

SS&IGR-GUJARAT

(1) Stamp duty paid by the E-Challan is valid up to 6 months from the date of generation subject to provision of Sec52/c of the Gujarat stamp

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.

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



INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Certificate No.

Certificate Issued Date

count Reference

Unique poc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-GJ24109546559256T

06-Mar-2021 01:06 PM

SHCIL (FI)/sh-ahd06/AHMEDABAD/GJ-AH

SUBIN-GJSH-AHD0684079392841311T

PEARL LIESURE PVT LTD

Article 36(b) Mortgage Deed - Without Possession

CHANGODAR TAL SANAND BLOCK 16 AND 17 PAIKI

1,68,23,284

(One Crore Sixty Eight Lakh Twenty Three Thousand Two

Hundred And Eighty Four only)

PEARL LIESURE PVT LTD

STANDARD CHARTERED BANK

PEARL LIESURE PVT LTD

1,17,763

(One Lakh Seventeen Thousand Seven Hundred And Sixty

Three only)





LB 0020546724

Statutory Alert:

- 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. The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.







SUPPLEMENTAL MEMORANDUM OF ENTRY FOR DEPOSIT OF TITLE DEEDS



For, PEARL LIESURE PRIVATE LIMITED

Authorised Signatory

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And while making the aforesaid deposit, the Mortgagor/s inter-alia stated that he/site had done so on brialf of the Mortgagor/s and in his/her capacity as the Mortgagor/s/authorized person on benalf of the Mortgagor/s with the intent to create first exclusive charge by way of mortgage by deposit of title deeds, on the Mortgagor's immovable properties together with all buildings and structures thereon more particularly described in the Schedule E hereunder written and all plant and machinery attached to the earth as per list attached or permanently fastened to anything attached to the earth (hereinafter collectively referred to as the "Immovable Properties") to secure due repayment, discharge and redemption by the person/s details of whom are described in Schedule B hereunder (referred to as the 'Borrower/s').

to the Bank of the various credit facilities, in all aggregating to the amount as detailed in Item 4 of Schedule
A (hereinafter referred to as the "Principal Facility") granted / sanctioned by the Bank to the Borrower gether with interest, default interest, additional interest, further interest, liquidated damages, interest tax, not intrinent and other charges/fee, premia on prepayment, indemnification payments, fee, financing to toosts, commissions and all legal and other charges and expenses relating thereto or incidental to the Principal Facility and payable under the Finance Documents (as defined in the Facility Agreement (defined hereinafter)) on the terms and conditions set out in the Facility Letter/ Master Credit Terms (uncommitted) as detailed in Item 3 of Schedule A addressed by the Bank to the Borrower/s, as may be a hended, modified or supplemented from time to time (hereinafter referred to as the "Facility Agreement") and other Finance Documents (as defined in the Facility Agreement).

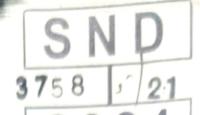
At the request of Borrower/s, the Bank has now agreed to increase the Principal Facility to an amount as detailed in Item 7 of Schedule A (hereinafter referred to as the "Revised Facilities") under the Emergency Credit Line Guarantee Scheme [ECLGS] dated 18/09/2020 which shall together with interest, default interest, additional interest, further interest, liquidated damages, interest tax, commitment and other charges/fee, premia on prepayment indemnification payments, fee, financing charges, costs and all legal and other charges and expenses relating thereto or incidental to the Revised Facilities and payable under the Finance Documents (as defined in the Facility Agreement) on the terms and conditions set out in the Facility Agreement as detailed in Item 8 of Schedule A (hereinafter collectively referred to as the "Secured Obligations") be secured by way of second charge over the Immovable Properties by way of mortgage of deposit of title deeds through constructive delivery of Title Deeds by the Mortgagor/s under the terms and conditions as mentioned in the Facility Agreement and under ECLGS guidelines.

