

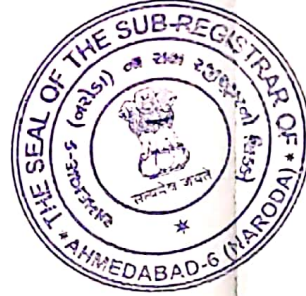
Inspector General of Registration
Revenue Department, Government of Gujarat
રજીસ્ટ્રેશન પર્હોય

પર્હોય નંબર ૨૦૨૬૦૦૫૦૦૦૪૮૩૮૭ દસ્તાવેજ નંબર ૨૮૨૧૮ દસ્તાવેજ વર્ષ ૨૦૨૬
તારીખ ૨૮ માહે ઓગસ્ટ સને ૨૦૨૬
દસ્તાવેજનો પ્રકાર Mortgage(Mortgage Deed Without Possession) અવેજ 7542450.00
રજુ કરનારનું નામ Nayankumar Arajanji Parmar
ટ્રાન્ઝેક્શન નંબર 20260817578467138

નીચે પ્રમાણે ફી પર્હોયી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી..... ૫૦૦૦.૦૦
નકલ કરવા ની ફી સાઈડ / ફોલીયો..... ૬૦૦.૦૦
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)
શોષ અગર તપાસણી.....
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઈન્ડેક્સ-૨ ફી.....
અન્ય ફી



કુલ એકદરે રૂ. ૫૬૦૦.૦૦

અંકે રૂપીયા પાંચ હજાર છ સો પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

38 Dhamidhar Bunglows Deesa 385535

અગર Authority Name :Nayankumar Arajanji Parmar ને આપશે

રજુ કરનારની સહી

Nayankumar Arajanji Parmar
સબ રજીસ્ટ્રાર
અમદાવાદ-૬- નરોડા



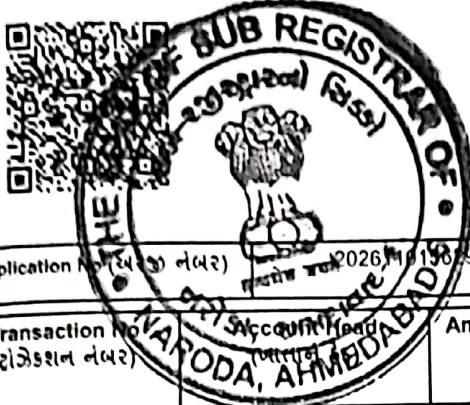
નોંધ: RCPC Act-2013 મુજબ અત્રેની કચેરી દ્વારા પક્ષકારોને અસલ દસ્તાવેજ તેની નોંધણી બાદ દિન-૧ (૨૪ કલાક) માં પરત કરવામાં આવે છે.

IGR-NIC(G) -1546904371601056311 (W)

08/29/2026 14:56:52



Scanned with OKEN Scanner



e-Challan
Inspector General of Registration
Revenue Department
Government of Gujarat

AHD-6/NRD

19 28

2026

Application No. (અરજી નંબર)	2026/191902954	Printed On (પ્રિન્ટ કર્યા તારીખ)	27/08/2026 16:02:01						
Transaction No. (રોજીકશન નંબર)	20260817578467138	Amount (Rs.) (રકમ)	5600.00	Bank CIN (બેંક સી.આઇ.એન.)	57000013551003017082616026	Date (તારીખ)	17-08-2026	Bank Branch (બેંક શાખા)	SBIEPAY
Page Fee (પેજ ફી)	(30) 600	Other (અન્ય)		0	Postage (પોસ્ટેજ)		0.00		
Registration Fee (નોંધણી ફી)	5000.00	Fee Exemption (ફી માફી?)	No		અવેજ ની રકમ		7542450.00		
Total Amount (કુલ રકમ)	5600.00	In Words (શબ્દોમાં)	Rupees Five Thousand Six Hundred Only						
Payee Details (નાણા ભરનારની વિગત)									
Name (નામ)	Nayankumar Arajanji Parmar			Office District (કચેરીનો જિલ્લો)	AHMEDABAD				
Address (સરનામું)	38 Dharmidhar Bunglows Deesa DEESA (ડીસા) BANASKANTHA (બનાસકાંઠા) GUJARAT (ગુજરાત) 385535			Office Name (કચેરીનું નામ)	S.R.O - Ahmedabad-6 Naroda				
Mobile (મોબાઇલ નંબર)	8200133660			E-Mail (ઈ-મેલ)	dhanvanim.md@gmail.com				
PAN (પાન નંબર)	NA			Year (વર્ષ)	2026-2027 One time				
Property Details (મિલકતની વિગત)				Survey No.24/1, T.P.No.47, F.P.No.13/1+14/2 (Sub Plot No. {13/1+14/2}/2), Block-B, Flat No.1302, 13th Floor, having Carpet Area 81.45 Sq. Mtr. and Balcony/Wash Area 2.74 Sq. Mtr, with Undivided area 26.35.Sq. Mtr. of the Scheme known as "SAMPAD PRIMERO" Motera, Ahmedabad.,,					
Remarks (ટીપ્પણી)									

(Signature)

(Signature)
સહ રજીસ્ટ્રાર,
અમદાવાદ-૬ નરોડા

નોંધ:

- (૧) ગુજરાત નોંધણી ફી ઇ-પેમેન્ટ અને રીફંડ નિયમો, ૨૦૨૦ના નિયમ ૪(૭) અનુસાર નોંધણી ફીનું ઇ-ચલણ ચાર માસ સુધી જ માન્ય ગણાશે.
- (૨) ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૬૮ની કલમ ૫૨ અનુસાર ઇ-ચલણથી ભરેલ સ્ટેમ્પ ડ્યુટીની સમય મર્યાદા ડ્યુટી ભર્યાના ૬ મહિના સુધીની છે.
- (૩) ઇ-ચલણમાં ભેડાડ કરવી કે ખોટું ચલણ બનાવવું ફોજદારી ગુનો બને છે.



Scanned with OKEN Scanner



Certificate of Stamp Duty
Inspector General of Registration and Subordinate of Stamp
Revenue Department
Government of Gujarat

1284

2026

Application No 20261121562954
Payee Name Nijankumar Anjanji Parmar
Address 38 Charnohar Bungalows, DRESS DESSA (SON) SAVASANTHA (KHEKHEK) GUJARAT (380014) 380014
Mobile 9220155660
Office District AHMEDABAD
Office Name S.R.O - Ahmedabad-4 Naroda
Year 2026-2027
Property Description Survey No.241, T.P.No.47, F.P.No.137+142 (S/O Plot No. (137+142)22), Block-B, Flat No.1000, 10th Floor, having Carpet Area 81.45 Sq. Mtr. and Balcony/Wash Area 2.74 Sq. Mtr. with Uncovered area 26.55 Sq. Mtr. of The Scheme known as "SAMRAT PRINERO" Motera, AHMEDABAD..
Document Mortgage/Mortgage Deed (Without Possession)
Stamp Duty (00002210201)
Bank 1202561202602601200
Transaction No 2608260200001258181
Payment Date 26-08-2026
Stamp Duty Amount 7000.00 Rupees Seven Thousand Only



સહી
અધિકારી (૨) નોડલ

Printed On : 27/08/2026 18:02:08

- (1) ગુજરાત નોંધણી કી ઇ-વેબ અને રીડ સિસ્ટમ, ૨૦૨૦ના નિયમ ૪(૭) અનુસાર નોંધણી કીનું ઇ-ચલણ ચાર માસ સુધી જ માન્ય રહેશે.
(૨) ગુજરાત સ્ટેમ્પ એક્ટિવિસમ ૧૯૬૧ની કલમ ૪૨ અનુસાર ઇ-ચલણથી ભરેલ સ્ટેમ્પ ડ્યુટીની નામમ મર્યાદા ડ્યુટી ભર્યાના ૬ મહિના સુધીની છે.
(૩) ઇ-ચલણમાં ઇસ્ટાસ કરતી કે ખોટું ચલણ બતાવતું કોઈપણ ગુનો બને છે.

