

Registration and Stamp Department JENT OF REGISTRATION A Madhya Pradesh

| Registration Certificate | R | egistra | ation | Certifi | cate |
|--------------------------|---|---------|-------|---------|------|
|--------------------------|---|---------|-------|---------|------|

| Registrat | ion Details |
|--|--|
| E-Registration Number Tion and Stamps department of Re | MP179142024A1016365 MENT OF REGISTRATION AND GLAVIPS |
| Registration Date BERALL DANS STACKS OF PARTIES OF RE | 04/01/2024 SHEN DEPARTMENT OF REGISTRATION AND STAMPS |
| Date of Printing e-Registration Certificate | 04/01/2024 AND STANDARD OF REGISTRATION AND STANDS |
| Market Value of Property (If Applicable) | INTERPOLATION STAMPS DEPARTMENT OF REGISTRATION AND STAMPS |
| Consideration / Secured / Premium Amount (Rs.) | 40000000 C TARGO OF A TRUE OF REGISTRATION AND STAMPS |
| Registration Fee (Rs.) ATION AND STARTS DEPARTMENT OF RE | OF HIGHOUN AND STANDS CEPARTMENT OF REGISTRATION AND STANDS |
| Total Stamp Duty (Rs.) TON AND STAMPS OF ACTION OF A | CART 200000 NO STAMPS DEPARTMENT OF REGISTRATION AND STAMPS |
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Mortgager-Self

Organisation Name

Authorized Person's Name

DEPARTMENT OF REGISTRATION AND DEPARTMENT OF REDISTRATION AT

Address

Organisation Name RECISIA

Authorized Person's Name Address

Organisation Name RESSURATE

Authorized Person's Name Address APTMENT OF REGIS

M/s RK Investment and Holding

through Partner Mr. Alkesh Bakaliya

Pooja Avenue, 284, Gulab Bhag Colony, INDORE, Madhya Pradesh, INDIA

M/s RK Investment and Holding

through Partner Mr. Neeraj Kapadiya

Pooja Avenue, 284, Gulab Bhag Colony, INDORE, Madhya Pradesh, INDIA

M/s RK Investment and Holding

M/s Prosperous Multibusiness Pvt.Ltd. authorized Mr. Sandeep

Pooja Avenue, 284, Gulab Bhag Colony, INDORE, Madhya Pradesh, INDIA



Digitally signed by JYOTI

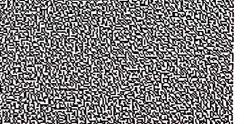
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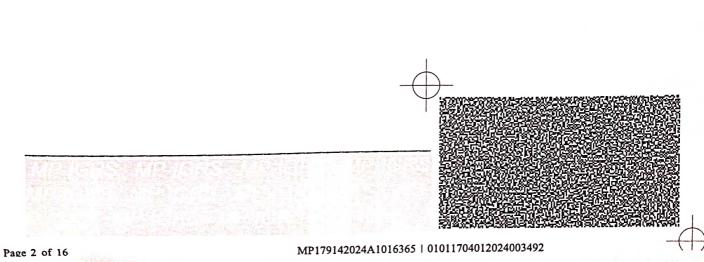
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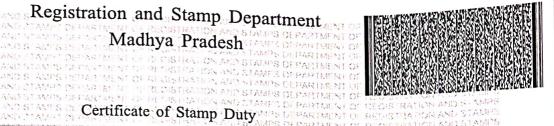
Signature of Sub-Registrar



