed of Partnership dated 28th September, 2020.

AND WHEREAS the Parties to this Deed desire that the terms and conditions agreed upon by and between themselves by the partnership deed dtd. 28th September, 2020 (Which document hereinafter referred to as the "Original Deed of partnership") shall be modified with the clauses as mentioned in this deed as under;

It is agreed by and between all the partners to this deed;

1. THAT this Agreement shall be considered as supplementary agreement to the Original Partnership Deed dated 28th September, 2020.

NOTARY
S. A. JAIN
AHMEDABAD-DIST.
GUJARAT
REG. NO. : 5564
Expiry Date
17-3-2023
GOVERNMENT OF INDIA

- S.B.Jain
-
-
-

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2. THAT the remuneration payable to said Working Partners (as mentioned in the clause no. 9 of the Original deed of partnership) shall be computed in the manner laid down u/s 40(b) of the Income ax Act, 1961 or any other applicable provision as may be in force. Such amount of remuneration shall be divided and distributed amongst the said Working Partners in the following New proportion instead of the Old proportion;

Sr. No.	Name of the Working Partners	Remuneration (in % terms)	
		Old Proportion	New Proportion
1	JAIN SUNILKUMAR BHANWARLAL	20%	16.67%
2	SHANTILAL PETHABHAI PATEL	20%	16.67%
3	SISODIYA JAYENDRASINH NAVALSINH	20%	25%
4	SISODIYA JAYRAJSINH JAYENDRASINH	20%	25%
5	PRADIPBHAI MANEKLAL JANI	20%	16.66%
	TOTAL	100%	100%

3. THAT the net profit of the Partnership Firm (as mentioned in the clause no. 13 of the Original deed of partnership) after deduction of all expenses including rent, salaries, other establishment expenses, depreciation, interest and remuneration payable to the Partners in accordance with

NOTARY S. A. JAIN AHMEDABAD-DIST. GUJARAT REG. NO. : 5564 Expiry Date 17-3-2023 GOVERNMENT OF INDIA

- S.B.Jain

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this supplementary deed executed by the Partners, shall be divided and distributed amongst the Partners in the following New proportion instead of the Old proportion;

Sr. No.	Name of the Working Partners	Profit / Loss Sharing Ratio (in %)	
		Old Proportion	New Proportion
1	JAIN SUNILKUMAR BHANWARLAL	20%	16.67%
2	SHANTILAL PETHABHAI PATEL	20%	16.67%
3	SISODIYA JAYENDRASINH NAVALSINH	20%	25%
4	SISODIYA JAYRAJSINH JAYENDRASINH	20%	25%
5	PRADIPBHAI MANEKLAL JANI	20%	16.66%
	TOTAL	100%	100%

4. THAT the Property of the firm whether Movable and/or Immovable can be mortgaged with the Banks, Financial Institutions etc. as and when required for the purpose of getting borrowings.

Each Partner shall be liable for his own personal debts and shall not make the partnership business in any way liable for such debts.

NOTARY
S. A. JAIN
AHMEDABAD-DIST.
GUJARAT
REG. NO. : 5564
Expiry Date
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GOVERNMENT OF INDIA

- S.B. Jain
- J. S. Sodiya

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5. Each Party hereto shall punctually pay and discharge his present and future individual debts and indemnify the other partners and the assets of the firm against his individual liabilities.

6. That the bank account(s) (as mentioned in clause no. 14 of the Original deed of partnership) shall be opened and Maintained in the name of partnership firm and shall be operated by joint signature of Party of the first part (i.e. Mr. Sunilkumar Bhanwarlal jain) and Party of the third part (Mr. Sisodia Jayendrasinh Navalsinh) instead of any one of the two parties i.e Party of the first part and party of the third part and any one partner out of the parties of second part, fourth part or fifth part. The partners by unanimous decision may change authority for operating the bank accounts.

Terms & conditions of all other clauses, than specified hereinabove, shall continue to be governed by original Deed of Partnership executed on 28th September, 2020.