Surishi

AHD-6/NRD
No 28219 7/28/2026

DEED OF MORTGAGE

This Deed of Mortgage ("Deed") is made at the place and on the date as set out in **Schedule I. BETWEEN**

The Mortgagor, material particulars whereof are described and set out in **Schedule I, of the First Part.**

AND

BAJAJ HOUSING FINANCE LIMITED, a company registered under the provisions of the Companies Act, 1956 and having its registered office at Mumbai Pune Road, Akurdi, Pune - 411035, Maharashtra and corporate office at 5th Floor, B2 Building, Cerebrum IT Park, Kumar City, Kalyani Nagar, Pune - 411014 (hereinafter referred to as "BHFL" or "Lender" or "Mortgagee" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **OTHER PART.**

Lender and Mortgagor are hereinafter collectively referred to as "**Parties**" and individually as "**Party**".



WITNESSES:

1. Pursuant to the Loan Agreement (details of which are provided in **Schedule I**) entered into between the Mortgagor and the Lender, the Lender has agreed to make available to the Mortgagor and the Mortgagor has agreed to avail from the Lender the Loan (details of which are provided in **Schedule I**) on the terms and conditions contained in the Loan Agreement.

As per the terms of the Loan Agreement, as continuing security and to secure the Outstanding Dues (details of which are provided in **Schedule I**), the Mortgagor is required to create and perfect a exclusive first ranking registered mortgage and charge over all those pieces and parcels of land more particularly described in **Schedule II**, together with all building and structures thereon and all the fixed assets and plant and machinery (whether movable or immovable) attached to the premises, and short particulars of such items/ assets are specified in **Schedule II**. The properties described in **Schedule II** hereunder written are, hereinafter, collectively referred to as the "**Mortgaged Properties**".

3. The Mortgagor is the absolute, rightful and legal owner of the Mortgaged Properties and intends to create mortgage by way of exclusive first ranking registered mortgage and charge over the Mortgaged Properties, to secure the Outstanding Dues and deposit the title deeds pertaining to the Mortgaged Property as set out in **Schedule III**.
4. Accordingly, the Mortgagor has agreed that the mortgage to be created on the Mortgaged Properties shall be by way of legal mortgage being these presents.
5. The provisions of the Urban (Ceiling & Regulation) Act, 1976 are not applicable to the Mortgaged Properties.

NOW, THIS DEED WITNESSETH AND IT IS, HEREBY, MUTUALLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. DEFINITIONS AND INTERPRETATION

1.1. Definitions

For the purposes of this Deed, in addition to the words and expression defined in the description of the Parties, the recitals hereinabove and the body of the Deed, unless repugnant to the context or meaning thereof: (i) all capitalized words and expressions defined by inclusion in quotation and/ or parenthesis anywhere in this Deed, shall have the same meanings as ascribed to such words and expressions; (ii) any capitalized terms used but not defined in this Deed, shall have the meaning given to it in the Loan Agreement in which they have been defined; and (iii) following words and expressions shall have the meanings as set-out below:

[Handwritten signatures]



AHD-6/NRD
No 28219 281
2026

"Deed" shall mean this Deed of Mortgage as of the date hereof as may be amended, and/or supplemented in accordance with the provisions hereof.

"Security Interest" means any mortgage, pledge, lien, charge, assignment, hypothecation, encumbrance or security interest or any other agreement or arrangement having a similar effect including, without limitation, the lien or retained security title of a conditional vendor and any easement, right of way or other encumbrance on title to real property created or to be created by the Mortgagor in favour of the Lender;

1.2. Interpretation

In this Deed, unless the context otherwise requires:

- 
- (a) the words importing singular shall include plural and vice versa and the words denoting natural Persons shall where the context admits, include partnerships, firms, companies, corporations, associations, organizations or other entities (whether or not having a separate entity);
 - b) the headings are for convenience or reference only and shall not be used in and shall not affect the construction or interpretation of this Deed;
the words "include" and "including" are to be construed without limitation;
 - c) references to a Person shall include such Person's successors and permitted assignees or transferees;
 - (c) reference to this Deed or to any other agreement or Deed or other instrument shall be construed as a reference to such agreement, Deed, Indenture or other instrument as the same may from time to time be amended, varied, supplemented or novated; and
 - (f) References in this Deed to assets, both movable and immovable, tangible and intangible, revenues and receivables shall be construed as a reference to assets, both movable and immovable, tangible and intangible, revenues and receivables of the Mortgagor relating to the Mortgaged Properties.

2. LOAN, REPAYMENT AND INTEREST

In pursuance of the terms and conditions of the Loan Agreement and in consideration of the Loan granted/ agreed to be granted by the Lender to the Mortgagor, the Mortgagor, hereby, covenants to the Lender that the Mortgagor shall comply with all its obligations and shall repay the Outstanding Dues thereof to the Lender in the manner mentioned in the Loan Agreement, as amended from time to time, with all interest, additional/ penal interest and compound interest at the agreed rates and rests and all costs, charges and expenses.

3. GRANT AND TRANSFER

- 3.1. In consideration of the Loan granted/ agreed to be granted by the Lender to the Mortgagor in the manner and on the conditions set out in the Loan Agreement, and as security for the due repayment of the Outstanding Dues, including but not limited to the costs, legal expenses, if any, of preserving the securities and/or enforcement thereof, incurred by the Lender in the performance of their duties and obligations under this Deed, and all interest, premium on prepayment, liquidated damages, costs, charges and expenses and all other monies payable in respect thereof, the Mortgagor doth hereby grants, conveys, assigns, assures and transfers as and by way of exclusive first charge unto the Lender, as security, all the right, title, interest, benefits and claims whatsoever of the Mortgagor, in to or in respect of the Mortgaged Properties, to have and to hold all and singular the Mortgaged Properties unto and to the use of the Lender, subject to the powers and provisions herein contained.
- 3.2. If the Lender has any reason to believe that at any time during the subsistence of these presents, the security provided by the Mortgagor has become inadequate to cover the balance of the Outstanding Dues, then upon the Lender notifying the Mortgagor to that effect, the Mortgagor shall provide and furnish to the Lender to

[Handwritten signature]



No 28219 | 9 | 28
AHD-6/NRD
2026

its satisfaction additional security as may be acceptable to the Lender to cover such deficiency.

4. SECURITY

4.1. Continuing Security

The Security Interest created by or pursuant to this Deed is a continuing security and shall remain in full force and effect, notwithstanding any intermediate payment or settlement of any account or other matter or thing whatsoever and in particular the intermediate satisfaction by the Mortgagor of any part of the Loan and is in addition, and without prejudice to any other security, guarantees, liens, indemnities or other right or remedy which the Lender may now or hereafter hold as security for the Loan sanctioned previously or any part thereof. The Security Interest created hereunder may be enforced against the Mortgagor without first having recourse to any other rights of the Lender.

4.2. Other Security

This security is in addition to, and shall neither be merged in, nor in any way exclude or prejudice, or be affected by any other security interest, right of recourse or other right whatsoever (or the invalidity thereof) which the Lender may now or at any time hereafter hold or have (or would apart from this security hold or have) as regards the Mortgagor or any other Person in respect of the Loan sanctioned by the Lender and availed/ to be availed by the Mortgagor.

Avoidance of Payments

If any amount paid by the Mortgagor in respect of the Loan sanctioned by the Lender is avoided or set aside on the liquidation or administration of the Mortgagor or otherwise, then for the purposes of this Deed, such amount shall not be considered to have been paid.