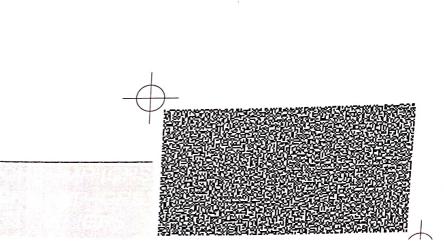




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| Total E-Stamp Amount | 200000 | ON AND STAURS DEPARTMENT OF REDICIPATION AND STAMPS |
| Govt. Stamp Duty (Rs.) | 200000 TANKENI OF REGISTRAT | FINE VIOLATION OF ENVIOLENCE OF VEOLUTIAN TO STANKS |
| Janpad Duty (Rs.) | The same of the sa | ViMunicipality (Duty) (Rs.) OF RECISTRATION AND STAMPS |
| Exempted Amount(Rs.) | STOUDON SPANIMENT OF REGISTRAT | Upkar Amount (Rs.) 0 |
| E-Stamp Type | CONTRACTOR OF STRAIL | ON AND STAMES DEPARTMENT OF REGISTRATION AND STAMPS |
| Icena Data C TE | NON-JUDICIAL | THE SELECTION OF SECULO SERVICE OF SECULO SERVICE SERVICES. |
| Service Provider of Years | 04/01/2024 13:01:16 RESTRA | ON AND STAMPS DEPARTMENT OF U.S.A. TO A TIME ASID STAMPS |
| Service Provider or Issuer Details | Shailendra Solanki/SP01174330 | 05201500151 The Paragraphic of Error "Karren And S. Avida |
| SP/SRO/DRO/HO Details | B-97 L.N City indore INDORE | INDORE MAPS DEPARTMENT OF REGISTRATION AND STAMPS |
| D. 1.5 | Deed Details | The Contract of the Contract o |
| Deed Type | Agreement relating to Deposit of | f Title Deed/pawn/pledge or hypothecation |
| Deed Instrument of REDIS RATIONAN | the deposit of title deeds or inst | rument constituting or being evidence of the title to any |
| DEPART WENT OF REGISTRATION AN | property whotever (athend | ** CEPARIMENT OF REGISTRATION AND STANPS |
| DEPARTMENT OF REDISTRATION AN | property whatever (other than a | marketable security), where such deposit has been made by |
| DEPARTMENT OF REGISTRATION AND DEPARTMENT OF REGISTRATION AND | way of security for the repayme | nt of money advanced or to be advanced by way of loan o |
| DEPARTMENT OF REGISTRATION | an existing or future debt 0.25 | percent of the amount secured by such deed, subject to a |
| PETRIKIMENT OF REGISTRATION | maximum of five lakh rupees. | 1 Section And Stamps |
| Purpose AND OF REC. STRATE | EQUITABLE MORTGAGE | PARTY OF BECKLANDER SON BLAVES |
| | | REGISTRATION AND STAMES |
| Organization Name 208 GA | First Party De | |
| Address ART MENT OF RECEIVED | M/s RK Investment and Holding | |
| Number of Persons | Pooja Avenue, 284, Gulab Bhag | Colony Colory AND STAMPS |
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इन्ह रजिस्ट्रीकरण एवं स्टाम्प विभाग का अध्यक्ष का अध्यक्ष राज्य का आक्रास्ट्र इन्हें का अध्यक्ष प्रदेश का अध्यक्ष

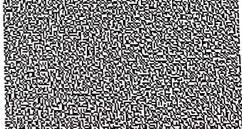
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DECLARATION

We, M/s RK investment and Holding, represented by its Partners Mr. Alkesh Bakaliya S/o Mr. Chhatrasingh Jagatsingh Bakaliya, Mr. Neeraj Kapadiya S/o Mr. Hasmukh Kapadiya and M/s Prosperous Multibusiness Private Limited through authorized director Mr. Sandeep Juneja S/o Mr. Ramlal Juneja having Registered Office at Pooja Avenue, 284, Gulab Bhag Colony, Indore M.P. do hereby declare that we had handed over and deposited Original title/ChainTitle Deeds/Documents relating to the properties Mentioned in schedule-II to the Bank Union bank of India, Jhabua Branch, Jhabua M.P. for the Loan facility (SOD Mortgage) of an amount of Rs. 7,50,00,000/- Seven Crore Fifty Lakhs Rupees Only granted to M/s Prosperous Multibusiness Private Limited and accordingly a declaration was registered at Office of Sub Registrar Jhabua bearing Registration No. MP179142021A1508486 Dated 30-06-2021. In the mentioned Declaration total loan facility of Rs 14,50,00,000/- (Rupees Fourteen Lakh Fifty Thousand) was registered consisting Bank Guarantee Limits of Rs 6,75,00,000 (Rupees Six Crore Seventy FiveLakh) and Overdraft Limit of Rs 7,50,00,000/-(Rupees Seven Crore Fifty Lakh) on total 5 properties.

