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# E- CHALLAN

2021029028842

BARGODE



Printed On 05/03/2021  
20:37:18

Superintendent of Stamps And  
Inspector General Of Registration

Payer Details

Changodar- Block no 16 & 17 Com  
Land

TAX ID (If Any)

PAN No. (If Applicable) NA

Full Name

Pearl Liesure Private Limited

Address

Ahmedabad



S.R.O - Sanand

AHMEDABAD

2020-2021 One time

Transaction No	Account Head Details		Amount (RS.)	Bank CIN	Date	Bank Branch
2692472	Registration Fee (0030-03-104-00)	5500.00	5500.00	57000013551003005032182360	05/03/2021	SBIEPAY

Total Amount :: 5500.00

Total Amount In Words :: Rupees Five Thousand Five Hundred Only

Remarks (any)



સાચ રજીસ્ટર, સાણંદ



For, PEARL LIESURE PRIVATE LIMITED

*James*  
Authorised Signatory

REG-GUJARAT

Stamp duty paid by the E-Challan is valid up to 6 months from the date of generation subject to provision of Sec52/c of the Gujarat stamp registration fee paid by E-challan is valid up to 4 month from the date of execution of the instrument, u/s.23 of the Registration Act-1908.

Notice: This is a digitally system generated e-Challan, Which does not require signature.



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Gujarat

## Certificate of Stamp Duty

**SND**  
3754 ₹ 1.7  
**2021**

Certificate No. : IN-GJ24111390274332T

Certificate Issued Date : 06-Mar-2021 01:07 PM

Account Reference : SHCIL (FI)/ sh-ahd06/ AHMEDABAD/ GJ-AH

Unique Document Reference : SUBIN-GJSH-AHD0684077160670130T

Purchased by : PEARL LIESURE PVT LTD

Description of Document : Article 36(b) Mortgage Deed - Without Possession

Property Description : CHANGODAR TAL SANAND BLOCK 16 AND 17 PAIKI

Consideration Price (Rs.) : 8,52,78,185  
(Eight Crore Fifty Two Lakh Seventy Eight Thousand One Hundred And Eighty Five only)

First Party : PEARL LIESURE PVT LTD

Second Party : STANDARD CHARTERED BANK

Stamp Duty Paid By : PEARL LIESURE PVT LTD

Stamp Duty Amount(Rs.) : 2,98,474  
(Two Lakh Ninety Eight Thousand Four Hundred And Seventy Four only)



LB 0020546725

### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



**SND**  
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**2021**

For, PEARL LIESURE PRIVATE LIMITED  
*Zakirhussain Ismail*  
Authorised Signatory

**MEMORANDUM OF ENTRY**



On the 08 DAY OF 03, 2021

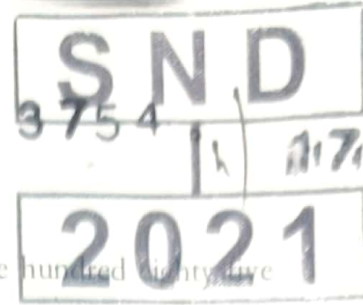
Pearl Liesure Private Limited (CIN- U55101GJ2011PTC065123), a Company incorporated in India under the Companies Act, 1956 (1 of 1956) and having its Registered Office at GF, Shangrila Grand, Opp. Divyadham Opp. Ramdev Masala Changodar Ahmedabad – 382 213, through it's Authorized Director Mr. Zakirhussain Ismail Dauwa Aged adult, Occupation : Business (hereinafter called "Mortgagors")