5. FURTHER ACQUISITION AND EASEMENTS

5.1. The Mortgagor hereby covenants with the Lender that the Mortgagor shall, so long as the Outstanding Dues remains outstanding, promptly upon acquisition of any other immovable property inform the Lender and as soon as practicable thereafter at its own expense without any demand on the part of the Lender grant, convey, transfer, assign, secure and charge on the terms of these presents unto the Lender to and for the benefit of the Lender by way of a first charge and as and by way of additional security such after acquired property or properties, rights and benefits in such property according to their respective tenures, and pending formal execution by the Mortgagor of assurances by way of additional security in favour of the Lender for the benefit of the Lender and such after acquired property or properties shall be deemed to have always been comprised in these presents.

5.2. Any buildings and structures, machinery, plant, equipment, fixtures, articles and things 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 any buildings or structures now standing or hereafter to be erected on the Mortgaged Properties and/or any part thereof respectively whether in substitution or replacement of or in addition to any buildings and structures, machinery and plant, equipment, fixtures, articles and things now standing or being fixed or attached or used or intended to be used in connection with the business of the Mortgagor or otherwise shall be included in the present security and be subject to the trusts, provisions and covenants in these presents contained and the Mortgagor shall at its own costs forthwith vest the same with the Lender by way of continuing security by way of exclusive first charge subject to the powers and provisions contained in the Loan Agreement.

5.3. For the consideration aforesaid the Mortgagor doth hereby irrevocably grant full and free rights and liberty in the Mortgaged Properties as and by way of easement to pass, re-pass and have unfettered access at all times, for the purposes permitted under the Loan Agreement, to the Lender over the vacant lands, hereditaments and Mortgaged Properties or any part thereof mortgaged and charged by these presents in



[Handwritten signatures]



AHD-6/NRD

No 28219 | 6 | 28

2026

common with all other Persons entitled to like rights at all time thereafter.

6. **PROVISION FOR REDEMPTION/ RECONVEYANCE**

In the event, the Mortgagor duly pays to the Lender the Outstanding Dues, the Lender, upon the request and at the costs of the Mortgagor, subject however to prior written confirmation of the Lender, release unto the Mortgagor all and singular the Mortgaged Properties expressed to be, hereby granted, conveyed, assured, transferred, assigned or charged or any other assets which may be comprised in these presents.

7. **DECLARATIONS, REPRESENTATIONS AND WARRANTIES**

7.1. The Mortgagor acknowledges that the Lender has entered into this Deed on the basis of and in full reliance on the representations and warranties made herein.

The Mortgagor further declares, represents and warrants that :

7.2.1. The Mortgagor is legally possessed of power to borrow and to execute, deliver and perform the terms and provisions of this Deed and has taken all necessary action to borrow and to authorise the execution, delivery and performance of this Deed;

7.2.2. This Deed when executed and delivered will constitute a valid and legally binding obligation enforceable in accordance with its terms;

7.2.3. The Mortgagor is lawfully possessed of the Mortgaged Properties;

7.2.4. The Mortgagor and/or all other Persons lawfully or equitably claiming or entitled to claim any estate, right, title or interest into or upon the Mortgaged Properties or any part thereof respectively shall and will from time to time and at all times at the cost of the Mortgagor 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 unto and to the use of the Lender as may be reasonably required by the Lender; and

7.2.5. The provisions of this Deed are effective to create in favour of the Lender a legal, valid and enforceable Security Interest on the Mortgaged Properties, on which the Mortgagor purports to grant Security Interest pursuant hereto and all necessary and appropriate recordings and filings will be made promptly after the execution of this Deed in all appropriate public offices, and all other necessary and appropriate action will be taken so that as soon as this Deed has been so recorded and filed it will create an effective Security Interest on all right, title, estate and interest of the Mortgagor in the Mortgaged Properties, assets and revenues of the Mortgagor covered thereby, and all necessary and appropriate clearances and consents to the creation, effectiveness, priority and enforcement of such Security Interest have been obtained from concerned Parties and relevant Governmental Authorities.

8. **FURTHER ASSURANCES**

8.1. **General Covenant**

The Mortgagor, hereby, covenants and undertakes, from time to time and at all times, whether before or after the Security Interest constituted hereunder shall have become enforceable, to execute and do, at its own expenses, all such mortgages, charges, transfers, assignments, deeds, assurances, documents, agreements, instruments, acts, matters and things in such form and otherwise as they may reasonably require for perfecting and protecting the Security Interest intended to be hereby constituted or for facilitating the realisation thereof or otherwise in relation to enforcing the same or exercising any of the rights and authorities of the Lender hereunder, including, without limitation, for further charging the Mortgaged Properties in order to further secure the Loan, for perfecting any such assignment contemplated herein, for protecting the Lender's interest in the Mortgaged Properties, for effecting or facilitating the exercise by the Lender of its powers, authority



[Handwritten signatures]

AHD-6/NRD
No 28219 8 28
2026

and discretion hereby or by statute conferred on it or any receiver, or otherwise for enforcing the terms of this Deed, and shall from time to time when so reasonably required by the Lender produce to or deposit with the Lender during the continuance of the Security Interest created hereunder all deeds and documents of title relating to the Mortgaged Properties or any of them.

8.2. Specific Actions

Without limiting the generality of Clause 8.1 of this Deed, the Mortgagor will, subject to any limitations which are imposed by Applicable Law and are not waivable by contract, promptly upon receiving a request from the Lender execute all transfers, conveyance, assignments, assurances and other instruments of security whatsoever and give all notices, orders, instructions and directions whatsoever which the Lender may reasonably require.



COVENANTS

In addition to any other covenants, provided in this Deed, subject to the terms of the Applicable Law, the Mortgagor doth, hereby further covenant that:

9.1.1. The Mortgagor is empowered to grant, convey, assign, transfer and assure the Mortgaged Properties in this Deed, in the manner aforesaid.

9.1.2. The Mortgagor shall observe and perform each of the covenants set forth in the Loan Agreement which covenants are hereby deemed to be incorporated herein by this reference and made a part of this Deed for the benefit of the Lender as if such covenants and other relevant provisions were set forth in full herein.

9.1.3. In consideration of the premises, the Mortgagor doth, hereby, irrevocably grant full and free right and liberty as and by way of easement to pass, repass and have unfettered access at all times, to the Lender and its successors-in-title over such land comprised in the Mortgaged Properties or any part thereof in common with all persons entitled to like right at all time thereafter.

9.1.4. Entry and Possession

If any Event of Default occurs and is continuing, then and in any such case it shall be lawful for the Lender to enter into and take possession of the Mortgaged Properties and thenceforth the Mortgagor shall take no action inconsistent with or prejudicial to the right of the Lender and for the benefit of the Lender to quietly possess, use and enjoy the same and to receive the income, profits and benefits thereof without interruption or hindrance by the Mortgagor and upon the taking of such action, the Lender shall be freed and discharged from or otherwise by the Mortgagor well and sufficiently saved and kept harmless and indemnified of, from and against all former and other estates, title, claims, demands and encumbrances whatsoever;

9.1.5. Further Assurance

If any Event of Default occurs and is continuing, the Mortgagor shall and will, at the cost of the Mortgagor, execute, make and do or cause and procure to be executed, made and done every such reasonable assurance, act and thing for further and more perfectly assuring all or any of the Mortgaged Properties unto and to the use of the Lender as shall be required under the Loan Agreement. Additionally, the Mortgagor, agrees to use its reasonable efforts to ensure that all other Persons lawfully or equitably claiming or being entitled to claim any estate, right, title or interest in, to or upon the Mortgaged Properties or any of them or any parts thereof, respectively shall and will, at the cost of the Mortgagor, execute, make and do or cause and procure to be executed, made and done every such reasonable assurance, act and thing for further and more perfectly assuring all or any of the Mortgaged Properties unto and to the use of the Lender as shall be reasonably required to the extent required under the Loan Agreement.