The Mortgagor/s, on the same day, further orally confirmed to the representative of the Bank whose details are set out in Item 9 of Schedule A that the equitable mortgage by way of deposit of title deeds created by the Mortgagor/s and recorded under the Memorandum of Deposit Of Title Deeds ("Principal MOE"), details of which are set out in Item 5 of Schedule A in respect of the Immovable Properties shall be extended as and by way of further mortgage by deposit of title deeds by constructive delivery of Title Deeds relating to Immovable Properties so as to be a continuing security for the due repayment for the Secured Obligations.

The Mortgagor/s further stated that he/she was authorised to extend the charge, by way of equitable mortgage by deposit of title deeds by constructive delivery of Title Deeds relating to Immovable Properties, in favour of the Bank as aforesaid pursuant to the resolutions passed by the Board of Directors of the Mortgagor at its meeting, as detailed in Item 10 of Schedule A and he/she furnished a certified copy of the said the resolutions passed by the Board of Directors to the Bank and further stated that the said the resolutions passed by the Board of Directors were in full force and effect and binding on the Mortgagor/s. (This is applicable only if the Mortgagor is a Company)



For, PEARL LIESURE PRIVATE LIMITED



The Mortgagor/s further stated that the Mortgagor/s has a clear and marketable ittle to and suzer/and possessed of or otherwise well and sufficiently entitled to the Immovable Properties and that save and except for the Mortgagor/s, no other person or persons have any right, title, or interest of any nature whatsoever in the Immovable Properties and that the Mortgagor/s has good right, full power and absolute authority to mortgage by deposit of title deeds and to transfer the Immovable Properties by deposit of Title Deeds.

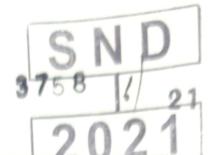
The Mortgagor/s also stated that the Immovable Properties are (save and except for the mortgage(s) and charge(s) mentioned herein and created in favour of the Bank) not in any way encumbered or agreed to be encumbered either by way of mortgage, charge, lien (including negative lien), trust, sale, pledge or The wise and the Mortgagor's shall not howsoever alienate its/their share, right, title or interest in the able Properties and that the Immovable Properties are free from all such claims and demands and ame or any of them or any part thereof are not subject to any lis pendens, attachment or any other igation or any process issued by any court or authority and that the Immovable Properties are in ie exclusive uninterrupted and undisturbed possession and enjoyment of the Mortgagor/s since the date chase/acquisition thereof and no adverse claim has been made against the Mortgagor/s in respect of movable Properties or any of them or any part thereof and the same are not affected by any notice of acquisition or requisition, and that no proceedings or claims or demands or proceedings, claims for recovery of any taxes, whatever are pending or initiated against the Mortgagor/s under the Income-Tax Act, 1961 or under any other law in force in India for the time being and that no notice has been received or served on the Mortgagor/s under the Income Tax Act, 1961 and/or under any other law and that there is no pending attachment whatsoever issued or initiated against the Immovable Properties or any of them or any part thereof.

The Mortgagor/s stated that the Title Deeds so deposited were the only documents of title relating to the Immovable Properties in the possession, power and control of the Mortgagor/s and that the Mortgagor/s has a clear and marketable title to the Immovable Properties.

The aforesaid-constructive/actual deposit of Title Deeds was made by the Mortgagor/s in the presence of the person detailed in Item 9 of Schedule A of the Bank.