IN WITNESS WHEREOF the parties have put their respective hands the day and year first hereinabove written Signed and delivered by the, for and on behalf of KAAMNATH DEVELOPERS

NOTARY
S. A. JAIN
AHMEDABAD-DIST.
GUJARAT
REG. NO. : 5564
Expiry Date
17-3-2023
GOVERNMENT OF INDIA

- S.B.Jain
- J.N.Sisodia

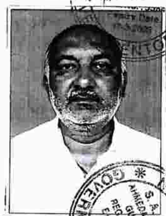
NOTARY S. A. JAIN AHMEDABAD-DIST. GUJARAT REG. NO. : 5564 Expiry Date 17-3-2023 GOVERNMENT OF INDIA

SND 5439 44 70 2021

Signature of Parties:

1. S.B.Jain

(JAIN SUNILKUMAR BHANWARLAL)
Party of the First Part



2. ______________________

(SHANTILAL PETHABHAI PATEL)
Party of the Second Part

3. J.A.Sisodiya

(SISODIYA JAYENDRASINH NAVALSINH)
Party of the Third Part

4. ______________________

(SISODIYA JAYRAJSINH JAYENDRASINH)
Party of the Fourth Part

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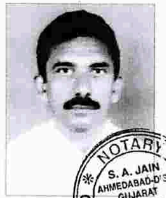
2021

NOTARY
S. A. JAIN
AHMEDABAD-DIST.
GUJARAT
REG. NO. : 5564
Expiry Date
17-3-2023
GOVERNMENT OF INDIA



5. _______________
(PRADIPBHAI MANEKLAL JANI)
Party of the Fifth Part

In the presence of :

1. _______________ 2. Mayur S. Patel

IDENTIFIED BY ME

ADVOCATE

NOTARY
S. A. JAIN
AHMEDABAD-DIST.
GUJARAT
REG. NO. : 5564
Expiry Date
17-3-2023
GOVERNMENT OF INDIA

BEFORE ME
SUNIL A. JAIN
NOTARY
GOVT. OF INDIA
17 FEB 2021

NOTARY
S. A. JAIN
AHMEDABAD-DIST.
GUJARAT
REG. NO. : 5564
Expiry Date
17-03-2023
GOVERNMENT OF INDIA

ભારત સરકાર
Government of India
જૈન સુનીલ ભંવરલાલ
Jain Sunil Bhanwarlal
જન્મ તારીખ/ DOB: 17/12/1977
પુરુષ / MALE

4680 0264 1516

મારો આધાર, મારી ઓળખ

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2021

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India
આધાર

સરનામું :
403, ભાલેશ્વર ફ્લેટ્સ, ટી 23
શાંતિનગર સોસાઇટી, મું નારણપુરા,
અમદાવાદ શહેર, અમદાવાદ,
ગુજરાત - 380013

Address:
403, bhalleshwar flats, t 23
shantinagar society, to naranpura,
Ahmedabad City, Ahmedabad,
Gujarat - 380013

4680 0264 1516

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

SND
5439 52/70
2021

ભારત સરકાર
Government of India

પટેલ શાંતીલાલ
Patel Shantilal

જન્મ તારીખ/DOB: 01/06/1964
પુરુષ / Male

7556 5106 3526

આધાર – સામાન્ય માણસનો અધિકાર

આધાર

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: S/O: પેથાભાઈ, 4
કામેશ્વર પાર્ક સો.
નવરંગ વિદ્યાલય સામે, ઓઢવ
અમદાવાદ શહેર, ઓઢવ ઇન્ડસ્ટ્રીયલ એસ્ટેટ
અમદાવાદ, ગુજરાત, 382415

Address: S/O: Pethabhai, 4, kameshwar park soc, opp. navrang school, odhav, Ahmedabad City, Odhav Industrial Estate, Ahmedabad, Gujarat, 382415

7556 5106 3526

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

NOTARY S. A. JAIN Ahmedabad Dist. Gujarat Reg. No. 5584 Expiry Date GOVT. OF INDIA

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54·39 53/70

2021

ભારત સરકાર
Government of India

સિસોદીયા જયેન્દ્રસિંહ
Sisodiya Jayendrasinh
જન્મ તારીખ / DOB : 13/01/1971
પુરૂષ / Male

7710 3573 5665

આધાર – સામાન્ય માણસનો અધિકાર

NOTARY
A. JAIN
-DIST.
GUJARAT
5564
Expiry Date
17-3-2023
OF INDIA

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

આધાર

સરનામું:
S/O: નવલસિંહ, 24, રાધે દર્શન સોસાયટી, બાવલા રોડ, સાણંદ, સાણંદ, સાણંદ, અમદાવાદ, ગુજરાત, 382110

Address:
S/O: Navalsinh, 24, Radhe Darshn Society, Bavla Road, Sanand, Sanand, Sanand, Ahmedabad, Gujarat, 382110

7710 3573 5665

1947
1800 300 1947
help@uidai.gov.in
www
www.uidai.gov.in

SND
5439 SH/70
2021

ભારત સરકાર
Government of India

સિસોદીયા જયરાજસિંહ
Sisodiya Jayrajsinh
જન્મ તારીખ / DOB : 11/03/2002
પુરુષ / Male