[Handwritten signatures]



AHD-6/NRD
No 28219 0/28
2026

9.1.6. Payment of all Taxes and Rates

The Mortgagor, shall at all times during the continuance of this Deed and the security, hereby, created, duly and punctually pay any rents, rates, cesses, taxes, which become lawfully payable by the Mortgagor in respect of the Mortgaged Properties or any part thereof or the carrying out by the Mortgagor 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 taxes lawfully payable by the Mortgagor *pari passu* with or in priority to the Security Interest created hereunder and shall punctually discharge all security interest and other encumbrances which by the general law are lawfully payable by the Mortgagor and would or might come to rank *pari passu* with or in priority to the Security Interest created hereunder.

9.1.7. Maintenance of Mortgaged Properties

The Mortgagor shall at all times and at its own cost and expense keep and maintain and keep maintained the Mortgaged Properties or any part thereof 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 Lender of any notice of defect or warrant of repair given pursuant to Clause 9.1.8 below, repair and make good the same to the reasonable satisfaction of the Lender.

9.1.8. Inspection and Repairs

The Mortgagor shall permit the Lender and its representatives, servants and agents either alone or with workmen and others from time to time and at all reasonable times to enter into and upon the Mortgaged Properties, subject to the reasonable rules for safety and security promulgated, from time to time, by the Mortgagor, and upon reasonable notice to the Mortgagor, to inspect the same and if there shall be any want of repair thereof or if the Lender in its reasonable discretion considers any other works, matters or things are required to be done in order to preserve the Security Interest hereunder, then the Lender shall give notice thereof to the Mortgagor calling upon the Mortgagor to repair or replace the same. Upon the Mortgagor failure to do so within a reasonable period after receipt of such notice, it shall be lawful for but not obligatory upon the Lender to repair or replace the same or any part thereof at the expense of the Mortgagor.

9.1.9. Insurance

(i) Subject to the rights of the Lender, the Mortgagor shall insure and keep insured the Mortgaged Properties, if applicable and whenever required in accordance with the provisions of the Loan Agreement or any other agreement as may be entered/ have been entered into amongst the Parties, in relation to the Loan and the Mortgagor shall duly pay all premia or other sums payable for that purpose and effect renewal of such insurance and endorse the insurance policy in favour of the Lender, and deliver to and keep deposited with the Lender copy of the same and the following:

- (A) within 30 (thirty) days after any insurance contract is issued to the Mortgagor, a copy of that insurance contract, incorporating any loss payee provisions as may be required by the Lender;
- (B) within 30 (thirty) days after renewal of any insurance contract (or, for insurance with multiple renewal dates, within 30 (thirty) days after renewal of the policy on the principal asset), a certificate of renewal from the Mortgagor's insurer confirming the renewal period, the premium, the amounts insured for each asset or item and any changes in terms or conditions from the policy's issue date or last renewal and confirmation from the insurer that provisions naming the Lender as loss payee or assignee remain in effect;

[Handwritten signatures]



AHD-6/NRD

No 28219 07/28

2026

- (C) any other information or documents on each insurance contract which the Lender may require; and
- (D) an assignment of insurances executed and delivered assigning to the Lender certain rights in and to the Mortgagor insurance contracts in such form as may be acceptable to the Lender;

and all monies to be received under such insurance contracts and policies for better securing the Outstanding Dues, the payment of all monies hereby secured.

In case the Mortgagor neglects/ fails to keep the Mortgaged Properties or any part thereof in good and substantial repair and working order or to pay the rents, rates, cesses, taxes, assessments, outgoing, dues and duties or to insure the same as aforesaid or to effect or to keep up such insurance as aforesaid and pay the renewal premia thereof in the manner aforesaid then and in such case, it shall be lawful for but not obligatory upon the Lender to repair and keep in working order the Mortgaged Properties or any part thereof and pay any such rents, rates, cesses, taxes, assessments, outgoing, dues and duties and insure and keep insured all and singular the Mortgaged Properties on the basis of their original cost subject to replacement cost or such other basis satisfactory to the Lender and for such time as the Lender may think proper and pay the renewal premia therefor and all monies, premia, costs, and charges of such repair and payment of such rents, rates, taxes, cesses, assessments, outgoing, dues and duties and the making and continuing of such insurance by the Lender as aforesaid, and the payment of renewal premia thereof shall also be secured by this Deed and further all sums of moneys received under or by virtue of any such insurance shall at the option of the Lender either be forthwith applied to the extent of the monies received in or towards substantially rebuilding, reinstating and repairing the Mortgaged Properties or in or towards the repayment of the Loan and all interest and other monies for the time being remaining due under the security of this Deed. The Mortgagor shall on demand repay to the Lender any sum expended by the Lender for the above purposes or any of them with interest at the applicable rate from the time of the same respectively having been expended and until such payment, the same shall be a charge upon the Mortgaged Properties in priority to the mortgage, hypothecation and charge hereunder securing the Loan.

- (ii) Unless the Lender otherwise agrees, the Mortgagor shall:
 - (a) not vary, rescind, terminate, cancel or cause a material change to any insurance contract and give the Lender at least 45 (forty-five) days notice of any proposal to take any such actions; and
 - (b) as soon as possible, notify the Lender of any event entitling the Mortgagor to claim under any one or more insurance contracts and policies maintained by it.

9.2. The Mortgagor does hereby further covenant that it will not without prior approval of the Lender in writing:

- (a) create or permit to exist any other Security Interest on the Mortgaged Properties or any portion thereof; or
- (b) except as otherwise expressly provided in this Deed or in the Loan Agreement, sell, agree to sell, transfer, lease or otherwise dispose of all or a part of the Mortgaged Properties (whether in a single transaction or in a series of transactions, related or otherwise).

10. UNDERTAKINGS

10.1. The Mortgagor undertakes and agrees with the Lender that, throughout the continuance of this Deed and so long as the Outstanding Dues or any part thereof remains owing, the Mortgagor will, unless the Lender otherwise agrees:



[Handwritten signatures]



AHD-6/NRD
No 28219 | 10 | 28.4
2026

- (a) except as expressly otherwise permitted by the Loan Agreement punctually pay all rents, rates, taxes, duties, premia and outgoings in connection with any part of the Mortgaged Properties so as to keep the same free from any other Security Interest, other than the Security Interest created hereunder;
- (b) if any penalty or legal costs or any other charges are paid for the stamping and registration of this Deed or any supplement or addition thereto or any other additional security documents by the Lender, the Mortgagor will pay to the Lender the amount thereof with interest as aforesaid from the date of payment by the Lender until the date of repayment by the Mortgagor; and
- (c) to deliver to the Lender certified copies of the receipts evidencing payment of stamp duty and other charges in connection with the stamping and registration of this Deed.

11. FAILURE TO PAY

It is hereby agreed and declared that if upon the occurrence of an Event of Default of the Mortgagor failing to pay to the Lender, the Outstanding Dues or any part thereof in the manner provided herein or in the Loan Agreement, then and in that event the Mortgaged Properties hereby granted, conveyed, assured, assigned, transferred and charged or expressed so to be shall not be redeemed or be redeemable by the Mortgagor or any other person or persons interested in the equity of redemption thereof at any time thereafter and the Lender shall be entitled to refuse to accept payment of the Outstanding Dues unless the Mortgagor or such Person or persons shall have given to the Lender one (1) months' previous notice in writing making an appointment to pay off the Outstanding Dues on any working day during banking hours and shall pay the same accordingly and in conformity with such notice on such appointed day or unless and in the alternative and in default or in lieu of such notice the Mortgagor or such Person or Persons shall pay to the Lender in addition to the Outstanding Dues and at the same time a further sum equivalent to one months' interest on the Outstanding Dues at the respective agreed rates as aforesaid and every failure on the part of the Mortgagor or such Person or Persons to pay off the Outstanding Dues strictly in accordance with such notice as aforesaid and on the day thereby appointed shall entitle the Lender to a fresh notice of the same part of the default thereof or to one months' further interest at the rate aforesaid.

12. ENFORCEMENT

12.1. The Security Interest created hereunder in favour of the Lender shall become enforceable by the Lender upon the occurrence of an Event of Default.

