

8110  
1887

THE KALUPUR COMMERCIAL CO-OP BANK LTD  
NANA WADAJ BRANCH

*B.R. Joshi*  
GUD/SOS/AUTH/AM/58/2006

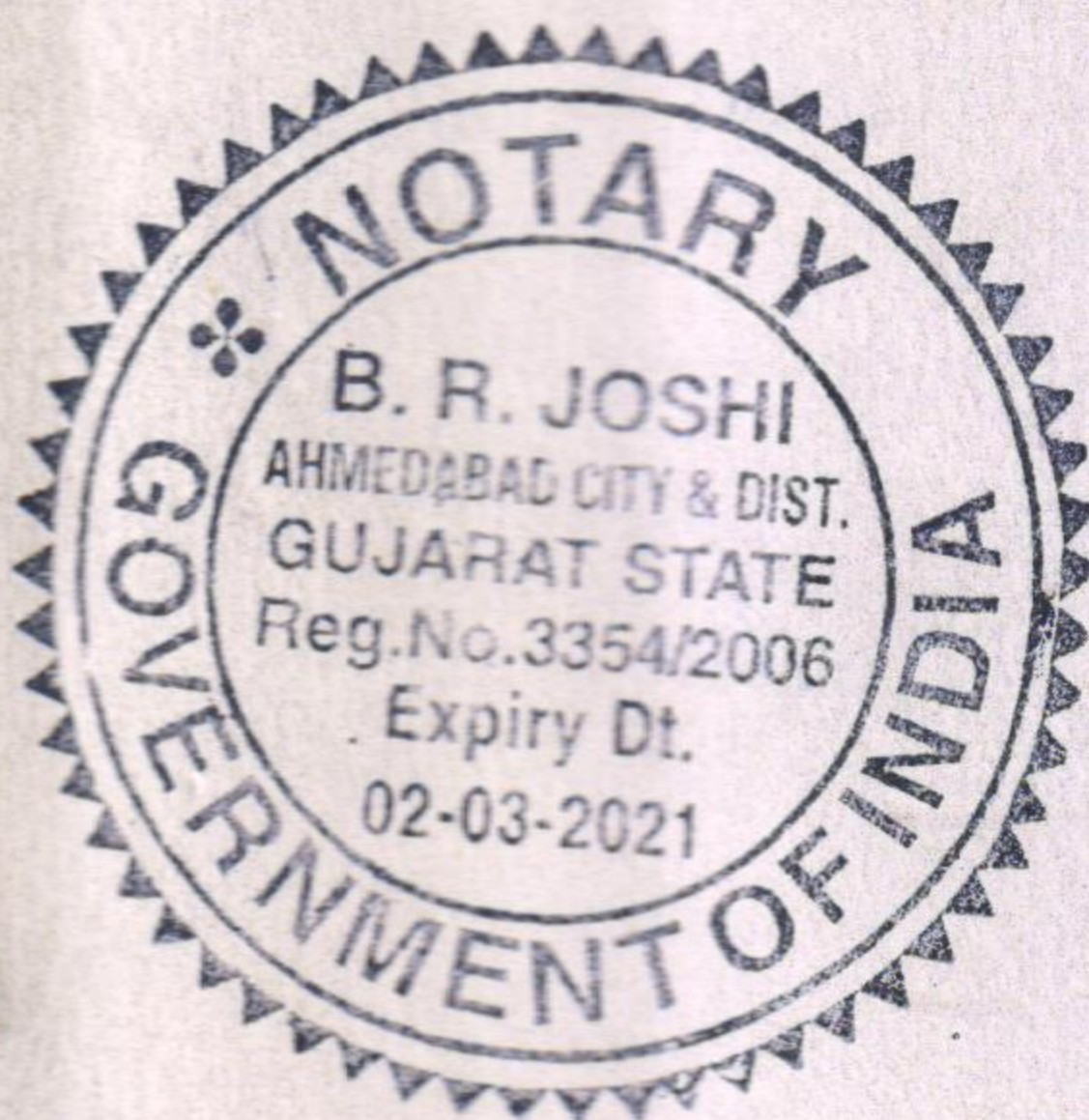
भारत 29233 SPLADH. गुजरात  
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R.0000300 PB5613  
INDIA STAMP DUTY GUJARAT



SERIAL NO.: 8110  
PAGE NO.: 1887  
*W.B.*

B. R. JOSHI  
NOTARY

26 NOV 2020



FORM 'B'

[See rule 3(4)1]

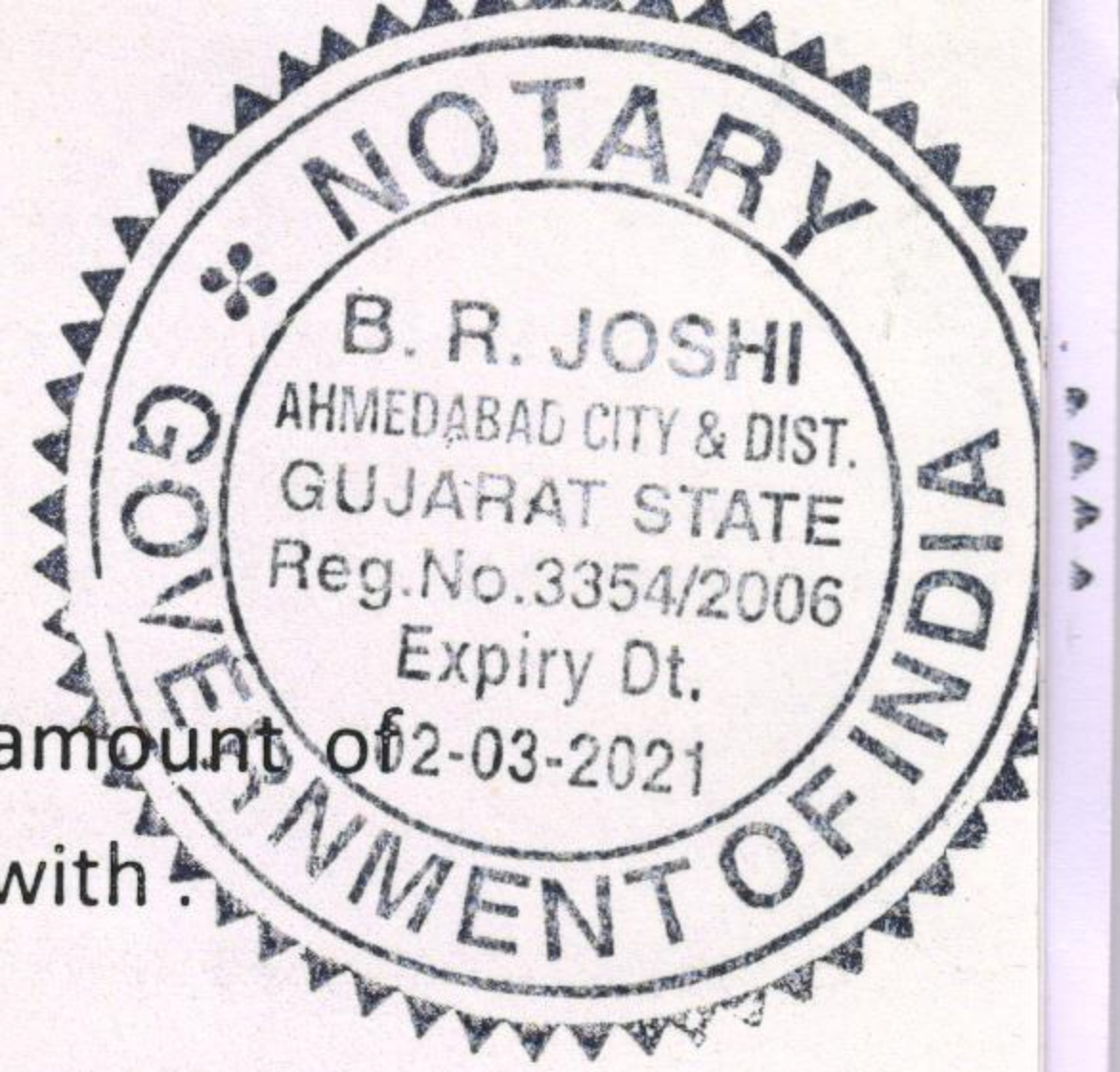
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Margin Vishnubhai Patel promoter of the proposed project and duly authorized Signatory and partner of Shree Shakti Infrastructure the proposed project, Satva Arcade (Satva Arcade, Opp Dhanpaleshwar Society, Nr. Vinzol Crossing, Vinzol, Ahmedabad - 382454), vide his authorization dated 10<sup>th</sup> June, 2020.

