



Registration and Stamp Department
Madhya Pradesh

Registration Certificate

E-Registration Number

Registration Details

Registration Date

MP179152018A1295921

Date of Printing e-Registration Certificate

04/05/2018

Market Value of Property (If Applicable)

04/05/2018

Consideration / Secured / Premium Amount (Rs.)

13829419.00

Registration Fee (Rs.)

48000000

Total Stamp Duty (Rs.)

1000

SR Name

120000

SRO Name

PRAVEEN MEHTA

SUB REGISTRAR OFFICE INDORE 4

Mortgager-Self

Name Manjulata Chouhan

Father/Husband's Name Shri Suresh Chouhan

Address D.F. 56, Scheme No. 74-C, Vijay Nagar,, INDORE, Madhya Pradesh, INDIA

Organisation Name M/s Premier Products

Authorized Person's Name Shri Bhupesh Soni

Address 72/1, Muradpura, Dhar Road, Near Kalaria, Tehsil Depalpur, District, INDORE, Madhya Pradesh, INDIA

Organisation Name M/s Premier Products

Authorized Person's Name Shri Anshul Chouhan

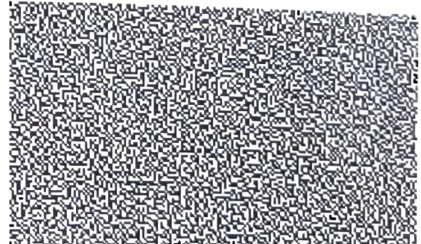
Address 72/1, Muradpura, Dhar Road, Near Kalaria, Tehsil Depalpur, District, INDORE, Madhya Pradesh, INDIA

Name Anjali Dassundi

Father/Husband's Name Shri Ajay Singh Dassundi

Address 1437, Scheme No. 114 (1), , INDORE, Madhya Pradesh, INDIA

Digitally signed
by Praveen
Mehta
Date: 2018.05.04
15:02:01 IST





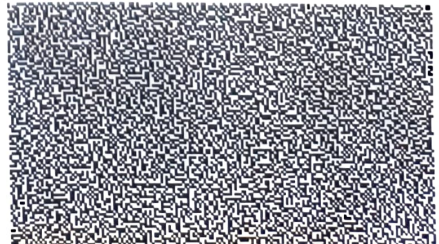
Registration and Stamp Department Madhya Pradesh

Name
Father/Husband's Name
Address

Laxman Singh Rajora
Shri Bhawani Singh Rajora
201 Veena Nagar, INDORE, Madhya Pradesh, INDIA

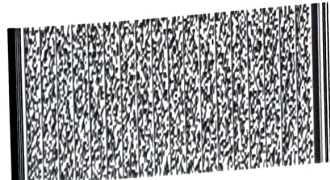
[Handwritten Signature]

Signature of Sub-Registrar





Registration and Stamp Department Madhya Pradesh



Certificate of Stamp Duty

E-Stamp Details	
E-Stamp Code	01011703052018011059
Total E-Stamp Amount	120000
Govt. Stamp Duty (Rs.)	60000
Janpad Duty (Rs.)	60000
Exempted Amount(Rs.)	0
E-Stamp Type	NON-JUDICIAL
Issue Date & Time	03/05/2018 19:17:17
Service Provider or Issuer Details	Manish Ramani/SP011743107201500151
SP/SRO/DRO/HO Details	E-7 (South Part), New Ranibag, Village Limbodi, Teh. & Dist. Indore (M.P.) INDORE INDORE

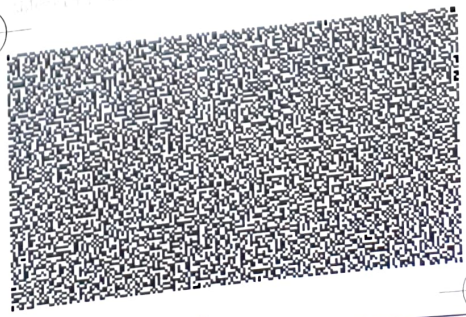
Deed Details	
Deed Type	Agreement relating to Deposit of Title Deed/pawn/pledge or hypothecation
Deed Instrument	the deposit of title deeds or instrument constituting or being evidence of the title to any property whatever (other than a marketable security), where such deposit has been made by way of security for the repayment of money, advanced or to be advanced by way of loan or an existing or future debt Provided that agreement relating to deposit of title deeds for securing loan upto ten crore rupees in case of micro and small scale industries and for residential purposes the stamp duty is 0.125 percent of the amount of loan secured.
Purpose	Declaration

First Party Details	
Organization Name	M/s Premier Products
Address	72/1, Muradpura, Dhar Road, Near Kalaria, Tehsil Depalpur, District
Number of Persons	5