12.2. General Enforcement Powers: At any time after the security shall have become enforceable pursuant to the terms of any of the Loan Agreement, or by the terms of this Deed, the Lender may, without prejudice to any other rights it may have and without prior notice to the Mortgagor:

- (a) declare all or part of the Outstanding Dues to be immediately due and payable (or on such dates as the Lender may specify), whereupon they shall become so due and payable;
- (b) 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 whatever as the Lender may consider fit;
- (c) exercise any and all powers which a receiver could exercise hereunder or by Applicable Law;
- (d) 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) and appoint another in place of any receiver, whether such receiver is removed by the Lender or an order of the court or otherwise ceases to be the receiver or one of two or more receivers;

[Handwritten signatures]



AHD-6/NRD
No 28219 \ \ 28.1
2026

- (c) enter into and upon and take possession of the Mortgaged Properties and any future assets comprised in these presents and after the taking of such action the Mortgagor shall take no action inconsistent with or prejudicial to the right of the Lender to quietly possess, use and enjoy the same and to receive the income, profits and benefits thereof without interruption or hindrance by the Lender or by any Person or Persons whomsoever, and upon the taking of such action, the Lender shall be freed and discharged from or otherwise by the Mortgagor well and sufficiently saved and kept harmless and indemnified of, from and against all former and other estates, titles, claims, demands and encumbrances whatsoever; and/or
- (f) take all such other action expressly or impliedly permitted under this Deed or under the Applicable Law.

13. **EXPENSES**

All expenses incurred by the Lender after an Event of Default has occurred in connection with preservation of the Mortgaged Properties (whether then or thereafter existing) and collection of amounts due to the Lender shall be payable by the Mortgagor and shall stand secured under these presents.

POWER WITHOUT INTERVENTION OF COURT

PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED as follows: -

Subject to applicable law, following the happening of an Event of Default, it shall be lawful for the Lender at any time without any further consent of the Mortgagor, to sell, assign or concur with any other Person in selling, assigning the Mortgaged Properties and any future assets comprised under the present security or any part thereof either by public auction or private contract, including the land, 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 Lender may deem proper, with power to buy or obtain assignment of the Mortgaged Properties at any sale and to resell or reassign the Mortgaged Properties at any sale by auction or to rescind or vary any contract for sale and to resell or reassign 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 the Mortgaged Properties without the intervention of the Court within the meaning of Section 69 of Transfer of Property Act ("Act");

- (b) the power of sale and/or assignment hereinbefore contained shall not be exercised by the Lender unless and until: -
- (i) default have been made by the Mortgagor in payment of any Outstanding Dues and/or principal or part thereof 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 Act, requiring the payment of such amounts principal or any part thereof as may for the time being be due shall have been served on the Mortgagor; or
- (ii) interest on the Outstanding Dues amounting at least to Rs. 500 (Rupees Five Hundred Only) shall be in arrears and remain unpaid for three months after becoming due;
- (c) No purchaser or other person dealing with the Lender 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 sub-clause (b) has 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



AHD-6/NRD
No 28219 | 28 | 1
2026

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 Mortgagor in respect of any breach of any of the clauses or provisions hereinbefore contained or of any impropriety or irregularity whatsoever in any such sale and/or assignment shall be in damages only;

- (d) All other provisions and trusts ancillary to the power of sale which are contained in Section 69 of the Act shall apply to this security as if the same were incorporated herein; and
- (e) Upon any such sale /assignment as aforesaid the receipt by the Lender for the purchase money shall effectually discharge the purchasers or purchaser therefrom and from being concerned to see to the application thereof or being answerable for the loss or misapplication thereof.



TRANSFER OF PROPERTY ACT, 1882

Section 67A of the Act

The provisions of Section 67-A of the Act, shall not apply to these presents and the Lender, notwithstanding that the Lender may hold two or more mortgages executed by the Mortgagor including these presents, in respect of which the Lender has the right to obtain the kind of decrees under Section 67 of the Act and shall be entitled to sue and obtain such decree on any of such mortgages without being bound to sue on all such mortgages in respect of which the mortgage moneys shall have become due.

(b) Continued Possession

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

(c) Section 65A of the Act

The Mortgagor shall while in lawful possession of the Mortgaged Properties have no power to make leases thereof, save and except in pursuance of the terms of the Loan Agreement and with the consent in writing of the Lender first having been obtained (which the Lender shall not be bound to give) on such terms and conditions as the Lender shall in their absolute discretion consider fit and the provisions of Section 65A of the Act, shall not apply.

(d) Proceeds of the Mortgaged Properties

The Lender shall not be liable to make any payment to the Mortgagor from (i) the income and proceeds from the Mortgaged Properties except to the extent that the Lender shall have received income or proceeds from the Mortgaged Properties to make such payments in accordance with the terms and provisions hereof, or (ii) the income and proceeds from any other security except to the extent that the Lender shall have received income or proceeds of such security.

16. APPOINTMENT OF RECEIVER

- 16.1. Subject to the observance of such restrictions as may be imposed by Section 69A of the Act, or any other applicable statutory provisions, the Lender at any time after the security hereby constituted shall have become enforceable may by writing appoint as receiver of the Mortgaged Properties or any part thereof one or more Persons, entities or any authorised officer or officers of such Person and may remove any receiver so appointed and appoint another in his stead.

[Handwritten signature]



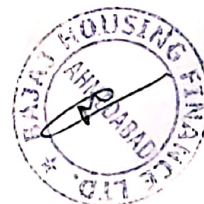
AHD-6/NRD
No 28219 | 28 |
2026

16.2. Status, Powers and Remuneration of Receiver

- (a) Appointment of any receiver may be made either before or after the Lender have entered into or taken possession of the Mortgaged Properties;
- (b) Such receiver may, from time to time, be invested with such of the rights, powers, authorities and discretions exercisable by the Lender set forth herein or under Applicable Law or as the Lender may think expedient including the following rights, powers and authorities:-
 - (i) to enter upon or take possession of, collect, and get in all or any part of the Mortgaged Properties and for that purpose to take any proceedings and enforce any order or judgement in the name of the Mortgagor or otherwise as the receiver shall consider fit;
 - (ii) to manage or carry on or concur in carrying on the business of the Mortgagor as the receiver shall consider fit, in each case, without being responsible or liable for any loss or damage caused by the negligence or wilful default of the receiver;
 - (iii) to make any arrangement or compromise between the Mortgagor and any other Person or pay any compensation or incur any obligation which the Lender or the receiver shall consider fit;
 - (iv) for the purpose of exercising any of the powers, authorities and discretions conferred on it by this Deed and/or defraying any costs or expenses which may be incurred by it in the exercise thereof or for any other purpose, to borrow moneys on the security of the Mortgaged Properties on such terms (with or without security) as the receiver or the Lender shall consider fit and so that, with the prior written consent of the Lender, any such security may be or include a charge on the whole or any part of the Mortgaged Properties ranking wholly or partly in priority to or *pari passu* with the security created hereunder;
 - (v) to assign, sell, lease, license, grant options to sell, deal with or manage or concur in assigning, selling, leasing, licensing, granting options to sell, dealing with or managing and to vary, terminate or accept surrenders of leases, licenses or tenancies of or otherwise dispose of any part of the Mortgaged Properties in such manner and generally on such terms and conditions as the Lender or the receiver shall consider fit and to carry any such transactions into effect in the name of and on behalf of the Mortgagor or otherwise;
 - (vi) to make, effect and do all maintenance, repairs, developments, reconstructions, improvements, furnishings, equipment, insurances, alterations or additions to or in respect of the Mortgaged Properties and maintain, renew, take out or increase insurances in the interest of the Lender for maintaining the value of the Mortgaged Properties, in every such case as the Lender or the receiver shall consider fit;
 - (vii) to obtain all clearances, 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 Deed or otherwise as the Lender or receiver shall consider fit;
 - (viii) to redeem any prior encumbrance and settle and pass the accounts of the encumbrances so that any accounts so settled and passed shall (subject to any manifest error) be conclusive and binding on the Mortgagor and the money so paid shall be deemed to be an expense properly incurred by the receiver;
 - (ix) 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 Mortgagor or relating in any way to the Mortgaged Properties or any part thereof;
 - (x) 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;