Tal SCHARTER

For, PEARL LIESURE PRIVATE LIMITED



SCHEDULE A

Item	Details	Particulars	Constant of
1	Date and place of execution of this ROM	Place: AHMEDABAD	9
2	Branch Address of the Bank	Standard Chartered Bank- Gound Floor, Abhijit II, Nr Mithakali Six Road, Navrangpura, Ahmedabad- 380009.	E LIMITE
	Name and Date of Principal Facility Letter/s/Agreement/s/Master Credit Terms	Facility Letter dated : 04/03/2021	LE PARTYAT
4	Nature/Details and amount of Principal Facility	Term Loan (LAP) - INR 8,52,78,185/-	LIESURE
5	Date when the Mortgagor(s) visited the Branch to create Principal MOE	/03/2021, Mortgage serial Number: 3754	FOR, PEARL
100	Name of Bank Official in whose presence the Mortgagor(s) deposited the title deeds to create the Principal Facility	Mr. Ravi selarka	For,
10/	Nature/Details and amount of Revised Facility	Term Loan (GIL) – INR 1,68,23,284/-	
8	Name and Date of Revised Facility Letter/s/Agreement/s/Master Credit Terms	Facility Letter dated: 18/09/2020 bearing reference no. Our Ref: 3267452	
9	Name of Bank Official in whose presence the Mortgagor(s) deposited the title deeds to create the Revised Facility	Mr. Ravi selarka	
10	Date of Board Resolutions passed by the Board of Directors of the Mortgagor	Not Applicable	



SCHEDULE B

(Name and address of the Borrower/s)

Sr. No.

Name and Address

Borrower: PEARL LEISURE PRIVATE LIMITED Address: GF SANGRILA GRAND OPP DIVYADHAM OPP RAMDEV MASALA CHANGODAR, AHMEDABAD - 382213.

Co-Borrowers:

(1) DAUVA ZAKIRHUSSAIN ISMAIL

Address: GF SANGRILA GRAND OPP DIVYADHAM OPP RAMDEV MASALA, CHANGODAR, AHMEDABAD - 382213

(2) DAUVA MUKHTAR HUSAIN

Address: GF SANGRILA GRAND OPP DIVYADHAM OPP RAMDEV MASALA, CHANGODAR, AHMEDABAD - 382213

(3) ISMAILBHAI MAMJIBHAI DAUWA

Address: GF SANGRILA GRAND OPP DIVYADHAM OPP RAMDEV

MASALA, CHANGODAR, AHMEDABAD – 382213

(4) DAUWA AKBARALI ISMAILBHAI Address: GF SANGRILA GRAND OPP DIVYADHAM OPP RAMDEV MASALA, CHANGODAR, AHMEDABAD - 382213

SCHEDULE C

(Name and address of the Mortgagor/s)

Sr. No.	Name and Address
	(1) PEARL LEISURE PRIVATE LIMITED ADDRESS: GF SANGRILA GRAND OPP DIVYADHAM OPP RAMDEV MASALA, CHANGODAR, AHMEDABAD – 382213

FOR PEARL LIESURE PR



(LIST OF DOCUMENTS OF TITLE, EVIDENCES, DEEDS AND WRITINGS)

S. No.	List of Documents
1	ALL THE DOCUMENTS ARE PREVIOUSLY STATED IN THE MORTGAGE DEED AND SAME IS ALREADY DEPOSITED FOR PROPERTY 1 AND PROPERTY 2.