S.P.No.24/1/D/B.to the North 12 mtr Wide Road to the South S.P.No. 24/1/D/B to the East 18 mtr Wide Road to the West of Division T.P.S. No. 87(Vatva-Vinzol) village Vinzol taluka Vatva District Ahmedabad PIN 382454 admeasuring 4036.00 sq.mts. area being developed by Shree Shakti Infrastructure.

I, Margin Vishnubhai Patel duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

- 1 That promoter has a legal title to the land on which the development of the project is proposed Satva Arcade.



2. There is a term loan from Tata Capital Financial Services Limited with amount of Rs.15,00,00,000/-(Fifteen Crores Only) and Mortgage Deed Attached here with.
3. That the time period within which the project shall be completed by me/promoter is 31 Dec, 2022.
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project. shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I/promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

Deponent

For, Shree Shakti Infrastructure  
**SHREE SHAKTI INFRASTRUCTURE**

*Margin*

**PARTNER**

Mr. Margin Vishnubhai Patel  
authorized Signatory

**SHREE SHAKTI INFRASTRUCTURE**  
*Margin*

**PARTNER**

Verification

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

Verify by me at Ahmedabad on this 26 NOV 2020 day of 2020

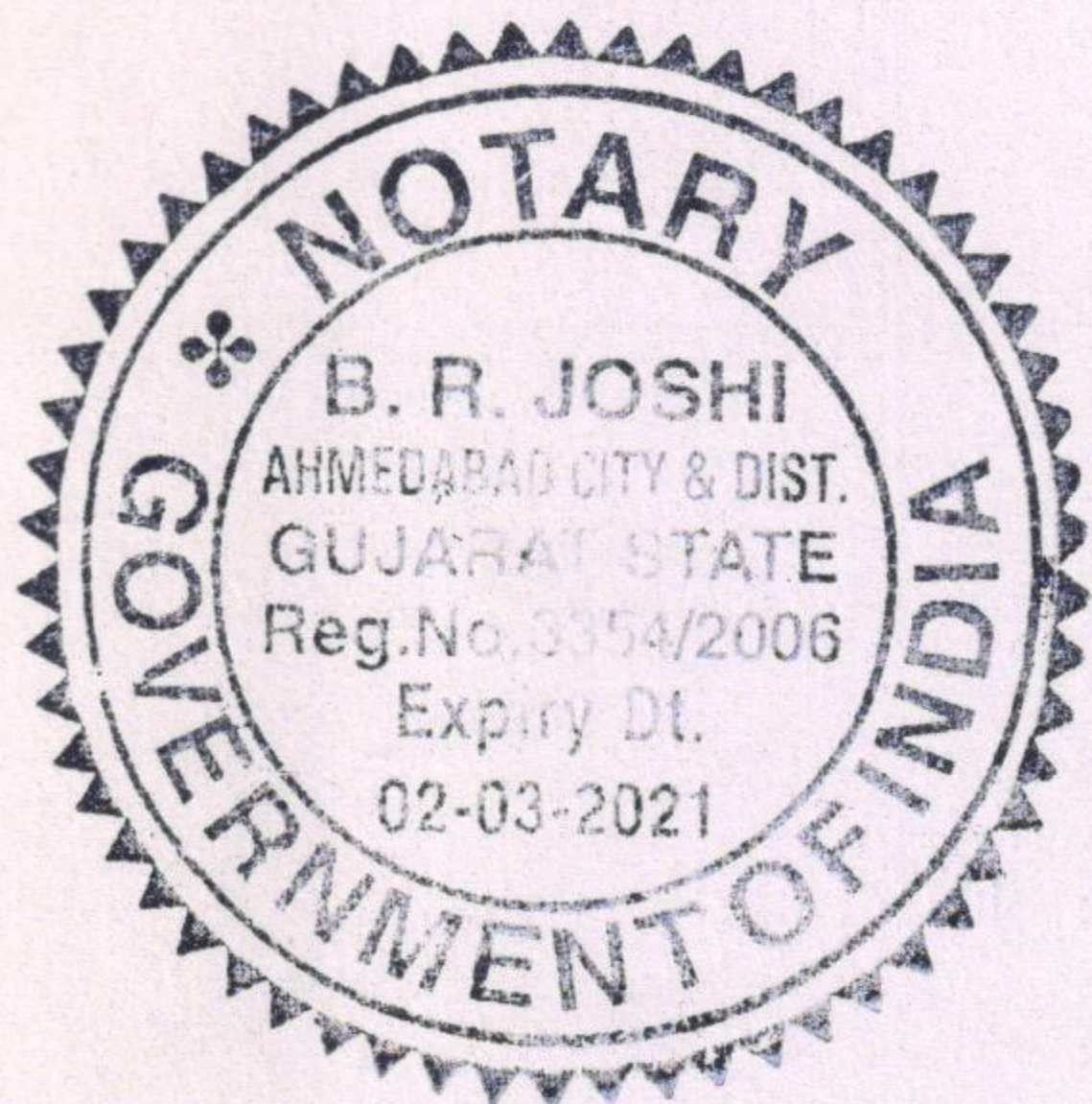
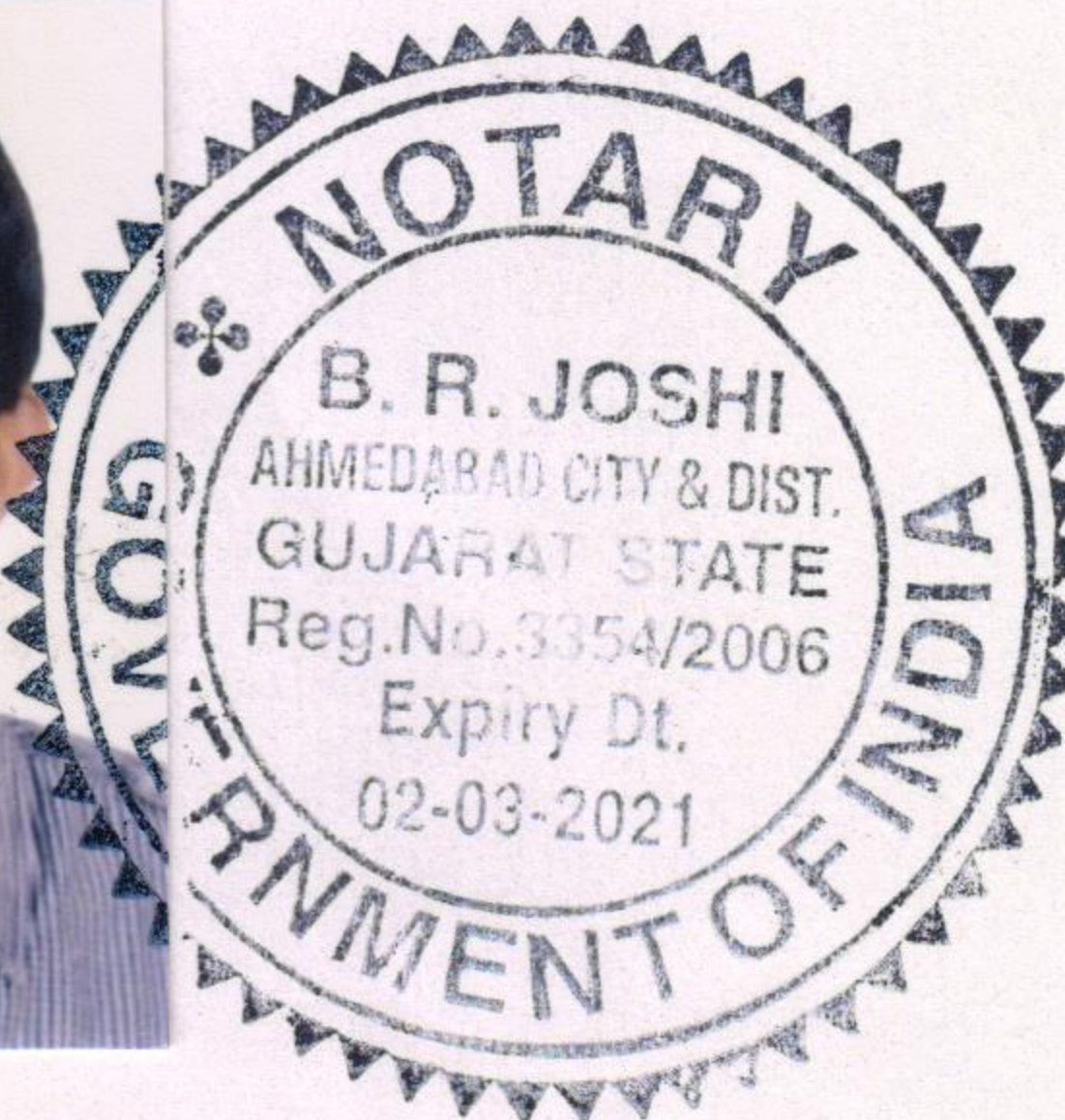
Deponent

For, Shree Shakti Infrastructure  
**SHREE SHAKTI INFRASTRUCTURE**

*Margin*

**PARTNER**

Mr. Margin Vishnubhai Patel  
authorized Signatory



**SIGNED  
BEFORE ME**

*B. R. Joshi*  
**B. R. JOSHI**  
NOTARY  
GOVT. OF INDIA  
**26 NOV 2020**





ભારત સરકાર

GOVERNMENT OF INDIA



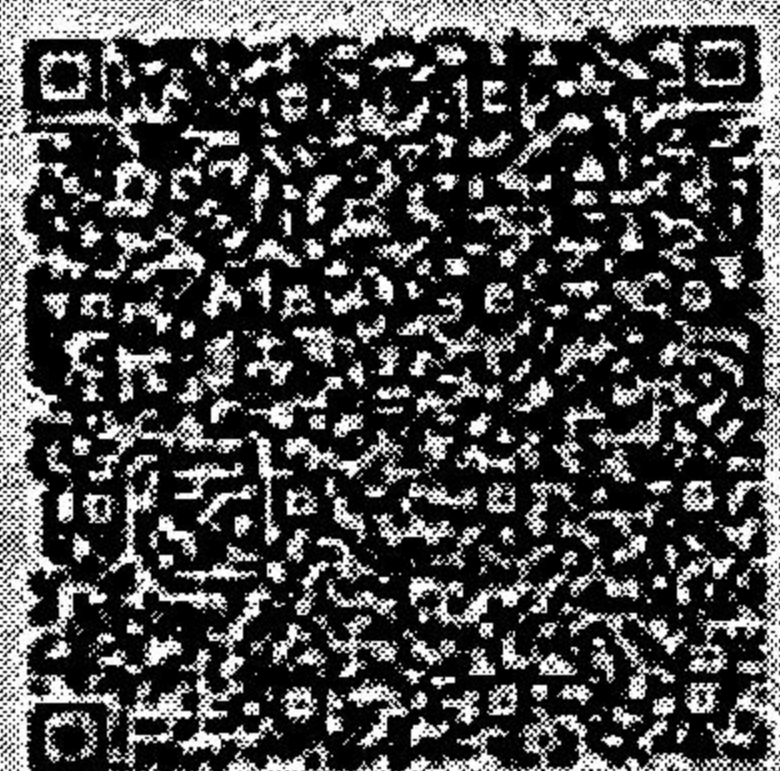
માર્ગીન પટેલ

Margin Patel

જન્મ તારીખ/ DOB: 19/12/1989

પુરુષ / MALE

6828 4957 9296



મારી આધાર, મારી આજીવન



આધાર

આધાર વિશિષ્ટ પેહચાન પ્રાધિકરણ

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

સરનામું :

S/O વિષ્ણુભાઈ. 1. અંબિકા  
નિવાસ, સિલ્વર ક્રસ્ટ બંગ્લોઝ  
પાછળ, સાયન્સ સિટી રોડ,  
સોલા, અમદાવાદ,  
ગુજરાત - 380060

Address:

S/O Vishnubhai, 1, ambica nivas,  
behind silver crust bungalows,  
science city road, Sola,  
Ahmedabad,  
Gujarat - 380060



1947  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in

P.O. Box No. 1947,  
Bangalore-560 601

Date

Dt: 10/06/2020

**To Get Permission with RERA, Ahmadabad**

Declare that Shri Margin Vishnubhai Patel, one of the partner of Shree Shakti Infrastructure and is hereby authorize to sign and file on behalf of Shree Shakti Infrastructure, before the Real Estate Regulation Authority(RERA) Ahmadabad.