Signature *Signature*



AHD-6/NRD

No 28219 28

2020

- (xi) to exercise all such other power and authority as the Lender shall exercise in relation to the security expressed to be created hereunder confer any powers and authorities which it could give if it were an absolute beneficial owner thereof; and
- (xii) in the exercise of any of the above powers, to expend such sums as the receiver may think fit and the Mortgagor shall forthwith on demand repay to the receiver all sums so expended together with interest thereon from time to time, and until such repayment, such sums, together with such interest, shall be secured by this Deed.
- (c) Unless otherwise directed by the Lender such receiver may exercise all the rights, powers, authorities and discretion's herein or by Applicable Law vested in the Lender;
- (d) Such receiver shall exercise its powers, authorities and discretion from time to time in accordance with instructions made and given by the Lender;
- (e) Subject to the provisions of Section 69A of the Act, the Lender may from time to time fix the remuneration of such receiver and may direct payment thereof out of the Mortgaged Properties;
- (f) The Lender 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, but the Lender shall not be bound in any case to require any such security;
- (g) The Lender shall be in no way responsible for any misconduct, misfeasance, malfeasance or negligence on the part of any such receiver and shall be in no way liable for or in respect of any debts or other liabilities incurred by any such receiver whether the Mortgagor shall or shall not be in liquidation;
- Every receiver appointed under the provisions hereof shall be deemed to be the agent of the Mortgagor and the Mortgagor shall be solely responsible for such receiver's acts and defaults and for his remuneration; and
- (i) 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 Lender.

17. NOT MORTGAGEE-IN-POSSESSION

Without prejudice to the generality of Section 23 of the Act the Mortgagor does hereby expressly agree with the Lender that neither the Lender nor any receiver appointed as aforesaid shall, by reason of the Lender or such receiver entering into or taking possession of the Mortgaged Properties or any part thereof, be liable to the Mortgagor 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.

18. PROTECTION OF LENDER AND RECEIVER: LIMITATION OF LIABILITY

Neither the Lender nor any receiver shall be liable in respect of any loss or damage which arises out of the attempted or purported exercise of nor the failure to exercise any of their respective rights, powers, authorities, discretion's and trusts that may be vested in the Lender.

19. STAMP DUTY AND REIMBURSEMENT OF EXPENSES

- 19.1. The Mortgagor shall pay all stamp duty, other duties, Taxes, fees, penalties or other charges payable on or in connection with the execution, issue, delivery, registration of this Deed and any document, act and registration performed pursuant hereto. If the Mortgagor fails to pay the stamp duty, other duties, Taxes, fees, penalties or other charges payable hereinabove, then the Lender may (but is not obligated to) pay such



[Signature]

[Signature]



AHD-6/NRD
No 28219 | 28
2026

amounts, on behalf of the Mortgagor. Any money paid by the Lender as aforesaid, shall constitute a part of the Outstanding Dues.

- 19.2. All costs, expenses, charges and fees paid or incurred by the Lender in the exercise of any of the rights, remedies or powers granted hereunder, including without limitation, for payment of any costs, expenses, charges or fees shall be for the account of the Mortgagor and the Mortgagor undertakes promptly on demand to pay the same or, as the case may be to reimburse the Lender for any such monies paid by the Lender with interest thereon from the date the Mortgagor receives notice thereof from the Lender until reimbursed by the Mortgagor, and all such sums and costs shall be added to the Outstanding and be secured under these presents.

20. **INDEMNITY**

The Mortgagor shall indemnify the Lender and/or its Affiliates, on demand, notwithstanding the completion of the transactions contemplated herein, against any cost, loss, Taxes, damages, penalties, claims, actions, judgments, suits, outstanding due to or liability, including legal fees and out of pocket expenses incurred by the Lender and/or their Affiliates, as a result of acting or relying on any notice, request or instruction from the Lender which it reasonably believes to be genuine, correct and appropriately authorised or taking, holding, protecting or enforcing any Security Interest created in favour of the Lender or misrepresentation, breach of promise, etc.; or exercising any of the rights, powers, discretions or remedies vested under the Deed or by applicable Law.

21. **ATTORNEY**

The Mortgagor shall duly appoint Lender as well as each receiver to be appointed under these presents as its true and lawful attorney to do and execute for and in the name and on behalf of the Mortgagor and where the Mortgagor is more than one individual, jointly and severally, all or any of the acts, deeds and things, specified therein. The Mortgagor shall execute such Power of Attorney as may be required to implement aforesaid attorney privileges.

22. **GOVERNING LAW**

The validity, interpretation, implementation and resolution of disputes arising out of or in connection with this Deed shall be governed by Indian law.

23. **DISPUTE RESOLUTION**

24.1 **SARFAESI**

Notwithstanding anything to the contrary in this Agreement, the Lender reserves the right to initiate action and/or proceed to invoke the security for recovery of its dues under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI") and rules and regulations made thereunder together with its amendments from time to time and/or any other debt recovery laws available to the Lender from time to time.

24. **MISCELLANEOUS**

- 24.1. The Lender shall not have any legal title to any part of the Mortgaged Properties; provided however, that the Lender shall have a beneficial interest in the Mortgaged Properties. No transfer, by operation of Applicable Law or otherwise, of any estate, right, title or interest of the Lender in and to the Mortgaged Properties or hereunder shall operate to terminate the trusts hereunder or entitle any successor or assignee of the Lender to an accounting or to the transfer to it of legal title to any part of the Mortgaged Properties.
- 24.2. Nothing in this Deed, whether express or implied, shall be construed to give to any Person other than the Lender any legal or equitable right, remedy or claim under or in respect of this Deed, or in the Mortgaged

AHD-6/NRD

No 28219 / 16 28-1

2026

Properties, except as expressly provided in this Deed, any covenants, conditions or provisions contained herein, all of which are, and shall be construed to be, for the sole and exclusive benefit of the Lender.

24.3. Any notice to be given to the Mortgagor in respect of this Deed shall be deemed to have been validly given if served on the Mortgagor or sent by courier or left at the address of the Mortgagor stated in Schedule I hereto or at the Mortgagor existing or last known business or private address. Any such notice sent by courier shall be deemed to have been received by the Mortgagor within 48 (forty eight) hours from the time of its posting.

24.4. This Deed shall inure for the benefit of the Lender's successors and assigns, and shall be binding on the Mortgagor, his / her estate, effects, successors, legal heirs, legal representatives and permitted assignees, including (i) partners of the Mortgagor where the Mortgagor is a partnership firm, and each of the partners respective heirs, executors, administrators, representatives, successors and permitted assigns; (ii) proprietor(ess) of the Mortgagor where the Mortgagor is a sole proprietorship firm their/her heirs, executors, administrators, representatives, successors and permitted assigns.

course of dealing or waiver by the Mortgagor in connection with any condition precedent under this Deed shall impair any right, power or remedy of the Lender with respect to any other condition, or be construed to be an absolute waiver thereof. Unless otherwise notified to the Mortgagor by the Lender and without prejudice to the Lender's right in general, the right of the Lender to require compliance with any condition under this Deed or which may be waived by the Lender is expressly preserved for the Lender and may be required to be performed at a future date.

24.6. If any provision of this Deed is held to be illegal, invalid, or unenforceable under the Applicable Law, and if the rights or obligations of the Parties under this Deed will not be materially and adversely affected thereby: (a) such provision will be fully severable; (b) this Deed will be construed and enforced as if such illegal, invalid, or unenforceable provision had never comprised a part hereof; and (c) the remaining provisions of the Deed will remain in full force and effect and will not be affected by the illegal, invalid, or unenforceable provision or by its severance herefrom.