Attended the office of Standard Chartered Bank, at 01<sup>st</sup> Floor, Raindrop Building, Opp. Cargo Motors, C G Road, Ahmedabad (hereinafter called "Bank") and delivered to and deposited with Mr Ravi Selarka of the bank, acting for the bank, the documents of Title, evidences and deeds and writings more particularly described in the First Schedule hereunder written (hereinafter called "the said title Deeds") in respect of immovable property situate at the locations more particularly described in the Second Schedule hereunder written together with buildings and structures thereon, fixed plant and machineries, fixtures and fittings, constructed, erected or installed thereon both present & future (hereinafter referred to as "the Property") to create a mortgage over the Property to secure the due repayment, discharge and redemption by Pearl Liesure Private Limited, ("the Borrower") to the Bank for their financial assistance as described in short below and more particularly in the Facility Agreement executed by the Borrower's in favour of the Bank and as may be interchanged from time to time in future Short description of the Facility granted by the Bank to the Borrower's:

Facility Limit (Rs)	Limit	Interest	Commission
Loan against property	Rs.8,52,78,185,-	9.15%	NA
Total: Rs. 8,52,78,185/-			

For, PEARL LIESURE PRIVATE LIMITED  
*Zakirhussain Ismail*  
Authorised Signatory





(Rupees Eight Crores fifty two lacs seventy eight thousand one hundred eighty five Only)

Together with interest, additional interest, compound interest further interest by way of liquidated damages, commitment prepayment or on redemption, guarantee commission, commission for Letter of Credit, costs, charges, expenses and other monies payable under their Heads of Agreement / Loan Agreements / Letters of Sanction / Facility Letter / Memorandum or Terms and Conditions amended from time to time.

2. The aforesaid mortgagor(s) further stated that the said title deeds so deposited were the only documents of title relating to the Property in its possession, power and control as owner (or with the owner when the Mortgagor is not personally the owner but depositing the title deeds on behalf of the owner) and that the it (or the owner when the Mortgagor is not personally the owner but depositing the title deeds on behalf of the owner) had a clear and marketable title to the Property.

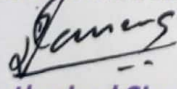
3. "The aforesaid deposit of title deeds was made by aforesaid mortgagor (s), the Mortgagor in the presence of Mr. Ravi Selarka of the Bank

### FIRST SCHEDULE

(List of documents of title, evidences, deeds lying deposited with the Bank)

- 1) Original Sale deed & its RR dt. 21/0/2011 between 1) Turab Hotel Pvt Ltd through Rasul Neva, 2) Hotel Sabar Plaza through its partner through POA Zafarali Neva with Shangrila Hospitality Pvt Ltd regd at Sr. No. 7193 for industrial/commercial land adm. 2866 sq. mtrs along with construction forming part of block no 16 & 17 adm. 2934+4957 paikki 1509+1357 sq. mtrs of mouje changodar
- 2) Original Regd release deed Sr. No. 5376 & 5378 by Religare Finvest Ltd
- 3) Copy of ROC search of Pearl Liesure Private Limited
- 4) Original Release deed dt. 11/07/2019 Sr. No. 8060 by Indiabulls Consumer Finance Ltd

For, PEARL LIESURE PRIVATE LIMITED

  
Authorised Signatory



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5) No Dues Certificate Dated 12/07/2019 By Indiabulls Consumer Finance Limited

6) Copy of Latest extract of 7/12 & form No.6 of Pearl Liesure Private Limited

7) Original No Claim Certificate by lawyer along with News paper advertisement for the loss of (1) Original sale Deed & Its RR dt. 23/11/1990 regd at sr. 1752 and (2) Original Sale deed & Its RR dt. 23/11/1990 regd at sr. no 1753 and (3) Original Sale deed & its RR dt. 29/02/92 regd at sr. no 356.