Declare further that Shri Margin V Patel is authorize to do necessary all transaction with RERA authority and he is also authorize to act or sign all necessary formality with authority.

*Certified True Copy**For Shree Shakti Infrastructure*

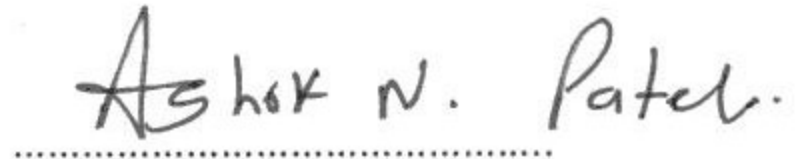
1. Hardik Vishnubhai Patel



2. Bipinbhai Ambalal Patel



3. Ashokkumar NATvarlal Patel



4. Yogeshkumar Ratilal Patel



5. Dilipkumar chandrashankar Thakar



6. Margin Vishnubhai Patel



# રજીસ્ટ્રેશન પર્હોય

પર્હોય નંબર ૨૦૧૯૩૧૧૦૩૦૨૩૦ દસ્તાવેજ નંબર ૧૪૭૬૯ દસ્તાવેજ વર્ષ ૨૦૧૯  
તારીખ ૩૬ માહે નવેમ્બર સને ૨૦૧૯

દસ્તાવેજનો પ્રકાર: મોર્ગેજ

અવેજ ૧૫૦૦૦૦૦૦૦.

૦૦

રજુ કરનારનું નામ Shree Shakti Infrastructure Through its Authorized Signatory Patel Maginkumar Vishnubhai  
નીચે પ્રમાણે ફી પહેંચી

૩. પેસા

રજીસ્ટ્રેશન ફી.....

૫૦૦૦.૦૦

નકલ કરવા ની ફી સાઈડ / ફોલીઓ.....

૨૦૦.૦૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા ચાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી.....

ઈડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીઓ.....

ઈન્ડેક્સ-૨ ફી.....

કુલ ચેકદરે રૂ. ૫૨૦૦.૦૦

અંકે રૂપીયા પાંચ હજાર બે સો પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

1, Ambica nivas, Sola, Ahmedabad

અગર

ને આપશો

રજુ કરનારની સહી

S. B. Christie

સબ રજીસ્ટ્રાર  
અમદાવાદ- ૧૧ અસલાલી

# Miscellaneous પહોંચ

નંબર 3016-211072663  
તારીખ 30  
રજ કરનારનું નામ શ્રીમતી શામલિની પટેલ  
નિચે પગલે ફી પહેરો

118524  
કસ્ટોડિયન નંબર 3016  
નવેમ્બર 2023

રજીસ્ટ્રારની ફી 100.00

નકલ કરવા ની ફી સાઉડ / ડેલીવરી  
ફોટો નકલ કરવા માટે ફી  
ટપાલ ખર્ચ  
નકલો બદલવા ચાર્જ (કલમ 54 થી 59)  
શોપ બજાર તપાસણી  
દંડ કલમ-24  
કલમ-28 (કલમ-29)  
નકલ ફી ડેલીવરી  
ઈ-કોમ્પ્યુટર ફી

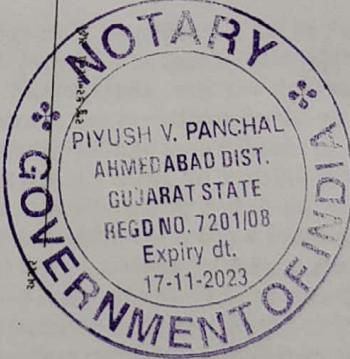


ફોલ ડોક્યુમેન્ટ 100.00

મહે રૂપિયા બંને રૂપિયા ચાલીસ પુરા પુરા  
દસ્તાવેજ

ના દિવસે તેજર થશે અને  
તે રજીસ્ટર ટપાલથી મોકલવામાં આવશે  
કચેરીમાં આપવામાં આવશે

નકલ  
દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે  
1, Ambika niwas, Sola, Ahmedabad



સહી  
S. P. Chaudhary  
સહી રજીસ્ટર  
અમદાવાદ, 11 નવેમ્બર 2023

ICR-NIC(G) 525060509602733238 (W) 11/27/2019 13.37.55

NOTI

SERIAL NO. 43113 DATE: 25/11/19  
NAME OF THE PURCHASER: Shree Shakti Infrastructure  
ADDRESS: Ahmedabad

PIYUSH  
AHM  
G  
P

PANCHAL  
NAME: PIYUSH V. PANCHAL  
LICENSE NO. 001/SOS/AUTH/AV/2/2005/3860  
AT: TATAN NAGARI SAHAKARI BANK LTD.  
NO. 720108  
Expiry: 17-11-2023

DEED OF MORTGAGE



This deed of mortgage (this "Deed") is executed at the place and on the date as mentioned in Serial No. 1 and Serial No. 2 of the Annexure 1 hereto respectively.

BY

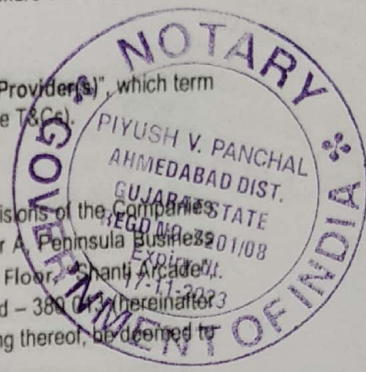
The Borrower(s) as detailed in Serial No. 3 of the Annexure 1 hereto (the "Borrower(s)", which term shall, unless repugnant to the context be deemed to include the person(s) as mentioned as mentioned in the Specific Agreement as applicable read with Master Terms and Conditions as detailed in Serial No.11 of the Annexure 1 hereto.

AND

The Security Provider(s) as detailed in Serial No. 4 of the Annexure 1 hereto (the "Security Provider(s)", which term shall, unless repugnant to the context be deemed to include the person(s) as mentioned in the T&Cs).