SCHEDULE E

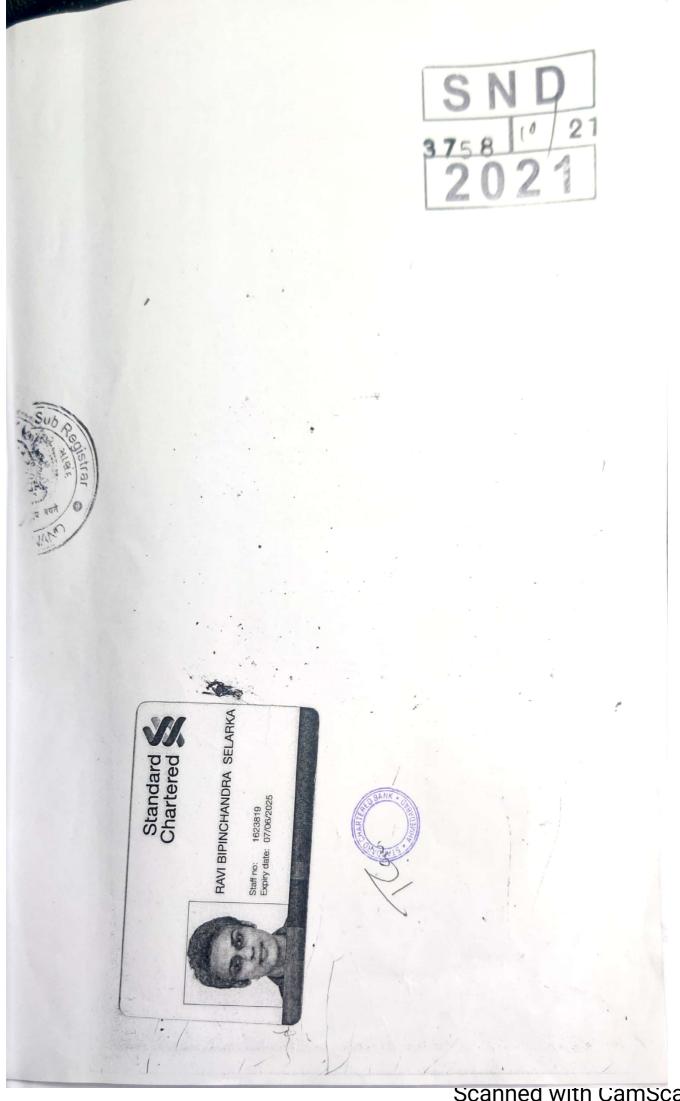
(ADDRESS OF THE MORTGAGED PROPERTY/PROPERTIES)

1 300		
SONO	Address—BLOCK NO. 16 & 17 PEARL LIESURE PVT LTD	
Property.1	IN RESPECT OF INDUSTRIAL /COMMERCIAL LAND ADM. 2866 SQ.	
	MTS. ALONG WITH CONSTRUCTION FORMING PART OF BLOCK NO. 16	
	& 17 ADM. 2934 + 4957 PAIKKI 1509 + 1357 SQ.MTS. OF MOUJE	
	CHANGODAR, SUB DISTRICT SANAND & REGISTRATION DISTRICT	
	AHMEDABAD.	

