



Registration and Stamp Department Madhya Pradesh

Registration Certificate

Registration Details

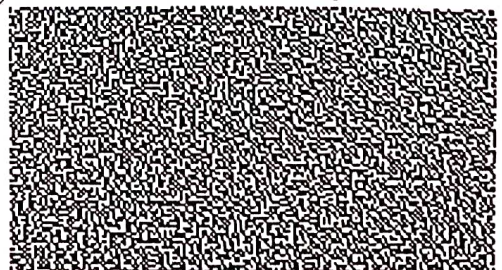
E-Registration Number	MP179142024A1016365
Registration Date	04/01/2024
Date of Printing e-Registration Certificate	04/01/2024
Market Value of Property (If Applicable)	72927470
Consideration / Secured / Premium Amount (Rs.)	40000000
Registration Fee (Rs.)	1000
Total Stamp Duty (Rs.)	200000
SR Name	JYOTI RAWAT
SRO Name	SUB REGISTRAR OFFICE INDORE 3

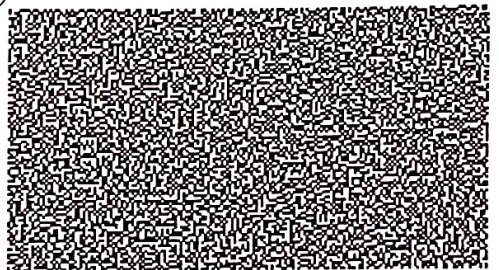
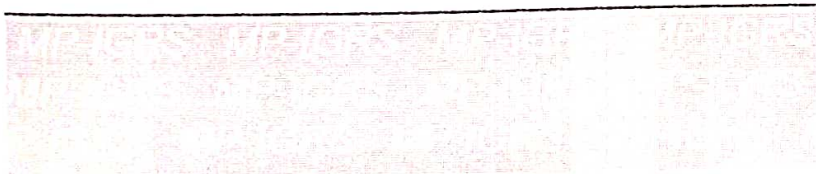
Mortgager-Self

Organisation Name	M/s RK Investment and Holding
Authorized Person's Name	through Partner Mr. Alkesh Bakaliya
Address	Pooja Avenue, 284, Gulab Bhag Colony, INDORE, Madhya Pradesh, INDIA
Organisation Name	M/s RK Investment and Holding
Authorized Person's Name	through Partner Mr. Neeraj Kapadiya
Address	Pooja Avenue, 284, Gulab Bhag Colony, INDORE, Madhya Pradesh, INDIA
Organisation Name	M/s RK Investment and Holding
Authorized Person's Name	M/s Prosperous Multibusiness Pvt.Ltd. authorized Mr. Sandeep
Address	Pooja Avenue, 284, Gulab Bhag Colony, INDORE, Madhya Pradesh, INDIA

**Digitally signed
by JYOTI
RAWAT
Date: 2024.01.04
15:05:12 IST**

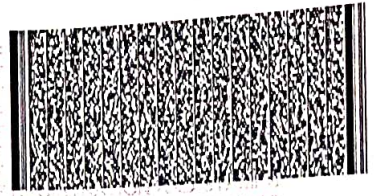
Signature of Sub-Registrar







Registration and Stamp Department Madhya Pradesh



Certificate of Stamp Duty

E-Stamp Details

E-Stamp Code: 01011704012024003492
Total E-Stamp Amount: 200000
Govt. Stamp Duty (Rs.): 100000 **Municipality Duty (Rs.):** 0
Janpad Duty (Rs.): 100000 **Upkar Amount (Rs.):** 0
Exempted Amount(Rs.): 0
E-Stamp Type: NON-JUDICIAL
Issue Date & Time: 04/01/2024 13:01:16
Service Provider or Issuer Details: Shailendra Solanki/SP011743305201500151
SP/SRO/DRO/HO Details: B-97 L.N City indore 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.- 0.25 percent of the amount secured by such deed, subject to a maximum of five lakh rupees.
Purpose: EQUITABLE MORTGAGE

First Party Details

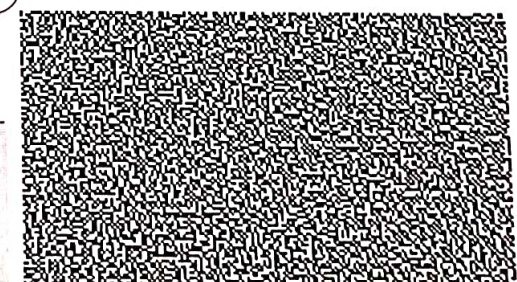
Organization Name: M/s RK Investment and Holding
Address: Pooja Avenue, 284, Gulab Bhag Colony
Number of Persons: 3