IN FAVOUR OF

TATA CAPITAL FINANCIAL SERVICES LIMITED, a company incorporated under the provisions of the Companies Act, 1956, CIN U67100MH2010PLC210201, having its registered office at 11<sup>th</sup> Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013 and its branch office at 2nd Floor, Shanti Arcade, 1- Ketan Society, Near B D Patel House, Sardar Patel Statue Road, Naranpura, Ahmedabad - 380 013 (hereinafter referred to as the "Lender" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns).



WHEREAS:

- (a) The Borrower(s) has/have approached the Lender with a request to grant the Facility as set out in Serial No. 5 of Annexure 1 hereto, to the Borrower(s) and the Lender has agreed to lend to the Borrower(s) the Facility on certain terms and conditions contained in the Facility Documents.
- (b) In consideration of granting the Facility to the Borrower(s), one of the conditions is that the Facility shall be secured, *inter alia*, by way of mortgage over the immovable properties of the Security Provider(s) (hereinafter the properties described in Annexure 1 are referred to as the "Secured Assets", which term shall also include: (i) in the case of a building/part of a building, the entire built-up area (and any additions thereto), the proportionate share in the common areas of the building and the proportionate undivided share in the land on which the said building is situated or is being built /will be built; (ii) in the case of a unit/flat, the entire built-up area (and any additions thereto), the proportionate share in the common areas of the building in which such unit/flat is/is to be situated and the proportionate undivided share in the land on which the said building is situated or is being built /will be built; (iii) in the case of an independent structure, the structure and entire plot of land on which the structure is situated or is being built /will be built; (iv) in the case of an individual house, the house and entire plot of land on which the house will be built; and (v) in case of land, all the benefits arising out of the land along with right, title and interest in respect of any additional / extra floor space index granted to / obtained at any time in future in relation to the land; and together with all the buildings, erections and constructions of every description which are standing erected or attached or shall at any time hereafter be erected and standing or attached to the land and all things attached to the earth or permanently fastened to anything attached to the earth include as appurtenances to the Secured Assets) as more particularly set out in Serial No. 6 of Annexure 1 hereto, both present and future, as per the ranking as more particularly set out in Serial No. 7 of Annexure 1 hereto, in favour of the Lender.
- (c) Pursuant to the Specific Agreement as applicable as set out in Serial No.11 of Annexure 1 read with T&Cs and other Facility Documents, it has been agreed that the Security Provider(s) shall create Security in favour of the Lender to secure the Obligations.

NUTAN NAGRIK SAHAKARI BANK LTD. AHMEDABAD  
STAMP DUTY 00000  
SPECIAL ADHESIVE  
25.11.2019  
1496 7826264

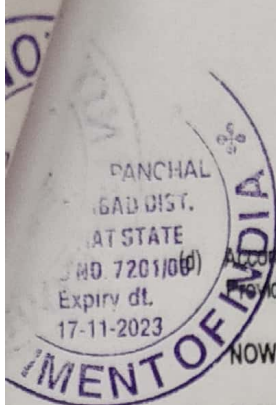
SHREE SHAKTI INFRASTRUCTURE

Asht. n. k. ...  
PARTNER



SHREE SHAKTI INFRASTRUCTURE  
AHD-11-ASL

No 14769  
2019  
PARTNER



AHD-11-ASL  
No 14769 2 12  
2019

Accordingly, the Lender has called upon the Security Provider(s) to execute these presents, which the Security Provider(s) has/have agreed to do in the manner hereinafter expressed.

NOW, THIS DEED WITNESSETH AS FOLLOWS:

1. Definitions & Interpretation

- (a) The capitalised terms wherever used in this Deed, unless the context otherwise requires, have the meanings ascribed to them in the T&Cs and other Facility Documents.
- (b) The rules of interpretation as set out in the T&Cs shall apply mutatis mutandis to this Deed.

Covenant to Repay

In pursuance of the Facility Documents and in consideration of the Lender having extended or agreed to extend the Facility to the Borrower(s), for the Purpose as stated in the Facility Documents, the Security Provider(s) do/does hereby covenant with the Lender that he/she/it shall pay/repay the Facility to the Lender and shall pay all the Outstandings in relation to the Facility including all other monies and other amounts due and payable to the Lender under the Facility Documents as stipulated and in the manner set out therein and duly observe and perform all the terms and conditions of the Facility Documents.

3. Charge

- (a) In pursuance of the Facility Documents for the consideration aforesaid, the Security Provider(s) as the legal and/or beneficial owner of the Secured Assets do/does hereby mortgage the Secured Assets as more particularly set out in Serial No. 6 of Annexure 1 hereto having the ranking as set out in Serial No. 7 of Annexure 1 hereto in favour of the Lender on the terms and conditions as more particularly provided in the Facility Documents and in the form and manner acceptable to the satisfaction of the Lender, for securing the Facility together with all interests, costs, fees and expenses and all other monies payable in terms of these Facility Documents and stipulated herein or any other finance or moneys due from time to time from the Borrower(s)/Security Provider(s) to the Lender in whatsoever capacity.
- (b) This Deed and the Security created hereunder, is and shall be a continuing security and shall remain in full force and effect until the all the Outstandings are repaid in relation to the Facility and including all other monies and other amounts due and payable to the Lender under the Facility Documents.

4. Insurance

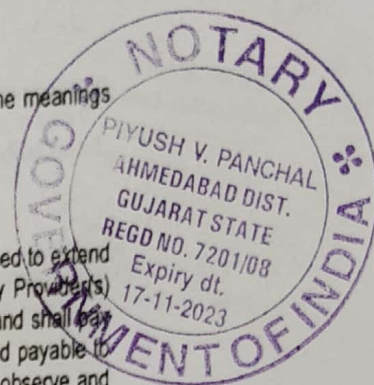
The Borrower(s)/Security Provider(s) hereby undertake and agree to comply and abide by the terms of the insurance as more particularly provided in the schedule to the T&Cs.

5. Enforcement of Security

Upon occurrence of an Event of Default, the Lender may, without prejudice to its other rights contained in the Facility Documents enforce the Security, under the Applicable Law, and shall be entitled to have a receiver or receivers appointed for the Secured Assets or any part thereof (hereinafter the "Receiver", and for clarity, the Lender may constitute itself as the Receiver) and exercise all powers and authorities vested in the Lender as contained in the Facility Documents, under law or as the Lender may deem expedient.

6. Other Conditions

- (a) That the Security created herein shall be governed by the terms and conditions of this Deed read together with the T&Cs and other Facility Documents.
- (b) The Security Provider(s) shall abide by all terms and conditions as specified in the T&Cs including without limitation general and special covenants mentioned therein, which shall form an integral part of this Deed as if incorporated herein. In case of any inconsistency or repugnancy between the terms of this Deed and the T&Cs, the terms of this Deed shall prevail.

