

રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર: ૨૦૧૮૩૦૮૦૧૦૬૩૦

દસ્તાવેજ નંબર: ૫૬૨૩

દસ્તાવેજ વર્ષ: ૨૦૧૮

તા: ૨૩

માહે: માર્ચ

સને: ૨૦૧૮

દસ્તાવેજનો પ્રકાર મોર્ગેજ

અવેજ Rs. ૧૦૦૦૦૦૦૦.૦૦

રજુ કરનારનું નામ Status Buildcon LLP Through Its Partner Jigneshkumar G. Patel

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

૫૦૦૦

નકલ કરવા ની ફી સાઈડ / કોલીયો.....

૧૦૦

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

૦

શોધ અગર તપાસણી.....

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી કોલીયો.....

૦

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૫૧૦૦

અંકે રૂપિયા પાંચહજાર એકસો પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

Ahmedabad

(M B Patel)

સબ રજીસ્ટ્રાર

અમદાવાદ-૮ સોલા

For, STATUS BUILDCON LLP

અગર

DESIGNATED PARTNER

ને આપશો

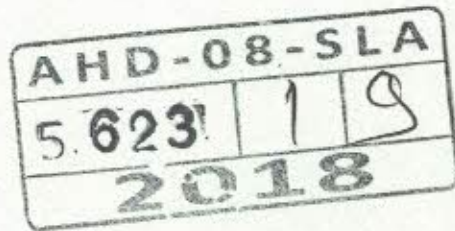
રજુ કરનારની સહી

IGR-NIC(G)

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SERIAL NO. 54628 DATE: 23/3/18
 NAME OF THE PURCHASER Status Buildcon LLP
 ADDRESS: Bodakdev, Alband

VALUE RS. 3,50,000/-
 LICENCE NO. GUJ/SOS/AUTH/AV/350/2012
 NUTAN NAGRIK SAHAKARI BANK LTD.
 NR. INCOME TAX OFFICE, ASHRAM ROAD,
 AHMEDABAD-380009



FIRST SIMPLE MORTGAGE DEED

THIS DEED OF FIRST SIMPLE MORTGAGE executed at Ahmedabad on this the 23rd day of March, 2018 by ;

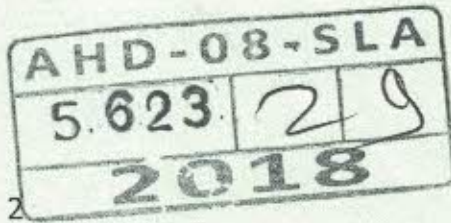
Status Buildcon LLP, having address at 1, Samkeet Bungalows, B/h. Hotel Grand Bhagwati, Bodakdev, Ahmedabad through its managing partner Jigneshkumar G. Patel, Aged adult, Residing at Ahmedabad, hereinafter called the "MORTGAGOR" which term shall mean and include wherever the context so requires or permits their heirs, legal representatives, executors, administrators, nominees all present and future directors and assigns of the ONE PART :-

For, STATUS BUILDCON LLP

DESIGNATED PARTNER

NUTAN NAGRIK SAHAKARI
 BANK LTD.
 9, Ship II, NE, Vihar, Chembur,
 Ashram Road, Ahmedabad - 380009
 GUJ/SOS/AUTH/AV/350/2012

STAMP DUTY 00000
 SPECIAL ADHESIVE
 RS. 350000
 23.3.2018
 GUJARAT
 4522 8021226



TO AND IN FAVOUR OF

SHRIRAM CITY UNION FINANCE LIMITED, a non-banking financial institution duly registered under the Companies Act, 1956, and having its registered office at No.123, Angappa Naicken Street, Chennai - 600 001, and represented by its Manager, **Divyang Dave** hereinafter called the "MORTGAGEE" which term shall mean and include wherever the context so requires or permits his/her heirs, legal, representatives, executors, administrators, nominees and assigns of the OTHER PART:

WHEREAS the Mortgagor herein is the owner of the schedule mentioned Non Agricultural land bearing Block No.140 having area admeasuring 11938 Sq. Mtrs. being Final Plot No.43/1 admeasuring 5194 Sq. Mtrs. & Final Plot No.43/2 admeasuring 2564 Sq. Mtrs. total admeasuring 7758 Sq. Mtrs. paiki Final Plot No.43/1 admeasuring 5194 Sq. Mtrs. of Town Planning Scheme No.34 of Mouje : **JAGATPUR**, Taluka : GHATLODIYA in the District of Ahmedabad and Registration Sub-District of Ahmedabad-8 (SOLA) within the State of Gujarat. The Mortgagor purchased the above said schedule mentioned property by Registered Sale Deed No.4417 dt.09/03/2018 from Nitaben Kamleshbhai Shah.