Then, Union Bank of India as per sanctioned terms and conditions note dated 15-09-2023 has separated Bank Guarantee Limit of Rs 6,75,00,000 on other 4 properties. Further Secured overdraft limit also reduced from Rs 7,50,00,000/- (Rupees Seven Crore fifty lakhs) to Rs 5,00,00,000/- (Rupees Five Crores) on the Property mentioned in schedule II.

And Now today we are giving our consent to the bank to hold and retain the previously deposited said Original title/Chain Title Deeds/Documents to extend and enhance the equitable mortgage on new Term Loan of Rs. 4,00,00,000/- (Rs. Four Crore Only) granted By Union Bank of india Anoop Nagar branch Indore MP to M/s Alkhnanda Stone Crusher (Proprietor: Mr. Alkesh Bakaliya S/o Shri Chhatrasingh Jagatsingh Bakaliya) for which, As details of Said original title/Chain Title Deeds/Documents is described in First Schedule pertaining to the property mentioned in Second Schedule here under





रजिस्ट्रीकरण एवं स्टाम्प विभाग मध्य प्रदेश

प्रस्तुति मुद्रा :

M/s RK Investment and Holding

प्रतिनिधित्व:- through Partner Mr. Alkesh Bakaliya



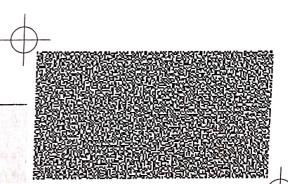
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के द्वारा उप जिला इन्दौर जिला इंदौर के उप पंजीयक कार्यालय में तारीख 04/01/2024 को मध्यान्ह पूर्व/मध्यान्ह पश्चात 03:01:36 बजे प्रस्तुत किया गया।

> JYOTI RAWAT उप पंजीयक

उप पंजीयक कार्यालय इन्दौर 3





रजिस्ट्रीकरण एवं स्टाम्प विभाग

with Union bank of India, Jhabua Branch, Jhabua M.P. to secure advance/loan facilities of which detail is mentioned as hereunder.

Existing Loan: Rs. 5,00,00,000/- (Rs. Five Crores Rupees Only) SOD limit to M/s Prosperous Multibusiness Private Limited

Proposed Term Loan: Rs. 4,00,00,000/- (Rs. Four Crores Rupees Only) to M/s Alkhnanda Stone crusher

Aggregate Loan Amount: Rs.9,00,00,000/- (Rs. Nine Crore Rupees Only)

First Schedule Above Referred to as :-

Lease Hold Plot No. RC-22 of IDA Scheme No. 134, Residential Cum Commercial Scheme, Indore M.P. admeasuring Plot Area 1894.22 Sq.Mtr. Original Lease Deed bearing Registration No. MP179142016A1639348 Dated 30/11/2016 in favor of M/s RK Investment and Holding.

SECOND SCHEDULE ABOVE REFERRED TO

All that land and Building Situated at Lease Hold Plot No. RC-22, of IDA Scheme No. 134, Residential Cum Commercial Scheme, Indore M.P. admeasuring Plot area 1894.22 Sq.Mtr.