THE SECOND SCHEDULE ABOVE REFERED TO  
(Description of the Property)

In respect of Industrial/Commercial land adm.2866 sq. mtrs along with construction forming part of Block no. 16 & 17 adm.2934+4957 paikki 1509+1357 sq. mtrs of mouje Changodar, Sub-Dsitrcit Sanand & Registration District Ahmadabad

Dated This 08 day of 03, 2021

Signed and Delivered by

Within named of the mortgagors

Pearl Liesure Private Limited  
Through Its Authorised Signatory  
Zakirhussain Ismail Dauwa

For, PEARL LIESURE PRIVATE LIMITED

Authorised Signatory

For, PEARL LIESURE PRIVATE LIMITED  
Authorised Signatory

In the presence of

1. Name, Address and Signature

Sheikh Gulamoull

[Signature]

2. Name, Address and Signature

Pravart Katuram

[Signature]

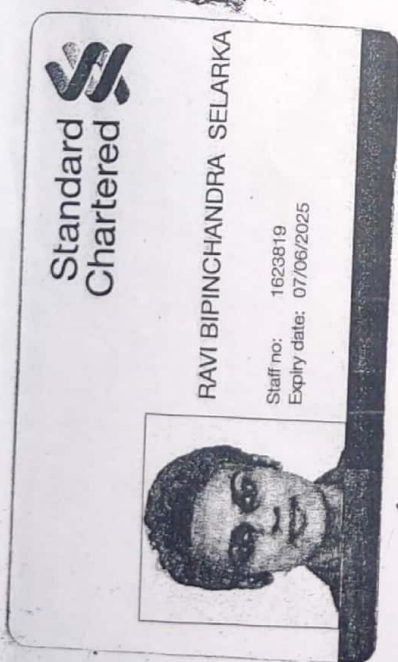
For, PEARL LIESURE PRIVATE LIMITED

Authorised Signatory

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3754 | 6 | 17

2021



ગામનું નામ : CHANGODAR

સબ-રજીસ્ટ્રાર કચેરી  
એસ.આર.ઓ - સાલંદ



દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના હિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આરો છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફુકમનામા અથવા આદેશના આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના ફુકમનામા અથવા આદેશના આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	પાનુંક્રમ, સીલિયમ અને પુસ્તક નંબર	શ્રેણી
શ્રી. ૧૧૦૦૦૦૦૦=૦૦	૨૨ બ્લોક નં ૧૬ તથા ૧૭ ની ૨૯૩૪ ચો.મી તથા ૪૯૫૭ ચો.મી એમ કુલ મળી ૭૮૯૧ ચો.મી પેકી ૧૫૦૯ ચો.મી તથા ૧૩૫૭ ચો.મી એમ કુલ મળી ૨૮૬૬ ચો.મી જમીન તથા તેમાં ગોઉલ્ડ, ફરફડે, સેકન્ડ તથા થર્ડ ક્લોર મળી ૩૪૯૦.૫૦ ચો.મી. (બિલ્ડઅપ એરીયા) વાળી બંધકામવાળી મિલકત બિન ખેતીની ઔદ્યોગિક અને વાણિજ્ય હેતુની જમીન	રો. ૧૧૦૦૦૦૦=૦૦	તુરાબ હોટલ પ્રા.લી વતી અને તરફથી તેના ડીરેક્ટર રસુલભાઈ દાઉદભાઈ નેવા હોટલ સાબર પ્લાઝા એ નામની ભાગીદારી પેલી વતી અને તરફથી તેના ભાગીદાર આફરઅલી રસુલઅલી નેવા પોતે જ તે તથા નીચેના ના. ક.મુ તરીકે	સાંગારી-લા હોસ્પિટાલીટી પ્રા.લી વતી અને તરફથી તેના અધિકૃત ડીરેક્ટર અકબરઅલી ઈસ્માઈલભાઈ દાઉદવા	૨૧/૧૦/૨૦૧૧ ૨૧/૧૦/૨૦૧૧	૭૧૯૩	