2207 5737 8159

આધાર – સામાન્ય માણસનો અધિકાર

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India
આધાર

સરનામું: S/O: જયેન્દ્રસિંહ, 24, રાધે દર્શન સોસાયટી, બાવલા રોડ, સાણંદ, સાણંદ, સાણંદ, અમદાવાદ, ગુજરાત, 382110

Address: S/O: Jayendrasinh, 24, Radhe Darshn Society, Bavla Road, Sanand, Sanand, Sanand, Ahmedabad, Gujarat, 382110

2207 5737 8159

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

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5439 / 70
2021

ભારત સરકાર
Government of India

જાની પ્રદીપભાઈ માણેકલાલ
Jani Pradipbhai Maneklal
જન્મનું વર્ષ / Year of Birth : 1962
પુરુષ / Male

9912 1020 8272

આધાર – સામાન્ય માણસનો અધિકાર

NOTARY
S. A. JAIN
AHMEDABAD-DIST
GUJARAT
REG. NO. : 5564
Expiry Date
17-3-2023
GOVT. OF INDIA

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India
આધાર

સરનામું: 2, 80 ફીટ રોડ, આર્યપાર્ક, વઢવાણસિટી ઇન્ડ. એસ્ટેટ, વઢવાણસિટી ઇન્ડ. એસ્ટેટ, સુરેન્દ્રનગર, ગુજરાત, 363035

Address: 2, 80 feet road, aryapark, Wadhwancity Ind. Estate, Wadhwancity Ind. Estate, Surendra Nagar, Gujarat, 363035

9912 1020 8272

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

AAWFK4100F

नाम / Name

KAAMNATH DEVELOPERS

निगमन/गठन की तारीख

Date of Incorporation/Formation

25/08/2020

SND 54 39 567 70

2021

ભારત સરકાર
Government of India

સિસોદીયા જયેન્દ્રસિંહ
Sisodiya Jayendrasinh
જન્મ તારીખ / DOB : 13/01/1971
પુરુષ / Male

7710 3573 5665

આધાર – સામાન્ય માણસનો અધિકાર

SND
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2021

The Sub Registrar

પ્રાધિકરણ
Unique Identification Authority of India

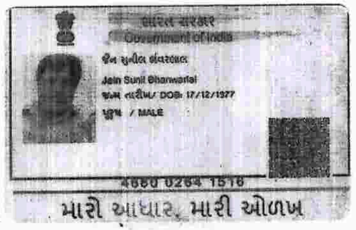
આધાર

સરનામું:
S/O: નવલસિંહ, 24, રાધે દર્શન સોસાયટી, બાવલા રોડ, સાણંદ, સાણંદ, સાણંદ, અમદાવાદ, ગુજરાત, 382110

Address:
S/O: Navalsinh, 24, Radhe Darshn Society, Bavla Road, Sanand, Sanand, Sanand, Ahmedabad, Gujarat, 382110

7710 3573 5665

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in



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S.B.Jain

S.B.Jain

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The Seal of ... Registrar

ભારત સરકાર

Government of India

જાની પ્રદીપભાઈ માણેકલાલ

Jani Pradipbhai Maneklal

જન્મનું વર્ષ / Year of Birth : 1962

પુરુષ / Male

9912 1020 8272

આધાર – સામાન્ય માણસનો અધિકાર

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

Unique Identification Authority of India

આધાર

સરનામું: 2, 80 ફીટ રોડ, આર્યપાર્ક, વાઢવાણસીટી ઇન્ડ. એસ્ટેટ, વાઢવાણસિટી ઇન્ડ. એસ્ટેટ, સુરેન્દ્રનગર, ગુજરાત, 363035

Address: 2, 80 feet road, aryapark, Wadhwancity Ind. Estate, Wadhwancity Ind. Estate, Surendra Nagar, Gujarat, 363035

9912 1020 8272

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help@uidai.gov.in

www.uidai.gov.in

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[redacted]

પટેલ શાંતિલાલ
Patel Shantilal

જન્મ તારીખ/DOB: 01/06/1964
પુરુષ / Male

7556 5106 3526

આધાર – સામાન્ય માણસનો અધિકાર

પટેલ શાંતિલાલ

[redacted] પ્રાધિકરણ
[redacted] Authority of India

આધાર

સરનામું: S/O: પેથાભાઈ, 4
કામેશ્વર પાર્ક સો
નવરંગ વિદ્યાલય સામે, ઓઢવ
અમદાવાદ શહેર, ઓઢવ ઇન્ડસ્ટ્રીયલ એસ્ટેટ
અમદાવાદ, ગુજરાત, 382415