SCHEDULE I

1.	Date and Place of the execution of this Deed	Date: 29/08 / 2026 Place: Ahmedabad
2.	Name and address of the Mortgagor(s)	1. Parikshit Nayanji Parmar 2. Nayankumar Arajani Parmar Address - 38, Dharnidhar Bunglows, Tran Hanuman Mandir Road, Deesa, Banaskantha, Gujarat-385535
3.	Details of Loan Agreement	Date: 17-07-2026 Place: AHMEDABAD
4.	Loan Amount	Rs. 75,42,450/- (Rupees Seventy Five Lakh Forty Two Thousand Four Hundred Fifty only)





AHD-6/NRD

No 28219

28

2026

5.	Details of Outstanding Dues	All the amounts outstanding and payable to the Lender, pursuant to the terms of the Loan Agreement and/or any other Loan Documents, including but not limited to (a) the Loan Amount; (b) the Interest on the Loan Amount; (c) the Penal Interest; (d) all other obligations and liabilities of the Borrower, indemnities, liquidated damages, costs, charges, expenses and other fees and interest incurred under, arising out of or in connection with this Agreement and/or any other Loan Documents; and (e) any and all expenses or sum incurred by the Lender for the enforcement of and collection of any amounts due under this Agreement and/or any other Loan Documents, including expenses of enforcement and realization;
----	-----------------------------	---

SCHEDULE II

DETAIL OF MORTGAGE PROPERTIES

Share and parcel of Non-Agriculture Residential Property bearing Flat No. 1302, on 13th Floor, in Block B, Total Carpet area Admeasuring 84.19 Sq. Mtrs., Carpet area Admeasuring 81.45 Sq. Mtrs., Wash area Admeasuring 2.74 Sq. Mtrs., along with undivided share of land admeasuring 26.35 Sq. Mtrs., in the scheme known as "SAMPAD PRIMERO," situated Revenue Survey No. 24/1 of F.P. Scheme No. 47(Koteshwar-Motera) of F.P. no. 13/1+14/2, Sub Plot No. {13/1+14/2}/2, Mouje : Motera, Taluka: Sabarmati, in the Registration District Ahmedabad and Sub District – Ahmedabad-6 (Naroda).

Bounded By:-

On the East By : Flat No.B-1303
On the West By : Society Internal Road
On the North By : Society Internal Road
On the South By : Flat No.B-1301

Sanjiv

[Signature]



AHD-6/NRD

28 2 19

28

2026

LIST OF TITLE DOCUMENTS DEPOSITED WITH THE LENDER

1. Original Registered Sale Deed Sr no.26284 dt 12-08-2026 executed by Sampad Projects, a partnership firm in favor of Parikshit Nayanji Parmar and Nayankumar Arajaji Parmar with RR.

WITNESS WHEREOF the Parties have caused these presents to be executed by its duly
Authorized Officer the day and year first hereinabove written.

AND DELIVERED by

Parikshit Nayanji Parmar

Nayankumar Arajaji Parmar

In the presence of

1. શ્રીમતી રાજીવબેન રાજીવભાઈ

2. યજ્ઞેશ્વર

AHD-6/NRD

28/08/2026

28/08/2026

2026



ભારત સરકાર
Government of India



પરમાર પરીક્ષિત નાયબજી
Parmar Parikshit Nayabji
જન્મ તારીખ/DOB: 25/11/1997
પુરુષ/ MALE



~~9995 4258~~ 7745

VID: 9126 6081 5069 1311

મારો આધાર, મારી ઓળખ



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું :
S/O નયનભાઈ અરજણજી પરમાર, ૩૮, ઘરણીઘર,
બંગલોઝ, ત્રણ હનુમાન મંદિર રોડ, ડીસા, બનાસકાંઠા,
ગુજરાત - ૩૮૫૫૩૫

Address:
S/O Nayanbhai Arajanji Parmar, 38,
dharnidhar bungalows, tran hanuman
mandir road, Deesa, Banas Kantha,
Gujarat - 385535



QR Code with Photograph

~~9995 4258~~ 7745

VID: 9126 6081 5069 1311

Parikshit

AHD-6/NRD

№ 28-219-16-28



ભારત સરકાર
Government of India

2026



નયનકુમાર અરજણી પરમાર
Nayankumar Arajanji Parmar
જન્મ તારીખ/DOB: 05/11/1968
પુરુષ/ MALE



~~5333 4333~~ 3153

VID: 9191 8453 0596 0983

મારો આધાર, મારી ઓળખ



ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

સરનામું :
S/O અરજણી ધનજીભાઈ પરમાર, ૩૮, ધરણીધર
બંગલોઝ, ત્રણ હનુમાન મંદિર રોડ, કીસા, બનાસકાંઠા,
ગુજરાત - 385535

Address:
S/O Arajanji Dhanjibhai Parmar, 38,
dhamidhar bungalows, tran hnuman mandir
road, Deesa, Banas Kantha,
Gujarat - 385535



QR Code with Photograph

~~5333 4333~~ 3153

VID: 9191 8453 0596 0983

[Signature]

AHD-6/NRD

28219

281

2026



ભારત સરકાર
Government of India



Issue Date: 24/11/2011



પરમાર શારદાબેન નયનકુમાર
Parmar Sharadaben Nayankumar
જન્મ તારીખ / DOB: 22/06/1974
સ્ત્રી / Female

9325

મારો આધાર, મારી ઓળખ



ભારતીય વિશિષ્ટ ઓળખ પ્રાધિકરણ
Unique Identification Authority of India



Print Date: 23/06/2023

સરનામું: W/O નયનકુમાર અરજણ પરમાર, ૩૮, ધરણીધર બંગ્લો
હનુમાન મંદિર રોડ, ડીસા, બનાસકાંઠા, ગુજરાત, ૩૮૫૫૩૫

Address: W/O Nayankumar Arajanji Parmar,
38, dhamidhar bungalows, tran hnuman
mandir road, Deesa, Banas Kantha, Gujarat,
385535



9325



1947



help@uidai.gov.in



www.uidai.gov.in

૨૧૨૬૧ બેન ૨૦૧૫૨૨



AHD-6/NRD

No 28219 12 281

2026

ભારત સરકાર
Government of Indiaકિરણકુમાર ગણેશજી રાજપુત
Kirankumar Ganeshji Rajput
જન્મ તારીખ/DOB: 22/02/1987
પુરુષ/ MALE

Issue Date: 18/05/2021

~~7233 1006~~ 5550

VID : 9106 8965 1163 3361

મારો આધાર, મારી ઓળખ

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of Indiaસરનામું :
મારુતિ પાર્ક, ત્રણ હનુમાન રોડ, ડીસા, બનાસકાંઠા,
ગુજરાત - 385535Address:
maruti park, tran hanuman road, Deesa,
Banaskantha,
Gujarat - 385535~~7233 1006~~ 5550

VID : 9106 8965 1163 3361

1947
1800 300 1947

help@uidai.gov.in



www.uidai.gov.in

YSCR

To Whomsoever It May Concern

I, Amit Maheshwari, Head - Operations, ("Grantor") of Bajaj Housing Finance Limited ("the Company") have been duly authorized by my Managing Director to grant this authority and I do hereby authorize, Megha Borkar, Working as Manager - Operations, having Employee Id 3101000 place of posting Ahmedabad (hereinafter referred to as "Authorized Representative") to exercise, act, execute and perform all or any of the following acts, deeds and things on behalf of and/or in name of the Company :-Bajaj Housing Finance Limited.