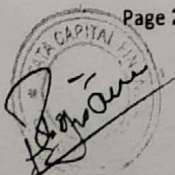


SHREE SHAKTI INFRASTRUCTURE

*Adin Patel*

PARTNER

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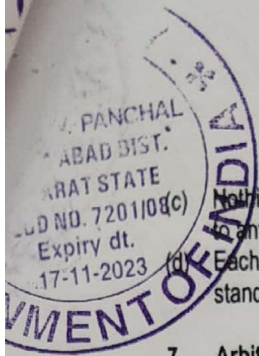


SHREE SHAKTI INFRASTRUCTURE

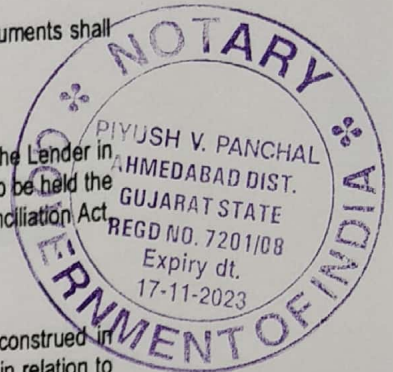
*Adin Patel*

PARTNER

Version 5- 01.01.2019



AHD-11-ASL  
No 14769  
2019



Nothing contained herein shall limit the rights of the Lender to enforce this Deed independently and in exclusivity to any other Facility Documents.  
(d) Each of the Parties hereby agrees that the terms and conditions as mentioned in the Facility Documents shall stand amended only to the extent as mentioned in Serial No. 8 of the Annexure 1 hereto.

#### 7. Arbitration

If any dispute, difference or claim arises between any of the Borrower(s)/Security Provider(s) and the Lender in connection with the Facility and/or the Facility Documents, the same shall be settled by arbitration to be held at the place as mentioned at Serial No. 9 of Annexure 1 hereto in accordance with the Arbitration and Conciliation Act, 1996 and in the manner as set out in the T&Cs.

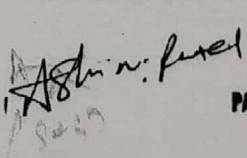
#### 8. Jurisdiction

This Deed and the rights and obligations of the Parties hereunder shall be governed by and construed in accordance with the laws of India. The Parties hereto agree that all disputes arising out of and/or in relation to this Deed, the Facility and/or the Facility Documents, shall be in the manner as detailed more particularly in the T&Cs and shall be subject to exclusive jurisdiction of the courts/tribunals as set out in Serial No. 10 of Annexure 1 hereto.

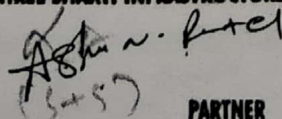
#### Miscellaneous Terms

- (a) The contents of this Deed and the T&Cs were read out, explained and interpreted to the Borrower(s)/Security Provider(s) in their respective vernacular language and thereafter the Annexure 1 to this Deed were duly filled in and understood by the Borrower(s)/Security Provider(s) and the signatures of the Borrower(s)/Security Provider(s) were taken on this Deed.
- (b) This Deed may be amended only in writing and upon signature by all the parties and no oral amendment shall be valid or be deemed to be an amendment to this Deed.

In witness whereof the parties hereto HAVE EXECUTED AND HEREUNTO SIGNED THESE PRESENTS ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE WRITTEN

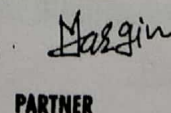
|                                                                                                                                                                                                                    |                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Acknowledged and accepted by the within named Lender<br><b>Tata Capital Financial Services Limited</b><br>by the hands of its Authorized Signatory/ Constituted Attorney Mr. Ramesh Sitaldas Bhojwani              | For Tata Capital Financial Services Limited<br>Authorized Signatory<br> |
| Signed and delivered by the within named SECURITY PROVIDER<br>-1 Shree Shakti Infrastructure for self or through hands of authorized signatory Mr. Patel Marginkumar Vishnubhai and Mr. Ashokkumar Natvarlal Patel | <b>SHREE SHAKTI INFRASTRUCTURE</b><br><br><b>PARTNER</b>                |
| Signed and delivered by the within named SECURITY PROVIDER<br>-2' for self or through hands of authorized signatory/s                                                                                              | <b>SECURITY PROVIDER SIGNATURE</b><br><b>NOT APPLICABLE</b>                                                                                                 |

SHREE SHAKTI INFRASTRUCTURE

  
**PARTNER**



SHREE SHAKTI INFRASTRUCTURE

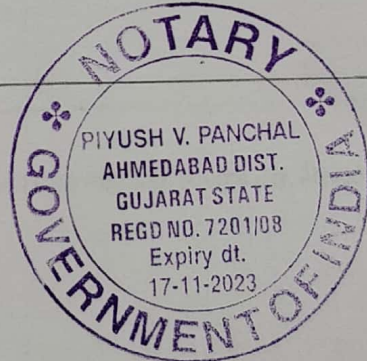
  
**PARTNER**

Version 5- 01.01.2019

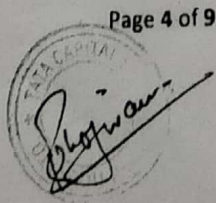


AHD-11-ASL  
No 14769 4 12  
2019

|                                                                                                                                                           |     |                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------------------------------|
| Authorised Signatory/s                                                                                                                                    | Mr. |                                               |
|                                                                                                                                                           | Mr. |                                               |
| Signed and delivered by the within named SECURITY PROVIDER for self or through hands of authorized signatory/sits Authorised Signatory/s                  |     | SECURITY PROVIDER SIGNATURE<br>NOT APPLICABLE |
| and                                                                                                                                                       |     |                                               |
| Signed and delivered by the within named SECURITY PROVIDER -4 <sup>3</sup> for self or through hands of authorized signatory/s its Authorised Signatory/s |     | SECURITY PROVIDER SIGNATURE<br>NOT APPLICABLE |
| and                                                                                                                                                       |     |                                               |



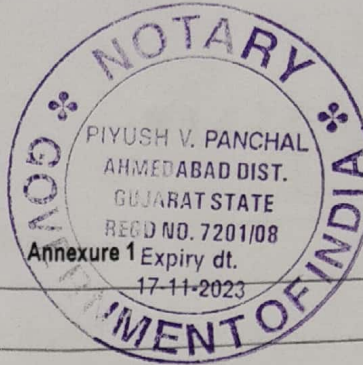
Witness 1  
① ASH  
②  
③  
SHREE SHAKTI INFRASTRUCTURE  
Ashwini Patel  
PARTNER



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SHREE SHAKTI INFRASTRUCTURE  
Mishra  
PARTNER