Address: S/O: Pethabhai, 4,
kameshwar park soc, opp.
navrang school, odhav,
Ahmedabad City, Odhav
Industrial Estate,
Ahmedabad, Gujarat,
382415

7556 5106 3526

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1800 300 1947

help@uidai.gov.in

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પટેલ શાંતિલાલ

SND
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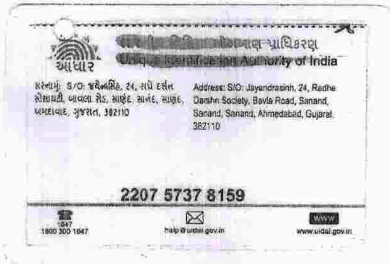
2021

Government of India
સિસોદીયા જયરાજસિંહ
Sisodiya Jayrajsinh
જન્મ તારીખ / DOB : 11/03/2002
પુરુષ / Male

2207 5737 8159

આધાર – સામાન્ય માણસનો અધિકાર



[illegible] પ્રાધિકરણ
[illegible] Authority of India
આધાર

સરનામું: S/O: જયેન્દ્રસિંહ, 24, રાધે દર્શન સોસાયટી, બાવલા રોડ, સાણંદ, સાનંદ, સાણંદ, અમદાવાદ, ગુજરાત, 382110

Address: S/O: Jayendrasinh, 24, Radhe Darshn Society, Bavla Road, Sanand, Sanand, Sanand, Ahmedabad, Gujarat, 382110

2207 5737 8159

1947
1800 300 1947

help@uidai.gov.in

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2021

The Seal of Sub Registrar

ભારત સરકાર
Government of India

ગોયલ વિકાસ
Goyal Vikas
જન્મ તારીખ / DOB : 02/02/1974
પુરુષ / Male

4077 3623 2983

મારો આધાર, મારી ઓળખ

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2021

આધાર

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું: પિતાનુ/માતાનુ નામ: રામ ક્રિષ્ના ગોયલ, સી/73, સન ડીવાઈન-1, યૂનીક સિટી હોમ્સ સામે પ્રસંગ પાર્ટી પ્લોટ પાસે, ગોતા, ચાંદલોડીયા (અમદાવાદ શહેર), અમદાવાદ, ચાંદલોડિયા, ગુજરાત, 382481

Address: S/O: Ram Krishna Goyal, C/73, Sun Divine-1, Opp Unique City Homes Near Prasang Party Plot, Gota, Chandlodiya (Ahmedabad City), Ahmedabad, Chandlodia, Gujarat, 382481

4077 3623 2983

1947 help@uidai.gov.in www.uidai.gov.in

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2021

आधार

ભારત સરકાર
Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નામાંકન ક્રમ સંખ્યા/ Enrolment No.: 1308/22062/22371

Download Date: 16-12-2020

To
પટેલ મયુર
Patel Mayur
S/O: Shantilal
4
kameshwar park soc
odhav
opp. navrang school
Ahmedabad City
Odhav Industrial Estate
Ahmedabad Gujarat - 382415
9925066817

Issue Date: 27/12/2013

તમારો આધાર નંબર / Your Aadhaar No. :

9845 6256 0258
VID : 9133 0787 8942 5196

મારો આધાર, મારી ઓળખ

AADHAAR

નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરીકતાનું નહિ
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ / ઓફલાઈન XML / ઓનલાઈન પ્રમાણીકરણનો ઉપયોગ કરવો.
- આ ઈલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલ દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter

- આધાર સમગ્ર દેશમાં માન્ય છે
- આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે
- તમારા મોબાઈલ નંબર અને ઈમેઈલ આઈડીને આધારમાં અપડેટ કરો.
- તમારા સ્માર્ટ ફોનમાં આધાર રાખો – એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

ભારત સરકાર
Government of India

પટેલ મયુર
Patel Mayur
જન્મ તારીખ/DOB: 26/02/1994
પુરૂષ/ MALE

Download Date: 16-12-2020
Issue Date: 27/12/2013

9845 6256 0258
VID : 9133 0787 8942 5196

મારો આધાર, મારી ઓળખ

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું :
S/O: શાંતિલાલ, 4, કામેશ્વર પાર્ક સો, નવરંગ સ્કૂલ સામે, ઓઢવ, અમદાવાદ સીટી, અમદાવાદ, ગુજરાત - 382415

Address:
S/O: Shantilal, 4, kameshwar park soc, opp. navrang school, odhav, Ahmedabad City, Ahmedabad, Gujarat - 382415