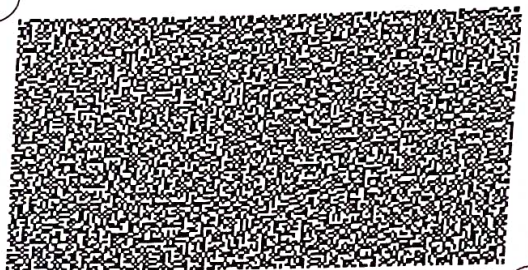
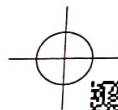
Second Party Details

Name: --
Address: --
Number of Persons: --

DECLARATION

STATE OF MADHYA PRADESH
 DEPARTMENT OF REGISTRATION AND STAMPS
 I, the undersigned, being an authorized officer of the Registration and Stamp Department, Madhya Pradesh, do hereby certify that the above details are correct and true as per the records maintained in the office of the Registration and Stamp Department, Madhya Pradesh.







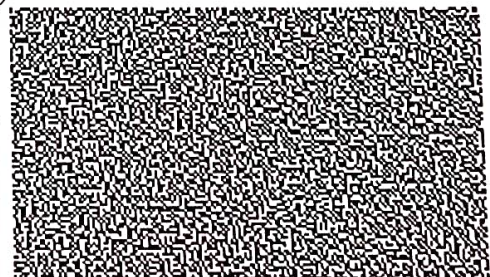
रजिस्ट्रीकरण एवं स्टाम्प विभाग मध्य प्रदेश

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/Chain Title 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

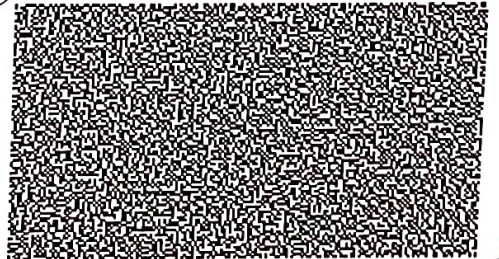


BA



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
मध्य प्रदेश

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 Alkhanda 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.

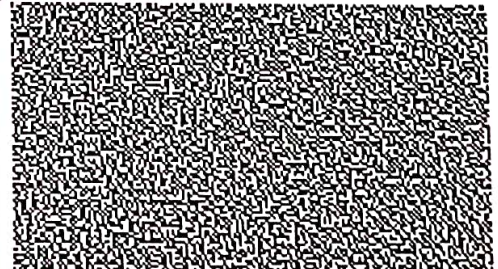
SECOND SCHEDULE ABOVE REFERRED TO

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/कृपया पृष्ठ पलटियो-----





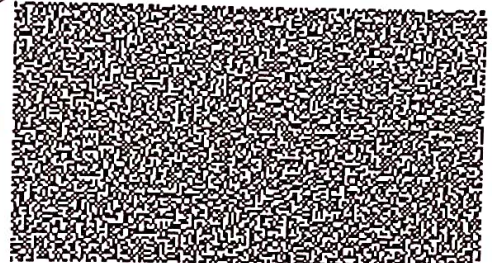
रजिस्ट्रीकरण एवं स्टाम्प विभाग मध्य प्रदेश

निष्पादन की मुद्रा :

M/s RK Investment and Holding	प्रतिनिधित्व:-	through Partner Mr. Alkesh Bakaliya	पता: Pooja Avenue, 284, Gulab Bhag Colony
M/s RK Investment and Holding	प्रतिनिधित्व:-	through Partner Mr. Neeraj Kapadiya	पता: Pooja Avenue, 284, Gulab Bhag Colony
M/s RK Investment and Holding	प्रतिनिधित्व:-	M/s Prosperous Multibusiness Pvt.Ltd. authorized Mr. Sandeep	पता: 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 रूप 0 प्राप्त हो गये हैं तथा रूप 0 उन्हें मेरी उपस्थिति में चुकाये गये थे और प्रतिफल की बकाया रकम रूप 0 बच गयी है, जो पंजीयन के बाद प्राप्त होगी। तारीख 04/01/2024

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उप पंजीयक कार्यालय इन्दौर 3





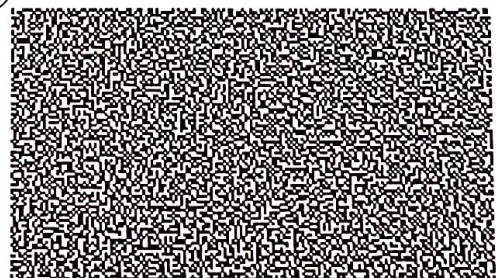
रजिस्ट्रीकरण एवं स्टाम्प विभाग
मध्य प्रदेश

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Property Details Annexure

Property Id	1797202410141887
Property Type	PLOT
Property Landmark : --	
Property Address : Lease Hold Plot No. RC-22, of IDA Scheme No. 134, Residential Cum Commercial Scheme, Indore M.P.	
Vikas Khand (development block) : --	
R. I. Circle : --	
Layout Details : --	
Nazool/Sheet No : --	
Plot Number : --	