SHREE SHAKTI INFRASTRUCTURE

*M. Agin*

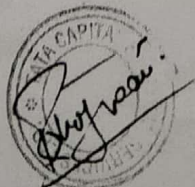
PARTNER

|                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Place of Execution                     | Ahmedabad                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Date of Execution                      | 26/11/2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 3) Details of the Borrower(s)          | <p>a) Name: Shree Shakti Infrastructure<br/>b) Constitution: Partnership<br/>c) Address: A-417, The Capital, Opp Hetarth Party Plot, Sola, Science City, Ahmedabad 380060</p> <p><b>AHD-11-ASL</b><br/><b>No 14769</b><br/><b>5</b><br/><b>12</b><br/><b>2019</b></p> <p>a) Name<br/>NOT APPLICABLE<br/>b) Constitution<br/>c) Address</p> <p>a) Name<br/>NOT APPLICABLE<br/>b) Constitution<br/>c) Address</p> <p>a) Name<br/>NOT APPLICABLE<br/>b) Constitution<br/>c) Address</p> |
| 4) Details of the Security Provider(s) | <p>a) Name: Shree Shakti Infrastructure<br/>b) Constitution: Partnership<br/>c) Address: A-417, The Capital, Opp Hetarth Party Plot, Sola, Science City, Ahmedabad 380060</p> <p>a) Name NOT APPLICABLE<br/>b) Constitution<br/>c) Address</p> <p>a) Name NOT APPLICABLE<br/>b) Constitution<br/>c) Address</p> <p>a) Name NOT APPLICABLE<br/>b) Constitution<br/>c) Address</p>                                                                                                     |

SHREE SHAKTI INFRASTRUCTURE

*Ashwini Patel*

PARTNER



SHREE SHAKTI INFRASTRUCTURE

*M. Agin*

PARTNER

AHD-11-ASL

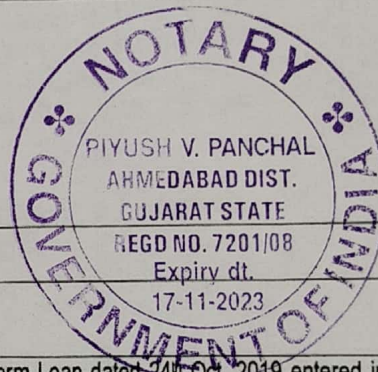
No 14769

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12

2019

|     |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5)  | Facility                      | <p>Details of Facility Term Loan</p> <p>1. Rs. 15,00,00,000/- (Rupees Fifteen Crores only)</p> <p>2. Details of Facility/ies NOT APPLICABLE</p> <p>2. Rs. _____ /- (Rupees _____ only)</p> <p>2. Details of Facility/ies NOT APPLICABLE</p> <p>2. Rs. _____ /- (Rupees _____ only)</p> <p>Total Aggregate Amount security the facility Rs. 15,00,00,000/- /- (Rupees Fifteen Crores only)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 6)  | Secured Assets                | As specified in Annexure 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 7)  | Ranking of the charge created | First exclusive charge                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 8)  | Deviation to the T&Cs         | As per sanction letter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 9)  | Arbitration                   | Mumbai                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 10) | Jurisdiction                  | Mumbai                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 11) | Details Specific Agreement    | <p>1. Specific Agreement applicable for Term Loan dated 24<sup>th</sup> Oct, 2019 entered into between the Borrower/Obligors and the Lender read with Master Terms and Conditions as applicable and other Facility Documents. Or</p> <p>2. Specific Agreement applicable for _____ (retain as applicable) dated _____ entered into between the Borrower/Obligors and the Lender read with Master Terms and Conditions as applicable (retain as applicable) and other Facility Documents. Or</p> <p>3. Specific Agreement applicable for _____ (retain as applicable) dated _____ entered into between the Borrower/Obligors and the Lender read with Master Terms and Conditions as applicable (retain as applicable) and other Facility Documents. Or</p> <p>4. Specific Agreement applicable for _____ (retain as applicable) dated _____ entered into between the Borrower/Obligors and the Lender read with Master Terms and Conditions as applicable (retain as applicable) and other Facility Documents</p> |



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PARTNER

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SHREE SHAKTI INFRASTRUCTURE

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## Annexure-2

## Property-1

All that piece or parcel of property described herein below:

|                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Survey /Door                                                                                                                           | Amalgamated Revenue Survey No.324/1 part                                                                                                                                                                                                                                                                                                                                                                                                            |
| Patta/ Khata.No                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Plot No...../ Flat No.....                                                                                                             | Final Plot No.24/1                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Measurement / Extent of property                                                                                                       | 33400 sq.mtrs                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Location/Land-marks/ name of the area, Mohalla (it should give clear location of the property so as to reach the spot in case of need) | ALL that piece or parcel of immovable property industrial use Non Agricultural land admeasuring 39946.40 sq.yards. i.e. 33400 sq.mtrs. out of 84262 sq.mtrs. of Final Plot No. 24/1 of Draft Town Planning Scheme No. 87 (Vatva - Vinzol) allotted in lieu of Revenue Survey No. 324 / 1 situate, lying and being at Mouje : Vinzol, Taluka :<br><br>Vatva in the Registration District of Ahmedabad and Sub - District of Ahmedabad - 11 [Aslali]. |
| City / District                                                                                                                        | Ahmedabad                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Boundaries                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| East by                                                                                                                                | Land of 24/1 Paiki admeasuring 9366 sqmts and Final Plot No. 23                                                                                                                                                                                                                                                                                                                                                                                     |
| West by                                                                                                                                | by 18.00 mts TP Road and FP No. 71                                                                                                                                                                                                                                                                                                                                                                                                                  |
| North by                                                                                                                               | By land of FP No. 71 and 24/1 Paiki admeasuring 36957 Sq Mts                                                                                                                                                                                                                                                                                                                                                                                        |
| South by                                                                                                                               | 12 Mts TP Road                                                                                                                                                                                                                                                                                                                                                                                                                                      |

All the receivables arising or pertaining to the aforesaid property shall stand charged in favour of TCFSL

## Property-2

All that piece or parcel of property described herein below:

|                                  |                |
|----------------------------------|----------------|
| Survey /Door                     | NOT APPLICABLE |
| Patta/ Khata No.                 |                |
| Plot No...../ Flat No.....       |                |
| Measurement / Extent of property |                |