Boundaries:-

East -- 7.50 Mt. Wide Road, Plot No. 9 And 109 of Scheme No. 134

West -- 30.00 Meter Wide Road

North -- Plot No. 21 RC Scheme No. 134

South -- 18.00 Meter Wide Road

-----------------Please turn over/क्रप्या पृष्ठ प्लटिये।--





रजिस्ट्रीकरण एवं स्टाम्प विभाग मध्य प्रदेश



निष्पादन की मुद्रा :

M/s RK Investment and

Holding

प्रतिनिधित्व:-

प्रतिनिधित्व:-

through Partner Mr. Alkesh

पताः Pooja Avenue, 284, Gulab Bhag Colony

Bakaliya

M/s RK Investment and

Holding

प्रतिनिधित्व:-

through Partner Mr. Neeraj

पता: Pooja Avenue, 284, Gulab Bhag Colony

Kapadiya

M/s RK Investment and

Holding

M/s Prosperous Multibusiness

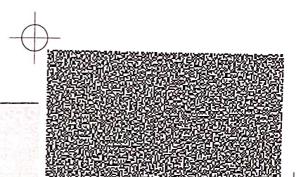
Pvt.Ltd. authorized Mr. Sandeep

पताः Pooja Avenue, 284, Gulab Bhag Colony

स्वीकार करते हैं कि कथित हक-विलेखों के निक्षेप, पण्यम, गिरवी या आड़मान से संबंधित करार अर्थात् निम्नलिखित से संबंधित करार को साक्ष्यत करने वाली कोई लिखत विलेख का निष्पादन किया गया था और प्रतिफल के पूर्ण रूपए 0 प्राप्त हो गये हैं तथा रूपए 0 उन्हें मेरी उपस्थिति में चुकाये गये थे और प्रतिफल की बकाया रकम रूपए 0 बच गयी है, जो पंजीयन के बाद प्राप्त होगी । तारीख 04/01/2024

> JYOTI RAWAT उप पंजीयक

उप पंजीयक कार्यालय इन्दौर 3

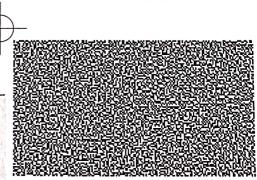




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| Property Id | 1797202410141887 |
| Property Type | PLOT |
| Property Landmark | 4 |
| 134, Residential Cun | Lease Hold Plot No. RC-22, of IDA Scheme No. n Commercial Scheme, Indore M.P. |
| Vikas Khand (develo | opment block): |
| R. I. Circle: | |
| Layout Details: | |
| Nazool/Sheet No: - | no sens |
| Plot Number: | |

| istrict | INDORE | | |
|---|---------------|--|--|
| | 111277112 | | |
| ehsil | INDORE | | |
| rea Type | URBAN AREA | | |
| Governing Municipal Body: NAGAR NIGAM INDORE | | | |
| Ward: WARD NO. 38 (HAJI COLONY) | | | |
| illage/Mohalla/Colony: SCHEME 134 | | | |
| otal Area of Plot (sqm) | 1894.22 | | |
| esidential Area out of Total Area (sqm) | 1894.22 | | |
| ommercial Area out of Total Area (sqm) | and you | | |
| idustrial Area out of Total Area (sqm) | _ | | |
| ducational Units area approved by Nagar and ram Nivesh Vibhag out of Total Area (sqm) | | | |
| hether Educational Units layout is passed by | | | |
| ealth Services area approved by Nagar and ram Nivesh Vibhag out of Total Area (sqm) | CAMP AND T | | |
| hether Health Services layout is passed by &CP? | | | |
| rea for Other usage out of Total Area (sqm) | William Total | | |





Registration and Stamp Department Madhya Pradesh

Witness Seal:

DILIP SEN

पुत्र/आत्मज CHINTULAL

Address: 165/3 NEHRU NAGAR INDORE

PANKAJ SINGH

पुत्र/आत्मज TEJPRATAP

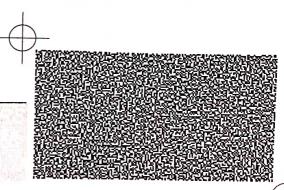
Address: 169 BG SCH N 74 C INDORE

की जांच पूर्वोक्त निष्पादक / निष्पादकों की शिनाख्त के विषय में की गयी है । तारीख 04/01/2024