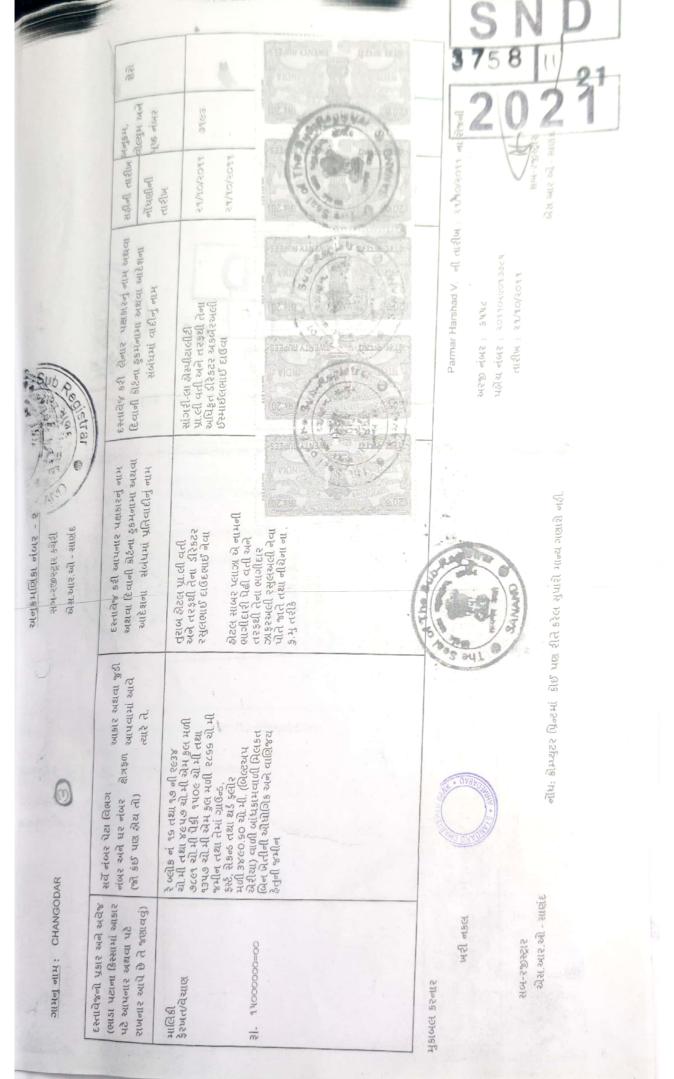
Dated at Ahmedabad this 08 day of 03

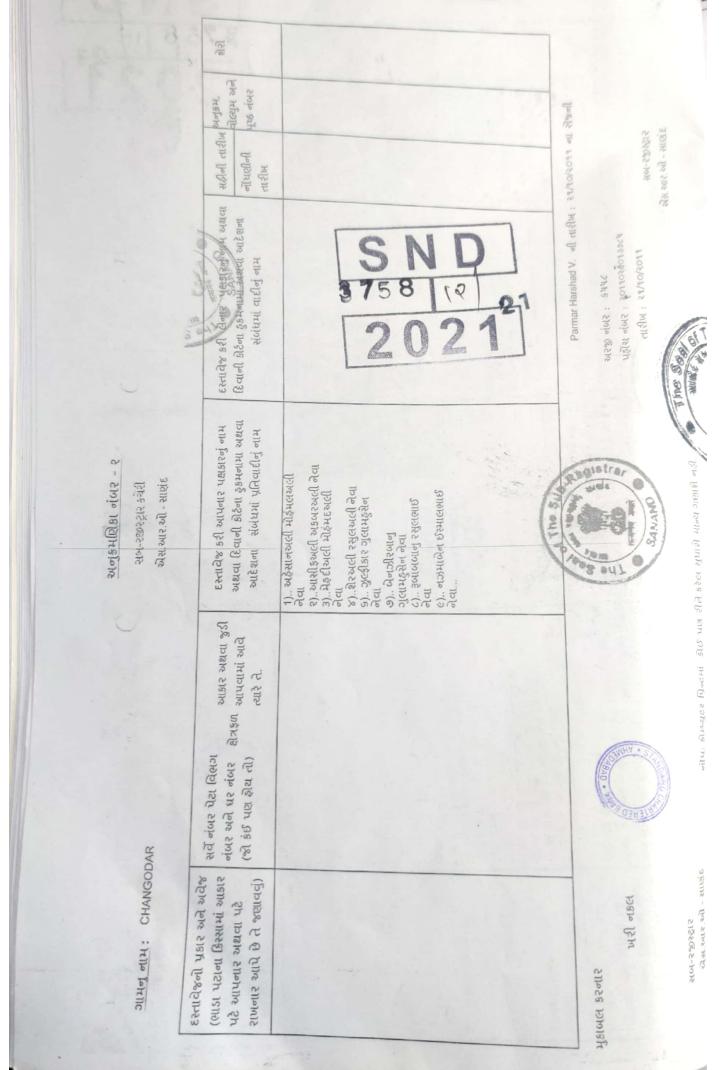
2021

For, PEARL LIESURE PRIVATE LIMITED



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

Roc Bhavan , Opp 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 limited by shares.