WHEREAS the Mortgagor represents that he is the owner of the said property and the property are not the subject matter of any subsisting agreement of sale, mortgage, charge, lien, lispensens or any other encumbrances whatsoever, and ;

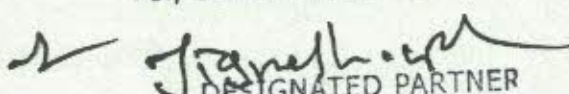
WHEREAS the Mortgagor also represents that he is fully competent to execute this deed of mortgage, and;

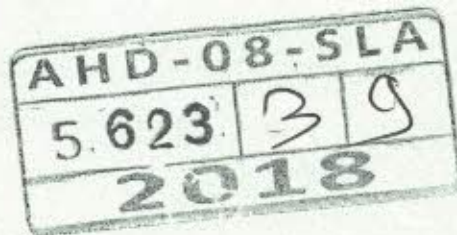
WHEREAS the Mortgagor is the Guarantor of the Borrowers, **Status Buildcon LLP** (Part. Sharadkumar G.Patel) (Borrower) & **Varniraj Buildcon Pvt.Ltd.** (Dir.Sharadkumar G.Patel)/Sharadkumar G.Patel/Jignesh Govindbhai Patel/Gauriben G.Patel/Co-Borrowers/Guarantors, who availed the financial assistance to the tune of Rs.10,00,00,000/- (Rupees Ten Crores Only) ("Financial Assistance") from the Mortgagee and the Mortgagor, agreeing to create a charge over the said property more fully described in the Schedule ("Mortgaged Property") hereunder in favor of the Mortgagee as a security for the Financial Assistance extended by the mortgagee to the Borrower.

WHEREAS the Mortgagee has agreed to extend the said Financial Assistance to the above said Mortgagor and entered into a loan agreement on **20-02-2018**.

NOW THIS DEED OF FIRST SIMPLE MORTGAGE WITNESSETH that in pursuance of the aforesaid agreement and in consideration of a sum of Rs.10,00,00,000/- (Rupees Ten Crores Only) the borrower doth, hereby admit and acknowledge and undertake to repay the said sum of Rs.10,00,00,000/- (Rupees Ten Crores Only) to

For, **STATUS BUILDCON LLP**


DESIGNATED PARTNER



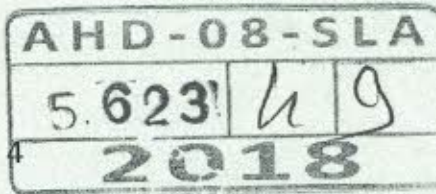
3

the Mortgagee or his nominees/s OR ORDER, together with interest at 13.20% p.a. and create this first Simple Mortgage over the schedule mentioned property in favour of the mortgagee herein.

THIS FIRST SIMPLE MORTGAGE DEED FURTHER WITNESSETH :

- 1) In the event of Borrower and/or Mortgagor committing default in payment of EMI for two consecutive months, the mortgagee shall be entitled to DEMAND the entire principal and interest accrued thereon, as on that date.
- 2) So long as the said principal sum of Rs.10,00,00,000/- (Rupees Ten Crores Only) or any part thereof shall remain due and payable by the Borrower and / or Mortgagor to the Mortgagee, the Borrower covenants to pay the Mortgage interest calculated on the principal sum outstanding at the rate of 13.20% p.a. regularly month after month.
- 3) The Mortgagor further assures the Mortgagee that the Mortgagor has not encumbered the scheduled mentioned property in any manner whatsoever and that the title of the Mortgagor to the schedule mentioned property is good and marketable. Mortgagor hereby confirms that the original title deeds related to the schedule mentioned property is in the custody of the Mortgagee.
- 4) The Mortgagor further covenants with the mortgagee to pay all the taxes, rates, electricity charges, additional security deposit, deposit etc., and other outgoings including revised tax if any, in respect of the schedule mentioned property hereby mortgaged, to the Government, revenue, municipal other authorities concerned, punctually and regularly without committing any default.
- 5) So long as the principal amount due under this Mortgage deed is outstanding, the Mortgagor will always keep the premises hereby Mortgaged in good and substantial repairs.
- 6) In the event of the Mortgagor committing default in the faithful performance and observance of any one of the conditions or covenants herein above contained, the Mortgagee shall be at perfect liberty to proceed against the property hereby mortgaged as the Mortgagee may think fit and for the due recovery of all the amounts hereby secured.
- 7) The Mortgagor further empower the Mortgagee to take legal action to sell the property hereby Mortgaged without the intervention of Court in accordance with the provisions contained in Section 69 and its sub-sections of the Transfer of Property Act either by Public Auction or by Private Treaty and to execute and register all such documents of sale as may be necessary