Second Party Details	
Name	--
Address	--
Number of Persons	--

Declaration

STATE OF MADHYA PRADESH
REGISTRATION AND STAMPS DEPARTMENT
INDORE



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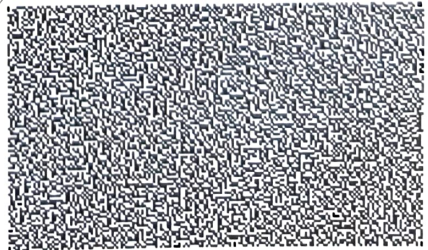
LOAN TO SSI UNIT - M/S PREMIER PRODUCTS (A PARTNERSHIP FIRM)

0.25% Stamp Duty Rs. 1,20,000/-

Declaration of the deposit of title deeds

Declaration that on 08.06.2017 (Date of Original Deposit) (1) Smt. Manjulata Chouhan W/o Shri Suresh Chouhan Age - 60 Years, Occupation - Others, PAN: AEMPC3326H Mobile No. 8435501867 R/o D.F. 56, Scheme No. 74-C, Vijay Nagar, Indore (M.P.), (2) M/s Premier Products (A Partnership Firm) PAN: AARFP2205K having Office at 72/1, Muradpura, Dhar Road, Near Kalaria, Tehsil Depalpur, District Indore (M.P.) acting through its Authorized Partners (a) Shri Bhupesh Soni S/o Shri Ramniklal Soni Age - 40 Years, Occupation - Business, PAN: ARYPS6799P, Mobile No. 8435501867, R/o 2900, Sector-E, Sudama Nagar, Indore (M.P.) & (b) Shri Anshul Chouhan S/o Shri Suresh Chouhan Age - 26 Years, Occupation - Business, PAN: AOEPC0587J, Mobile No. 8435501867, R/o D.F. 56, Scheme No. 74-C, Vijay Nagar, Indore (M.P.), (3) Smt. Anjali Dassundi W/o Shri Ajay Singh Dassundi Age - 35 Years, Occupation - Business, PAN: AKEPD3859J, Mobile No. 8435501867, R/o 1437, Scheme No. 114 (1), Indore (M.P.) & (4) Laxman Singh Rajora S/o Shri Bhawani Singh Rajora Age - 50 Years, Occupation - Business, PAN: AMFPR4200G, Mobile No. 8435501867, R/o 201, Veena Nagar, Indore (M.P.) hereinafter called the MORTGAGOR (S) has/have deposited with PUNJAB NATIONAL BANK, a body corporate constituted under the Banking Companies (Acquisition and Transfer of Undertakings) Act 1970 with its

Head Office at Bhikaji Cama Place, New Delhi, at its Manoramaganj Branch, Indore (M.P.) (herein after referred to as "the Bank") the documents of title mentioned in the Schedule (A), hereunder concerning the property belonging to the mortgagor free from encumbrances with intent to create security by way of equitable mortgage in respect of land / property, more fully described in Schedule (B) and all accretions thereto in favour of the Bank or the repayment severally of advances of already made or which may be hereafter made by the borrower/s Bank to under/in respect of Term Loan & CC Limit aggregating to Rs. 3,30,00,000/- (Rupees Three Crore Thirty Lac Only) to the borrower M/s Premier Products (A Partnership Firm) with interest, Credit, costs and other





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charges and also for all other Overdraft indebtedness and liability inclusive of interest etc. whatsoever. Stamp Duty paid Rs. 82,500/- & charge duly registered vide E-Regd. Declaration No. MP179142017A1309496 Dt. 09.06.2017.

Now, we do hereby declare & confirm that consequent upon the enhancement of the limit and/or grant of additional facilities by the Bank. We have attended the Bank and declare/admitted and confirmed that aforesaid equitable mortgage shall also be available and stand extended to cover the enhanced portion to the limit and/or the additional facilities / additional Term Loan of Rs. 1,25,00,000/- & Cash Credit facility of Rs. 25,00,000/- aggregating to Rs. 1,50,00,000/- (Rupees One Crore Fifty Lac Only) to the borrower M/s Premier Products (A Partnership Firm) together with interest, costs, charges, and expenses thereon due and payable to the Bank aggregating to Rs. 4,80,00,000/- to the borrower.

The mortgagor (s) further declares (s) that the documents deposited with the Bank are the only documents that are in his/their possession and custody.