To sign, execute, deliver, accept, any loan applications, loan agreements, amendments thereto, promissory notes, letters of declaration, schedules, various undertakings, loan offer letters, memorandums, transfer forms, pledge deeds, mortgage deeds, hypothecation deeds, release deeds, affidavits, deposit of original title deeds and/or such other related documentations in such forms as the Company may approve in connection with its business on financing options offered for all types loans for Loan Against Property, Home Loans and other loans as the Company may introduce from time to time within overall limit of not more than INR value of Rs. 100000000/- Rupees Ten Crores Only and where necessary to appear and register all such aforementioned documents before any appropriate Registrar/Sub-Registrar of Assurance or any other authority as may be necessary

Notwithstanding anything contained hereinbefore, the said Authorized Representative shall always act within the parameters of the delegation matrix of the Company. The Company does hereby confirm to ratify all acts, deeds and things done by the Authorized Representative by virtue of this authority.

This authorization shall be effective on 25/04/2026 ("Effective Date") and shall remain valid for a period of 1 years from the date of issuance, unless earlier terminated or revoked by the Company or until the cessation of employment of the above Authorized Representative, whichever is earlier. This authority granted shall not be delegated further to any other person or institution by the Authorized Representative.

For Bajaj Housing Finance Limited

Amit Maheshwari
Amit Maheshwari,
Head - Operations & Service
Bajaj Housing Finance Ltd
Date: 20/04/2026



Megha Borkar

EMP ID : 3101000

BAJAJ HOUSING FINANCE LIMITED

BAJAJ HOUSING FINANCE LTD.

www.bajajhousingfinance.in

Corporate Office: Cerebrum IT Park, B2 Building, 5th Floor, Kumer City, Kalyani Nagar, Pune - 411014, Maharashtra
Registered Office: Bajaj Auto Limited Complex, Mumbai - Pune Road, Akurdi, Pune - 411035, Maharashtra

Corporate Identity Number (CIN): L65910PN2008PLC132228

Tel: +91 20718 78060 | Email: bhfiwecare@bajajhousing.co.in

પ્રિન્ટ કર્યા તારીખ 29/08/2026 14:57:06

S.No	Name of the person	Address	Date of birth	Signature
1	MOTERA	Survey No. 24/1, T.P.No.13/1+14/2 (Sub Plot No. {13/1+14/2}/2), Block-B, Flat No.1302, 13th Floor, having Carpet Area 81.45 Sq. Mtr. and Balcony/Wash Area 2.74 Sq. Mtr, with Undivided area 26.35.Sq. Mtr. of the Scheme known as "SAMPAD PRIMERO" Motera, Ahmedabad.,	12/08/2028 12/08/2028	NAYANKUMAR ARAJANJI PARMAR PARMAR PARIKSHIT NAYANJI

	15-08-2026 થી મળેલ છે.
--	------------------------



રેસ્ટોમ્પ	રૂ. 300
નકલ ફી	રૂ. ૨૦

CA. ARUSH SHARMA ની તારીખ 15/08/2026 ની મોડેલી

تلفون نمبر : 80120260683187

ਦਿਤੀਆ : 15/08/2026



AHD-6/NRD

No 28 219

W

2.815

2026

Digitally Signed by :
DS INSPECTOR GENERAL OF REGISTRATION
S.R.O - Ahmedabad-6 Naroda
GOVERNMENT OF GUJARAT
Date: 15-08-2026 11:43:18
AHMEDABAD, GUJARAT



આ નકલ સીરટમ જનરેટ હોવાથી સબજેક્ટનારની સહીની જરૂરિયાત નથી. કોમ્પ્યુટર જનરેટ્ડ અફફમશિકા નં :૨ ની નકલમાં કોઈ ફેરફાર થયેલો કરવા કે ખોટી નકલ બનાવવી ફેજદારી ગુન્હો બને છે.

AHD-6/NRD

No 28219

28/1

સ્થાવર મિલકતના મૂલ્યાંકન માટેનું ગણતરી પત્રક

2026

as per
Guidelines - 2023

મિલકત નંબર / વર્ષ	28219/2026	સર્વે નંબર	0
મિલકત નો પ્રકાર	રહેણાક - ફ્લેટ / એપાર્ટમેન્ટ	ઝોન	MOTERA GAMTAL
અમદાવાદ	AUDA - REVENUE	MOTERA -	
અંકિત જમીન નો દર	31500	જમીન+બાંધકામ માટે નો દર	31500.00
પ્લોટનું ક્ષેત્રફળ	0 @31500 (31500 ના 100%)	જમીનની કિંમત	0

Description	ક્ષેત્રફળ (ચો.મી.)	કિંમત	વર્ષ	ધસારો
-------------	--------------------	-------	------	-------

(1) જમીનની કિંમત	0
(2) બાંધકામની કિંમત	
(3) અન્ય કિંમત	0.00
(4) ધસારો	0.00
(2) + (3) - (4)	0

મિલકતનું મૂલ્યાંકન	0
સહી કર્યા તારીખ	29-08-2026

0
7542500
(1) નિરીક્ષણ કરેલ નથી.
(2) દસ્તાવેજનું વિગતે મૂલ્યાંકન અંદાજેલ છે.
વેચાણ દર રૂ. 7542450
સ્ટેમ્પ ડ્યુટીનો દર(ટકા) 0.35%
વાપરવા પાત્ર સ્ટેમ્પ રૂ. 26398.575
વાપરેલ ડ્યુટી રૂ. 7000/-
ડ્યુટી ચોગ્ય છે.

H.M.Parmar

સબ રજીસ્ટ્રાર

અમદાવાદ-5- નરોડા

AHD-6-NRD

28219

2026

29/08/2026 3:07 PM

Sub No. 28219 Presented of the office of the
Registrar of S.R.O - Ahmedabad-6
between the hour of 14 To 15 on Date
29/08/2026

Receipt No :- 202600600048387

Received Fees as following

Rs.

Registration

5000.00

Side Copy Fee (30)

600.00

Other Fees

0.00

TOTAL :-

5600.00

Document Type: Mortgage : Mortgage Deed Without Possession
20260817578467138


Nayankumar Arajanji Parmar


H.M. Parmar
Sub Registrar
S.R.O - Ahmedabad-6 Naroda


H.M. Parmar
Sub Registrar
S.R.O - Ahmedabad-6 Naroda

Sl. No	Party Name and Address	Age	Photograph	Thumb Impression	Signature
1	Executing Nayankumar Arajanji Parmar 38, Dharnidhar Bunglows,, Deesa, DEESA (ડીસા), BANASKANTHA (બાનસ્કાંત), GUJARAT (ગુજરાત), 385535 PANNO: NA	58			
2	Executing Parikshit Nayanji Parmar 38, Dharnidhar Bunglows,, Deesa, AHMEDABAD CITY (અમદાવાદ શહેર), AHMEDABAD (અમદાવાદ), GUJARAT (ગુજરાત), 385535 PANNO: NA	29			

Executing Party
admits execution



29/08/2026 3:07 PM

AHD-6-NRD		
28219	28	28
2026		

- 1 Sharadaben N Parmar
38, Dharmidhar Bunglows,, Deesa, DEESA
(ડીસા), BANASKANTHA (બનાસકાંઠા), GUJARAT
(ગુજરાત), 385535
- 2 Kirankumar G Rajput
..... Deesa, DEESA (ડીસા), BANASKANTHA
(બનાસકાંઠા), GUJARAT (ગુજરાત), 385535



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

શ્રી શરદાબેન નર્મણ પર્માર

જરૂર

Date: 29 Month: August -2026


H.M. Parmar
Sub Registrar
S.R.O - Ahmedabad-6 Naroda

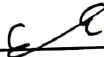
Received Copies of Certified Evidence of Seller, Buyer and
Identifiers of Document
Date: 29/08/2026


H.M. Parmar
Sub Registrar
S.R.O - Ahmedabad-6 Naroda

29/08/2026 5:34 PM

AHD-6-NRD		
28219	26	26
2026		

1	Book No.	28219	Registered No.
Date: 29-08-2026			


H.M. Parmar
Sub Registrar
S.R.O - Ahmedabad-6 Naroda