9845 6256 0258
VID : 9133 0787 8942 5196

1947 | help@uidai.gov.in | www.uidai.gov.in

Mayur. S. Patel

Mayur. S. Patel

SND
54 39 65/70
2021

ભારત સરકાર
Government of India

રમાણી હીરેન
Ramani Hiren
જન્મ તારીખ / DOB 15/05/1990
પુરુષ / Male

6913 2704 0583

– સામાન્ય માણસનો અધિકાર

HRamani

The Seal of Sub Registrar

SND
5439 | 661 | 70
2021

Unique Identification Authority of India

સરનામું: S/O: ભૂપેન્દ્રકુમાર, 4, શિવકમલ એપાર્ટમેન્ટ, સેંટ્રલ એક્સાઇસ ભવન સામે, પાંજરાપોળ, અમદાવાદ શહેર, આંબાવાડી વિસ્તાર, અમદાવાદ, ગુજરાત, 380015

Address: S/O: Bhupendrakumar, 4, shivkamal Appartment, opp Central Excise Bhavan, panjrapole, Ahmadabad City, Ambawadi Vistar, Ahmedabad, Gujarat, 380015

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27/03/21 5:33:46 pm Version:1.1.2019.4

Serial No. **5439**

Presented of the office of the Sub-Registrar of

S.R.O - Sanand Between the hour of

17 to **18** on Date **27/03/2021**

S. B. Jain

M/s Kaamnath Developers Through its Partner
Sunilkumar Bhanwarlal Jain

(MANISHA AMBALAL KHORASAMA)

Sub Registrar

S.R.O - Sanand

Receipt No :- **2021029010741**

Received Fees as following		Rs.
Registration		5000
Side Copy Fee	(40):	800
Side Copy Fee		
Postage		100
Other Fees		300
TOTAL :-		6200

20210325477972521

ખૂટતી સ્ટેમ્પ ડ્યુટી રૂ. તથા
ખૂટતી ચાર્જ ફી રૂ. ૬૦૦ પાવતી નંબર
૨૦૨૧૦૨૯૦૧૦૭૪૦ તા. ૨૫/૩/૨૦૨૧
થી વસૂલ કરી
સબ રજીસ્ટ્રાર

(MANISHA AMBALAL KHORASAMA)

Sub Registrar

S.R.O - Sanand

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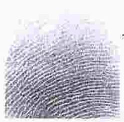
2021		

27/03/21 5:33:46 pm Version:1.1.2019.4

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
Executing 1.000	M/s Kaamnath Developers Through its Partner Sunilkumar Bhanwarlal Jain Sanand Ahmedabad	40			S.B.Jain
Executing 2.000	M/s Kaamnath Developers Through its Partner Pradipbhai Maneklal Jani Sanand Ahmedabad	0			[illegible]
Executing 3.000	M/s Kaamnath Developers Through its Partner Shantilal Pethabhai Patel Sanand Ahmedabad	0			[illegible]
Executing 4.000	M/s Kaamnath Developers Through its Partner Jayendrasinh Navalsinh Sisodiya Sanand Ahmedabad	0			J.Sisodiya
Executing 5.000	M/s Kaamnath Developers Through its Partner Sisodiya Jayrajsinh Sanand Ahmedabad	0			[illegible]
Executing 6.000	Sunilkumar Bhanwarlal Jain Naranpura Ahmedabad	40			S.B.Jain
Executing 7.000	Shantilal Pethabhai Patel Odhav Ahmedabad	0			[illegible]

Claiming

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2021		

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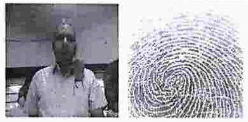
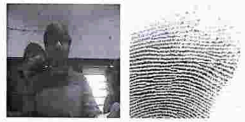
1000 Capri Global Capital Ltd Through its Authorised Signatory Vikas Goyal Ahmedabad 0



Executing Party admits execution

1 Patel Mayur S
Odhav Ahmedabad



2 Ramani Hiren B
Ambawadi Ahmedabad

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

1. Mayur. S. Patel

2. HRamani

Date 27 Month March -2021

MANISHA AMBALAL KHORASAMA
Sub Registrar
S.R.O - Sanand

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

Date 27/03/2021

(MANISHA AMBALAL KHOR.
Sub Registrar
S.R.O - Sanand

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5439	70	70
2021		

28/03/21 1:39:58 pm Version:1.1.2019.4

1	Book No.	5439	Registered No.
Date :	28/03/2021		

(MANISHA AMBALAL KHORASAMA)
Sub Registrar
S.R.O - Sanand

The Seal of The Sub Registrar