SCHEDULE "A"

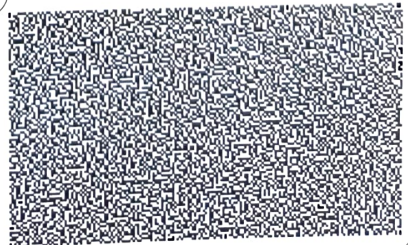
(List of Documents of Title)

1. Original Regd. Sale Deed No. 1A/517 (Ka) Dt. 25.04.1997.
2. Original Regd. Sale Deed No. 1A/5622 (5) Dt. 01.02.2012.
3. Original Regd. Sale Deed No. 1A/2495 (1/4) Dt. 07.07.2014.
4. Original E-Regd. Sale Deed No. MP179152015A1224744 Dt. 26.12.2015.
5. Original E-Regd. Sale Deed No. MP179152015A1224731 Dt. 26.12.2015.
6. Original E-Regd. Sale Deed No. MP179152016A1125019 Dt. 04.03.2016.

SCHEDULE "B"

(Description of Property / ies)

1. Plot No. 125, Kanchan Vihar Colony, Village Niranjapur, Tehsil & District Indore (M.P.) having area 357 Sq. Mtr. (Ward No. 34 (Shahid Bhagat Singh)) (Kanchan Vihar).





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Boundaries:

East : Road
West : Plot No. 126
North : Road
South : Plot No. 121

2. Diverted Land bearing Survey No. 72/1, Village Muradpura, Patwari Halka No. 40 Old & New No. 85, Tehsil Depalpur, District Indore (M.P.) having area 0.104 Hectare.

Boundaries:

East : Remaining Land of Survey No. 72/1
West : Remaining Land of Survey No. 72/1
North : Remaining Land of Survey No. 72/1
South : Exit Rough Path

3. Plot No. 152, "Hi-link Premium Corridor" Colony/Residential Scheme situated at Village Nainod, Patwari Halka No. 7 (New 2), Tehsil & District Indore (M.P.) having area 1000 Sq. Ft. / 92.93 Sq. Mtr.

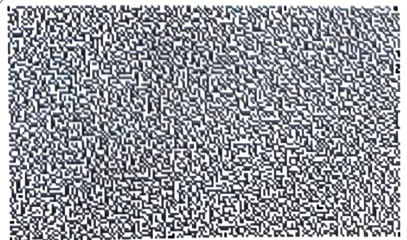
Boundaries:

East : Colony's Road
West : Other Plot
North : Plot No. 151
South : Plot No. 153

4. Plot No. 153, "Hi-link Premium Corridor" Colony/Residential Scheme situated at Village Nainod, Patwari Halka No. 7 (New 2), Tehsil & District Indore (M.P.) having area 1000 Sq. Ft. / 92.93 Sq. Mtr.

Boundaries:

East : Colony's Road
West : Other Plot



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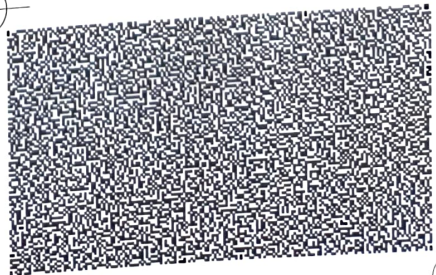
North : Plot No. 152
South : Plot No. 154

5. Plot No. 171, "Hi-link Premium Corridor" Colony/Residential Scheme situated at Village Nainod, Patwari Halka No. 7 (New 2), Tehsil & District Indore (M.P.) having area 1000 Sq. Ft. / 92.93 Sq. Mtr.

Boundaries:

East : Other Plot
West : Colony's Road
North : Plot No. 172
South : Plot No. 170

In witness whereof I/we have set my/our hands to this deed at **INDORE** on **03.05.2018**.



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Thumb Impression Seal:



श्री मता चौहान



इस दस्तावेज के निष्पादक Manjulata Chouhan पत्नी श्री Suresh Chouhan के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 04/05/2018 को लिया गया ।

Praveen Mehta

PRAVEEN MEHTA
वरिष्ठ उप पंजीयक
उप पंजीयक कार्यालय इन्दौर 4



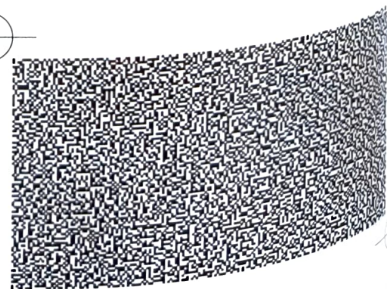
Bhupesh Soni



इस दस्तावेज के निष्पादक श्री Bhupesh Soni के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 04/05/2018 को लिया गया ।

Praveen Mehta

PRAVEEN MEHTA
वरिष्ठ उप पंजीयक
उप पंजीयक कार्यालय इन्दौर 4



Registration and Stamp Department
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I/We hereby authenticate and confirm the recitals of all the pages and entries of this deed with deed ID 9061945 and e-Stamp code 01011703052018011059, and also execute the deed with my/our signatures below.