JYOTI RAWAT

उप पंजीयक

उप पंजीयक कार्यालय इन्दौर 3





रजिस्ट्रीकरण एवं स्टाम्प विभाग DEPOSTMENT OF PROSTRATION AND STAMPS DE DEFORMMENT मध्य पटेशी असे शास्त्रकर व

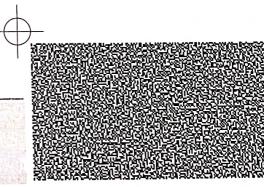
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No

Applicable Sub-Clauses on the Property

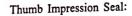
WHETHER PLOT IS A CORNER PLOT - YES

| Exempted Duty | 0.0 | Exemp | oted Reg Fee | 0.0 |
|---|--------------------|----------|--------------|-----|
| Total Payable Duty(INR) | | 200000.0 | | |
| Total Payable Reg | istration fee(INR) | 1000.0 | | |
| Amount Secured / Additioal Amount Secured (INR) | | | 40000000 | |
| Total Stamp Duty Already Paid (INR) | | 0 | | |





Registration and Stamp Department Madhya Pradesh





BAS



इस दस्तावेज के निष्पादक through Partner Mr. Alkesh Bakaliya के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 04/01/2024 को लिया गया ।



JYOTI RAWAT उप पंजीयक उप पंजीयक कार्यालय इन्दौर 3



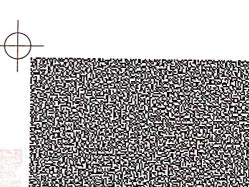
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इस दस्तावेज के निष्पादक through Partner Mr. Neeraj Kapadiya के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 04/01/2024 को लिया गया ।



JYOTI RAWAT उप पंजीयक उप पंजीयक कार्यालय इन्दौर 3





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I/We hereby authenticate and confirm the recitals of all the pages and entries of this deed with deed ID 37819710 and e-Stamp code 01011704012024003492, and also execute the deed with my/our signatures below.

For R.K. INVESTMENT & HOLDING

Signature of First Party/ Parties: Name and Father's Name: Alkeen Barriyer. Onatousingh Bakuya Pomkassia Hadoz THABLOI.

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

Midaz Karadia Hasmukh Karada High coest ke pichnes, Theen Park colony south to kogons Indode

For R.K. INVESTMENT & HOLDING

Partner

Signature of Third Party/Parties: Name and Father's Name: Sandeep Junesa Rampal Junesa 306-B Raseev Avas Vitat Post -1 Schane No.78

Visay Magaz Indooc

Prosperous Multi Business Pvt. Ltd.

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Witness 1 Name - Pahkar Kumozsinah Address 169 By, Sc. No. 74. C 271 dos E Signature ID Proof type and number - 330834395172

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Registration and Stamp Department Madhya Pradesh

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इस दस्तावेज के निष्पादक M/s Prosperous Multibusiness Pvt.Ltd. authorized Mr. Sandeep के अंगूठे का निशान मेरे द्वारा/मेरी उपस्थिति में दिनांक 04/01/2024 को लिया गया ।

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Registration Seal:

Registration and Stamp Department Madhya Pradesh

इस दस्तावेज का इलेक्ट्रानिक पंजीयन दिनांक 04/01/2024 को क्रमांक MP179142024A1016365 दे कर किया गया है। जिसमें 16 पृष्ठ समाविष्ट हैं

स्टाम्प शुल्क 200000 पंजीयन शुल्क 1000 प्रतिलिपि शुल्क 0 अधिक 0 योग 1000

JYOTI RAWAT
Sub Registrar
SUB REGISTRAR OFFICE
INDORE 3