District	INDORE
Tehsil	INDORE
Area Type	URBAN AREA
Governing Municipal Body : NAGAR NIGAM INDORE	
Ward : WARD NO. 38 (HAJI COLONY)	
Village/Mohalla/Colony : SCHEME 134	
Total Area of Plot (sqm)	1894.22
Residential Area out of Total Area (sqm)	1894.22
Commercial Area out of Total Area (sqm)	--
Industrial Area out of Total Area (sqm)	--
Educational Units area approved by Nagar and Gram Nivesh Vibhag out of Total Area (sqm)	--
Whether Educational Units layout is passed by	--
Health Services area approved by Nagar and Gram Nivesh Vibhag out of Total Area (sqm)	--
Whether Health Services layout is passed by T&CP ?	--
Area for Other usage out of Total Area (sqm)	--





Registration and Stamp Department
Madhya Pradesh

Witness Seal:

DILIP SEN

पुत्र/आत्मज CHINTULAL

Address: 165/3 NEHRU NAGAR INDORE

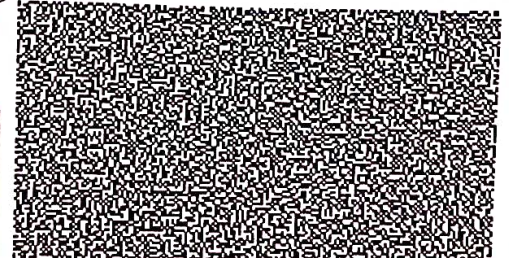
PANKAJ SINGH

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
मध्य प्रदेश

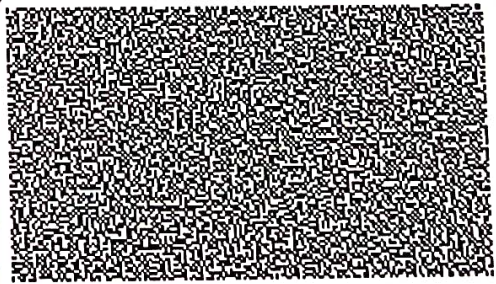
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Is the plot being used for Residential Cum Commercial purpose only?	No
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Applicable Sub-Clauses on the Property

WHETHER PLOT IS A CORNER PLOT - YES

TOTAL DUTY AND EXEMPTION			
Exempted Duty	0.0	Exempted Reg Fee	0.0
Total Payable Duty(INR)	200000.0		
Total Payable Registration fee(INR)	1000.0		
Amount Secured/ Additional Amount Secured (INR)	40000000		
Total Stamp Duty Already Paid (INR)	0		





Registration and Stamp Department
Madhya Pradesh

Thumb Impression Seal:



BF3



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

JYOTI RAWAT
उप पंजीयक
उप पंजीयक कार्यालय इन्दौर 3



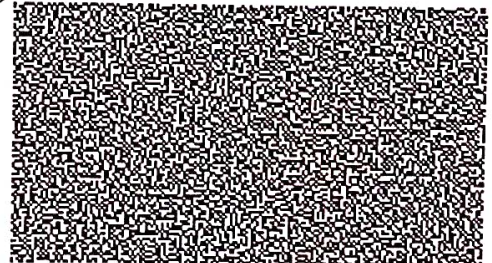
Neeraj Kapadiya



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

JYOTI RAWAT
उप पंजीयक
उप पंजीयक कार्यालय इन्दौर 3





Registration and Stamp Department
Madhya Pradesh

Thumb Impression Seal:



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 ।

JYOTI RAWAT
उप पंजीयक
उप पंजीयक कार्यालय इन्दौर 3

Witness Seal:



DILIP SEN



PANKAJ SINGH



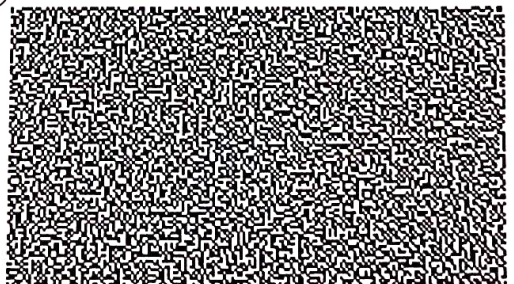


Registration and Stamp Department Madhya Pradesh

Stamp Duty Seal:

स्टाम्प शुल्क	100000
नगरीय शुल्क	0
जनपद पंचायत शुल्क	100000
उपकर	0
अतिरिक्त शुल्क	0
चुकाया गया स्टाम्प शुल्क	200000

JYOTI RAWAT
उप. पंजीयक
उप. पंजीयक कार्यालय इन्दौर 3





Registration and Stamp Department
Madhya Pradesh

Registration Seal :

इस दस्तावेज का इलेक्ट्रॉनिक 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