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

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

Rathod Kamleshkumar Gangjibhai
Assistant Registrar of Companies
Registrar of Companies
Ahmedabad

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

PEARL LIESURE PRIVATE LIMITED

11, Gadir Residency, Near Congress Bhavan, Kochrab, Paldi, Ahmedabad - 380007,
Gujarat, INDIA



For PEARL LIESURE PROVATE LIMITED

Authorised Signatory



Pearl of Heaven THE HOTEL



I/We Director of Pearl Liesure Private Limited,

Mrwakirhussain 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 copies 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

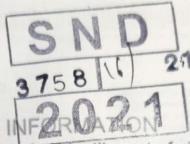
Au. Sised Signatory





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- · आधार ओलभनुं प्रभाष्ट्र छे. नागरिक्तानुं नि
- · ઓળખનું પ્રમાણ ઑનલાઇન ઑેંચેન્ટિકેશન :
 - . પ્રાપ્ત કરો.



- 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

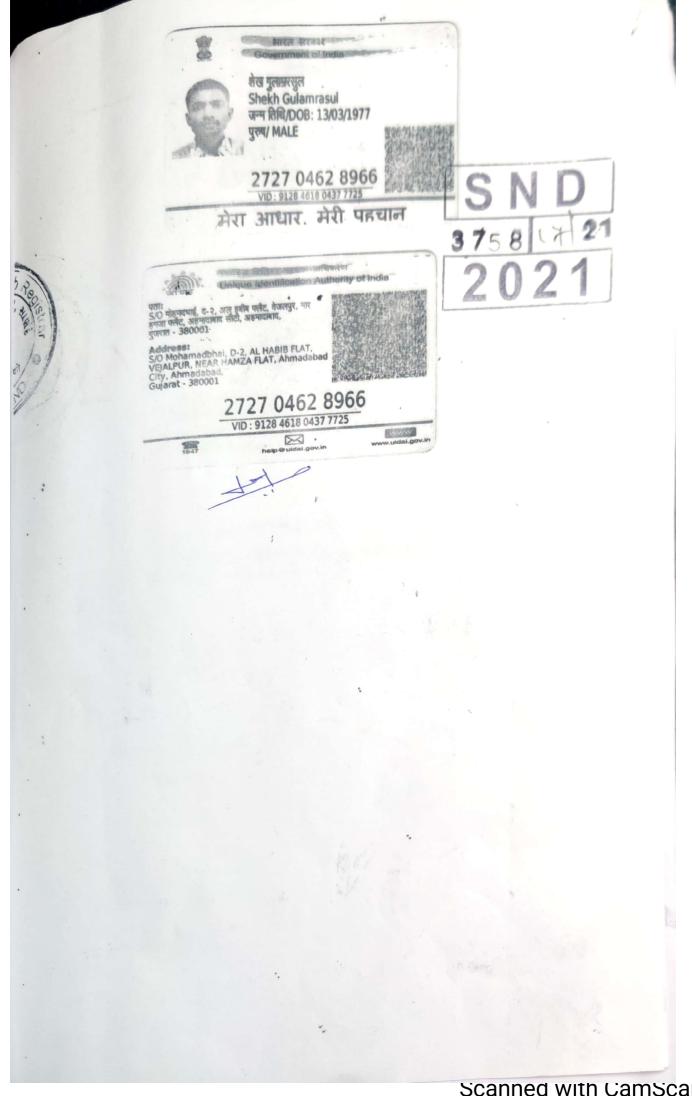


विकासिक विकास के मार्थिक है।

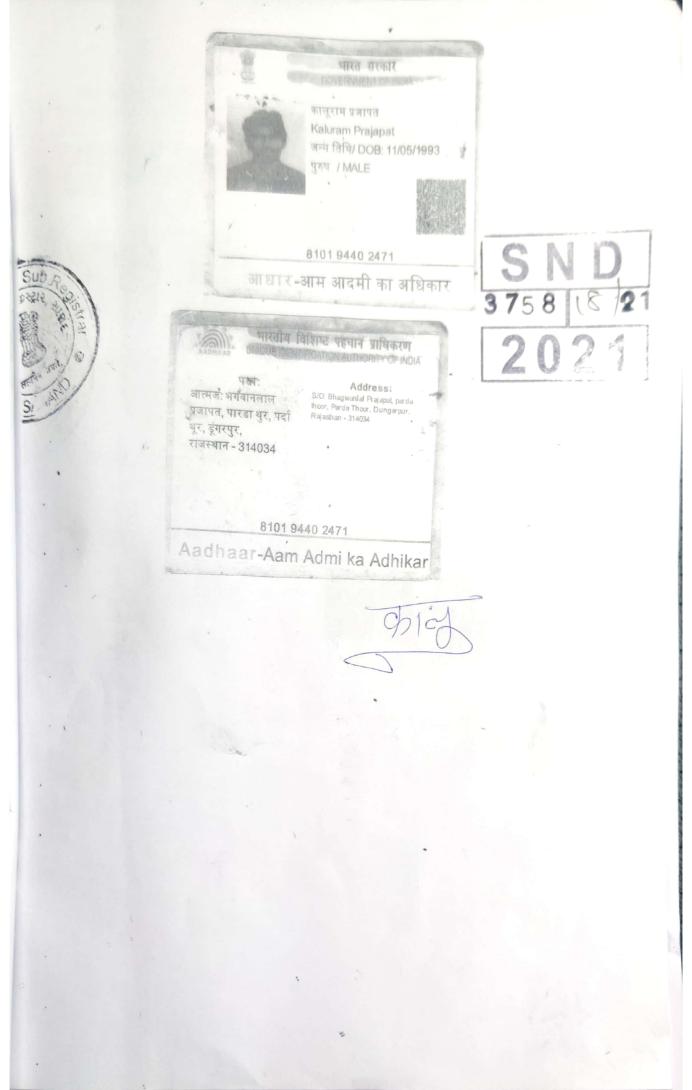
Unique Identification Authority of Indi

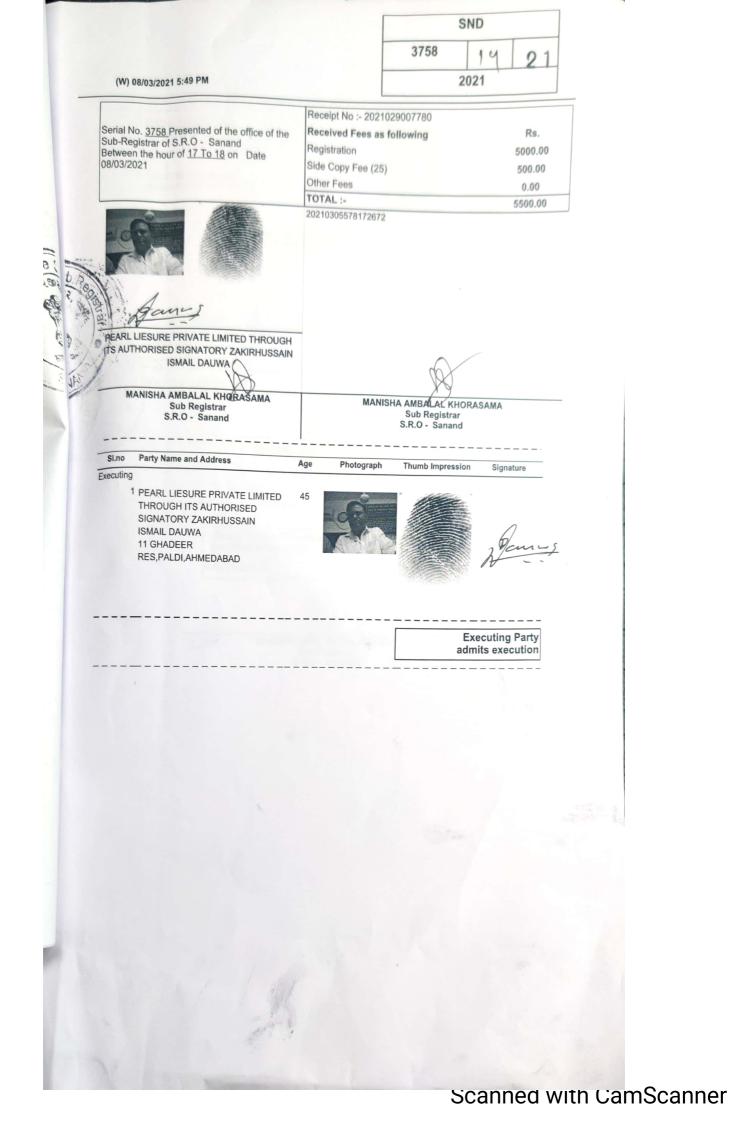
વિતાનુ/માતાનું નામ: ઈસ્માઈલ દાઉવા, 11, ઘદીર રેસિડેન્સી, કૉંગ્રેસ ભવન પાસે, કોયરબ, પાલડી, અમદાવાદ શહેર, અમદાવાદ, પાલડી, ગુજરાત, 380007 Address
S/O: Ismail Dauwa, 11, Cha
Residency, Near Congress
Bhavan, Kochrab, Paldi,
Ahmedabad City, Ahmedab
Paldi, Gujarat, 380007