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SHREE SHAKTI INFRASTRUCTURE

PARTNER

SHREE SHAKTI INFRASTRUCTURE

PARTNER

SHREE SHAKTI INFRASTRUCTURE

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SHREE SHAKTI INFRASTRUCTURE

PARTNER



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No 14769

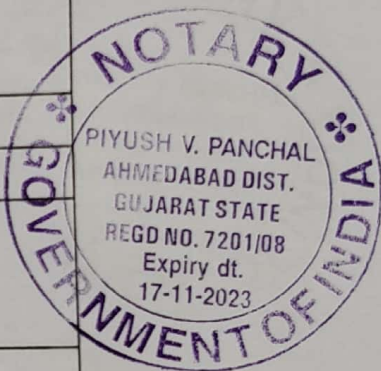
2019

|                                                                                                                                           |  |
|-------------------------------------------------------------------------------------------------------------------------------------------|--|
| Location / Land-marks / name of the area, Mohalla (it should give clear location of the property so as to reach the spot in case of need) |  |
| City / District                                                                                                                           |  |
| Boundaries:                                                                                                                               |  |
| East by                                                                                                                                   |  |
| West by                                                                                                                                   |  |
| South by                                                                                                                                  |  |
| North by                                                                                                                                  |  |

Property-3

All that piece or parcel of property described herein below:

|                                                                                                                                           |                |
|-------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Survey /Door                                                                                                                              | NOT APPLICABLE |
| Patta/ Khata No.                                                                                                                          |                |
| Plot No...../ Flat No.....                                                                                                                |                |
| Measurement / Extent of property                                                                                                          |                |
| Location / Land-marks / name of the area, Mohalla (it should give clear location of the property so as to reach the spot in case of need) |                |
| City / District                                                                                                                           |                |
| Boundaries :                                                                                                                              |                |
| East by                                                                                                                                   |                |
| West by                                                                                                                                   |                |
| South by                                                                                                                                  |                |
| North by                                                                                                                                  |                |



SHREE SHAKTI INFRASTRUCTURE

Ashtu Patel  
A1345  
PARTNER

SHREE SHAKTI INFRASTRUCTURE

M1345  
Margin  
PARTNER



Version 5- 01.01.2019

AHD-11-ASL

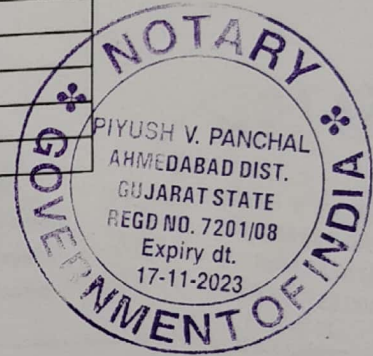
No 14769

2019

Property-4

All that piece or parcel of property described herein below:

|                                                                                                                                                    |                |
|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Survey /Door                                                                                                                                       | NOT APPLICABLE |
| Patta/ Khata No.                                                                                                                                   |                |
| Plot No...../ Flat No.....                                                                                                                         |                |
| Measurement / Extent of property                                                                                                                   |                |
| Location / Land-marks / name of the<br>Area, Mohalla (it should give clear<br>location of the property so as to reach<br>the spot in case of need) |                |
| City / District                                                                                                                                    |                |
| Boundaries :                                                                                                                                       |                |
| East by                                                                                                                                            |                |
| West by                                                                                                                                            |                |
| South by                                                                                                                                           |                |
| North by                                                                                                                                           |                |



SHREE SHAKTI INFRASTRUCTURE

Ash K. Patel  
A (S+3) PARTNER

SHREE SHAKTI INFRASTRUCTURE

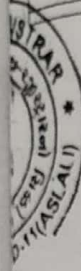
M (S+3) Margin  
PARTNER

|               |    |    |
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| AHD - 11- ASL |    |    |
| 14769         | 10 | 12 |
| 2019          |    |    |

19 12 26 54 pm Version: 1.1.2019.4

Serial No. 14769  
 Presented of the office of the Sub-Registrar of  
 S.R.O - Ahmedabad - 11 Between the hour of  
 Aslali 12 to 13 on Date 26/11/2019

|                             |      |
|-----------------------------|------|
| Receipt No :- 2019311030230 |      |
| Received Fees as following  | Rs.  |
| Registration                | 5000 |
| Side Copy Fee ( 10 )        | 200  |
| Side Copy Fee               |      |
| Other Fees                  | 0    |
| TOTAL :-                    | 5200 |



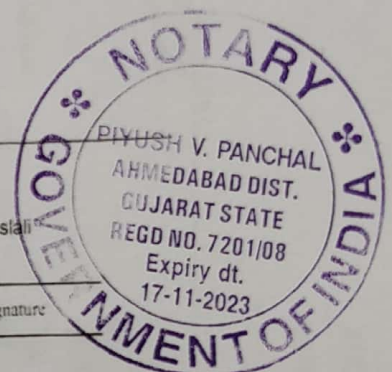
Maginkumar  
 Shree Shakti Infrastructure Through its  
 Authorized Signatory Patel Maginkumar  
 Vishnubhai

(S. B. Christie)  
 Sub Registrar

S.R.O - Ahmedabad - 11 Aslali

(S. B. Christie)  
 Sub Registrar

S.R.O - Ahmedabad - 11 Aslali



| SLNo | Party Name and Address | Age | Photograph | Thumb Impression | Signature |
|------|------------------------|-----|------------|------------------|-----------|
|------|------------------------|-----|------------|------------------|-----------|

Executing

1.000 Shree Shakti Infrastructure  
 Through its Authorized Signatory  
 Patel Maginkumar Vishnubhai  
 1, Ambica nivas, Sola,  
 Ahmedabad

30



Maginkumar

Executing

2.000 Ashokbhai Natvarlal Patel  
 2, Ambica Nivas, Sola,  
 ahmedabad

30



Ashokbhai Patel

Executing Party  
 admits execution

|                |    |    |
|----------------|----|----|
| AHD - 11 - ASL |    |    |
| 14769          | 11 | 11 |
| 2019           |    |    |

Version 1.1 2019.4  
 1. FILMALI ANIL KUMAR M.  
 SATELITE AHMEDABAD

2. RONAK AMIN  
 THALTEL AHMEDABAD



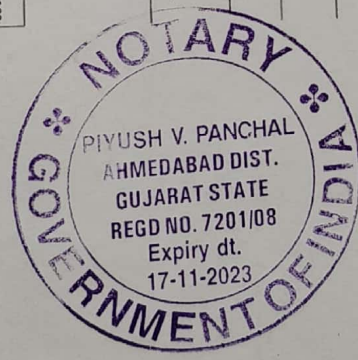
State that they personally known  
 above named executant and  
 identifies him/ them.



1. Asst. Reg.  
 2. Asst. Reg.

Date 26 Month November - 2019

S. B. Chitambar  
 Sub Registrar  
 S.R.O. - Ahmedabad - 11 Asst.



Received Copies of Certified Evidence of Seller, Buyer and  
 Identifiers of Document  
 Date 26/11/2019

(S. B. Chitambar)  
 Sub Registrar  
 S.R.O. - Ahmedabad - 11 Asst.