Signature of First Party/ Parties:
Name and Father's Name:

मंजुला चौहान
Smt. Manjulata Chouhan W/o Shri Suresh Chouhan

Signature of Second Party/ Parties:
Name and Father's Name:

PREMIER PRODUCTS
[Signature]
PARTNER
Bhupesh Soni s/o Shri Ramniklal Soni

PREMIER PRODUCTS
[Signature]
PARTNER
Anshul Chouhan s/o Shri Suresh Chouhan

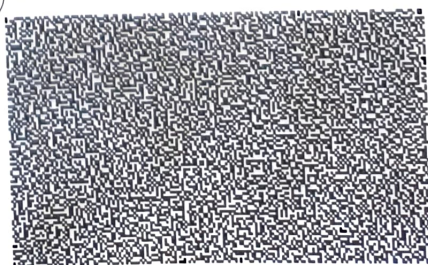
Signature of Third Party/Parties:
Name and Father's Name:

अंजलि
Smt. Anjali Dassundi W/o Shri Ajay Singh Dassundi
Witness 1 Name Sunil s/o Chironjilal Sharma
Address 418, Nand Vihar Colony, Rau, District Indore
Signature *[Signature]*
ID Proof type and number
DL No. MP09N-2009-0226159

[Signature]
Shri Laxman Singh Rajora s/o Shri Bhawan Singh Rajora
Witness 2 Name
Address
Signature *[Signature]*
ID Proof type and number
Ganesh s/o Kailash Gire

Date: 3/5/2018
Place: Indore

Vill. Adkhipura Kerehi Teh. Maheshwar
Dist. Khargone (M.P.)
DL:- MP10N-2014-0016433



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Thumb Impression Seal:



इस दस्तावेज के निष्पादक Shri Anshul Chouhan के अंगूठे का निशान मेरे द्वारा/मेरी
उपस्थिति में दिनांक 04/05/2018 को लिया गया ।

PRAVEEN MEHTA
वरिष्ठ उप पंजीयक
उप पंजीयक कार्यालय इन्दौर 4



इस दस्तावेज के निष्पादक Anjali Dassundi पुत्र/आत्मज Shri Ajay Singh Dassundi के
अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 04/05/2018 को लिया गया ।

PRAVEEN MEHTA
वरिष्ठ उप पंजीयक
उप पंजीयक कार्यालय इन्दौर 4



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Thumb Impression Seal:



Handwritten signature



रजरा के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 04/05/2018 को लिया गया।
Rajora ke angutha ke nishan mere dwara/meeri upasthiti mein dinank 04/05/2018 ko liya gaya.

Handwritten signature

PRAVEEN MEHTA
वरिष्ठ उप पंजीयक
उप पंजीयक कार्यालय इन्दौर 4

Witness Seal:



Handwritten signature

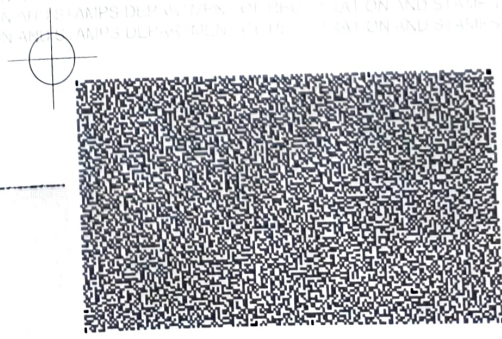


सुनिल शर्मा

Handwritten signature



गणेश गौर





Registration and Stamp Department Madhya Pradesh

Stamp Duty Seal:

स्टाम्प शुल्क	60000
नगरीय शुल्क	0
जनपद पंचायत शुल्क	60000
उपकर	0
अतिरिक्त शुल्क	0
चुकाया गया स्टाम्प शुल्क	120000

Praveen

PRAVEEN MEH
वरिष्ठ उप पंजीयक
उप पंजीयक कार्यालय

Registration and Stamp Department Madhya Pradesh



Registration Seal :

इस दस्तावेज का इलेक्ट्रॉनिक पंजीयन दिनांक 04/05/2018 को क्रमांक
MP179152018A1295921 दे कर किया गया है। जिसमें 19 पृष्ठ समाविष्ट हैं

स्टाम्प शुल्क	120000
पंजीयन शुल्क	1000
प्रतिलिपि शुल्क	0
अधिक	0
योग	1000

P. Mehta

PRAVVEN MEHTA
Senior Sub Registrar
SUB REGISTRAR OFFICE
INDORE-4