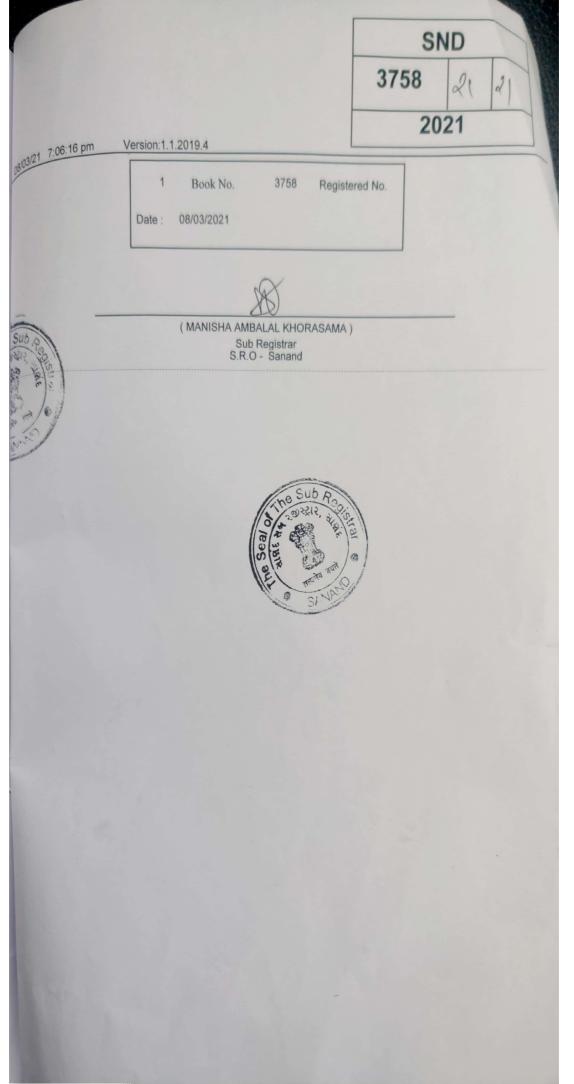


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SND 3758 2021 (W) 08/03/2021 5:49 PM 1 SHEKH GULAMRASUL VEJALPUR,AHMEDABAD 2 KALURAM PRAJAPATI DUNGARPUR ,RAJASTHAN State that they personally known above named executant and Indetifies him/them. Date: 8 Month: March -2021 MANISHA AMBALAL KHORASAMA 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



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