મુકાબલ કરનાર

પરી નકલ

સબ-રજીસ્ટ્રાર  
એસ.આર.ઓ - સાલંદ



Parimar Harshad V. ની તારીખ : ૨૧/૧૦/૨૦૧૧ ના રોજની

સબ-રજીસ્ટ્રાર : ૬૫૪૮  
પુસ્તક નંબર : ૨૦૧૧૦૨૬૦૧૩૨૫  
તારીખ : ૨૧/૧૦/૨૦૧૧

3754-7  
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2021

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

એસ.આર.ઓ - સાલંદ





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3754 9/10/17

2021

OSV DECLARATION

Customer met person: YES / NO  
Met at:  Office /  Home  
Document: Scan /  Download  
Customer Signature: YES / NO  
given for SCB Loan Bank A/c  
Name: MAULIK K. SHAH ID No. 1536552  
Signature: *Maulik K. Shah* Date & Time: 22/02/2021



सत्यमेव जयते

GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS  
Registrar of Companies, Ahmedabad

Congress Bhavan, Rupal Park Society, Behind Ankur Bus Stop, Naranpura Ahmedabad - 380013, Gujarat, INDIA

Certificate of Incorporation pursuant to change of name  
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): : U55101GJ2011PTC065123

I hereby certify that the name of the company has been changed from SHANGRI-LA HOSPITALITY PRIVATE LIMITED to PEARL LIESURE PRIVATE LIMITED with effect from the date of this certificate and that the company is owned by shares.

The company was originally incorporated with the name SHANGRI-LA HOSPITALITY PRIVATE LIMITED

and signed under my hand at Ahmedabad this Sixth day of October Two Thousand Fifteen.

Signature valid  
Digitally signed by Ministry of Corporate Affairs - Govt of India  
Date: 2015.10.06 12:34:57 GMT+05:30

Rathod Kamleshkumar Gangjibhai  
Assistant Registrar of Companies  
Registrar of Companies  
Ahmedabad

Residential Address as per record available in Registrar of Companies office:

PEARL LIESURE PRIVATE LIMITED  
Gadir Residency, Near Congress Bhavan, Kochrab, Paldi,  
Ahmedabad - 380007,  
Gujarat, INDIA



For, PEARL LIESURE PRIVATE LIMITED  
*[Signature]*  
Authorised Signatory

Pearl of Heaven THE HOTEL

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I / We Director of Pearl Liesure Private Limited,  
Mr. zakirhussain Ismail Dauwa

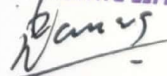
Hereby appoint and authorize **ZAKIRHUSSAIN ISMAIL DAUWA** to appear act. plea on My/Our behalf in all proceeding for the assessment appeal etc. With power to receive on My/Our behalf coples of assessments, refund and appellate review, order, other documents, records etc. His explanations and statements will be binding on me/us.



Acceptance: Zakirhussain Ismail Dauwa

Signature:

For, PEARL LIESURE PRIVATE LIMITED



Authorised Signatory

PEARL LIESURE PVT. LTD.

Opp. Divya Dham Ashram, Sarkhej - Bawla Highway Road, Near Ramdev Masala Co., Changodar, Ahmedabad - 382213.  
Ph.: 9033051525 / 26 / 27 / 28 / 29 ▲ E-mail: pearlthehotel@gmail.com ▲ Web: www.pearlthehotel.com



भारतीय विशिष्ट ओળખાણ પ્રાધિકરણ  
**ભારત સરકાર**  
 Unique Identification Authority of India  
**Government of India**  
 નોંધણીની ઓળખ / Enrollment No.: 0623/00041/01699

**SND**

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**2021**



To  
 જાકીરહુસૈન ઇસ્માઈલ દાઉવા  
 Zakirhussain Ismail Dauwa  
 S/O: Ismail Dauwa  
 11 Ghadeer Residency  
 Near Congress Bhavan Kochrab, Paldi  
 Ahmedabad City  
 Paldi  
 Ahmedabad City Ahmedabad  
 Gujarat 380007  
 9825020429



ME179970571FH



તમારો આધાર નંબર / Your Aadhaar No. :

**2338 5438 9871**

મારો આધાર, મારી ઓળખ



ભારત સરકાર  
 Government of India



જાકીરહુસૈન ઇસ્માઈલ દાઉવા  
 Zakirhussain Ismail Dauwa  
 જન્મ તારીખ / DOB : 14/10/1976  
 પુરુષ / Male



**2338 5438 9871**

મારો આધાર, મારી ઓળખ

*(Handwritten signature)*

નિર્દેશ

- આધાર ઓળખનું પ્રમાણ છે, નાગરિકતાનું નહિ
- ઓળખનું પ્રમાણ ઓનલાઇન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.

**SND**

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17

**2021**  
**INFORMATION**

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.



- આધાર દેશભરમાં માન્ય છે .
- આધાર ભવિષ્યમાં સરકારી અને બિન-સરકારી સેવાઓનો લાભ મેળવવામાં ઉપયોગી થશે .
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ભારતીય વિશિષ્ટ ઓળખણ પ્રાધિકરણ  
Unique Identification Authority of India

સરનામું:  
પિતાનું/માતાનું નામ: ઈસ્માઈલ  
દાઉવા, 11, પરીર રેસિડેન્સી, કોંગ્રેસ  
ભવન પાસે, કોચરાબ, પાલડી,  
અમદાવાદ શહેર, અમદાવાદ, પાલડી,  
ગુજરાત, 380007

Address:  
S/O: Ismail Dauwa, 11, Ghadeer  
Residency, Near Congress  
Bhavan, Kochrab, Paldi,  
Ahmedabad City, Ahmedabad,  
Paldi, Gujarat, 380007

*(Handwritten signature)*



भारत सरकार  
GOVERNMENT OF INDIA

कालुराम प्रजापत  
Kaluram Prajapat  
जन्म तिथि/ DOB: 11/05/1993  
पुरुष / MALE

8101 9440 2471

आधार-आम आदमी का अधिकार

SND

3754/14/17

2021

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: Address:  
आत्मज: भगवानलाल S/O: Bhagwanlal Prajapat, parda  
प्रजापत, पारडा थूर, पदा thoor, Parda Thoor, Dungearpur,  
थूर, डूंगरपुर, Rajasthan - 314034  
राजस्थान - 314034

8101 9440 2471

Aadhaar-Aam Admi ka Adhikar

कालुराम



(W) 08/03/2021 5:49 PM

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2021		

Serial No. 3754 Presented of the office of the Sub-Registrar of S.R.O - Sanand Between the hour of 17 To 18 on Date 08/03/2021

Receipt No :- 2021029007776	
<b>Received Fees as following</b>	<b>Rs.</b>
Registration	5000.00
Side Copy Fee (25)	500.00
Other Fees	0.00
<b>TOTAL :-</b>	<b>5500.00</b>

20210305902692472



*Ismail Dauwa*

PEARL LIESURE PRIVATE LIMITED THROUGH ITS AUTHORISED SIGNATORY ZAKIRHUSSAIN ISMAIL DAUWA

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

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



Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
1	PEARL LIESURE PRIVATE LIMITED THROUGH ITS AUTHORISED SIGNATORY ZAKIRHUSSAIN ISMAIL DAUWA 11 GHADER RES,PALDI,AHMEDABAD	45			<i>Ismail Dauwa</i>

Executing Party admits execution



(W) 08/03/2021 5:49 PM

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2021		

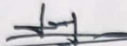
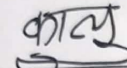
1 SHEKH GULAMRASUL  
VEJALPUR, AHMEDABAD

2 KALURAM PRAJAPATI  
DUNGARPUR, RAJASTHAN




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




1.   
2. 

Date: 8 Month: March -2021

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

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

Date: 08/03/2021

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

SND		
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2021		

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1	Book No.	3754	Registered No.
Date : 08/03/2021			

( MANISHA AMBALAL KHORASAMA )

Sub Registrar  
S.R.O - Sanand