For, STATUS BUILDCON LLP
13/01/2018
DESIGNATED PARTNER



for conveying the title of the Mortgagor in the said property to the purchaser.

- 8) On completion of any such sale contemplated under the proceeding clauses the Mortgagor covenant to place the Purchaser in peaceful and vacant possession of the premises so conveyed if the Mortgagor or a tenant is in occupation of the same, the Mortgagor agree to vacate and handover peaceful possession/will instruct the tenants to attorn the tenancy in favour of the purchaser.
- 9) In the event of the amounts so realized on such sale of the property Mortgaged, more particularly described in the schedule here under being found insufficient to discharge in full all amounts due, the Mortgagee shall be entitled to proceed against the borrower and / or Mortgagor for recovery of the amounts due.
- 10) This Mortgagor hereby confirms that only the original title deeds related to the schedule mentioned property is in the custody of the Mortgagee and the possession of the property is not handed over to the mortgagee.

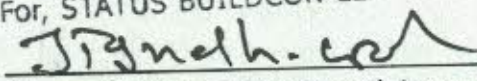
SCHEDULE OF THE PROPERTY

All that piece and parcel of Non Agricultural land bearing **Block No.140** having area admeasuring 11938 Sq. Mtrs. being Final Plot No.43/1 admeasuring 5194 Sq. Mtrs. & Final Plot No.43/2 admeasuring 2564 Sq. Mtrs. total admeasuring 7758 Sq. Mtrs. paiki **Final Plot No.43/1** admeasuring **5194 Sq. Mtrs.** of Town Planning Scheme No.34 of Mouje : JAGATPUR, Taluka : GHATLODIYA in the District of Ahmedabad and Registration Sub-District of Ahmedabad-8 (SOLA) within the State of Gujarat.

IN WITNESS WHEREOF the Mortgagor has signed this Deed of First Simple Mortgage on the day, month and the year first above written in the presence of;

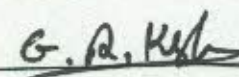
MORTGAGOR

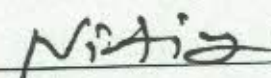
For, STATUS BUILDCON LLP



(Status Buildcon LLP through its managing partner Jigneshkumar G.Patel)

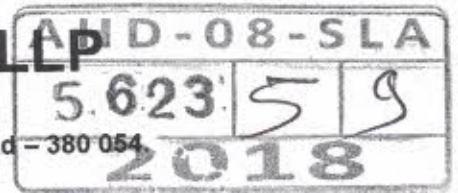
WITNESSES:

1) 

2) 

STATUS BUILDCON LLP

1, Samkeet Bungalows,
B/H Hotel Grand Bhagwati, Bodakdev, Ahmedabad - 380 054



CERTIFIED TRUE COPY OF A RESOLUTION PASSED BY THE DESIGNATED PARTNERS OF STATUS BUILDCON LLP AT THE MEETING OF THE DESIGNATED PARTNERS HELD ON 19th January, 2018 AT THE REGISTERED OFFICE OF THE LLP AT NO-1, SAMKEET BUNGLOW, B/H GRAND BHAGWATI HOTEL,, BODAKDEV, AHMEDABAD

RESOLVED THAT Mr. Sharadkumar G Patel or Jigneshkumar G Patel be and are hereby authorized jointly/individually to create a first pari passu charge over the property of the LLP situated at Sub Plot No. 43/1, Survey No. 140, Mouje :- Jagatpur, Tal.: Ghatlodiya. Dist.: Ahmedabad (Guj.) in favour of the Shriram City Union Finance Limited, 2nd Floor, Prime Plaza, Opp. Ravjibhai Tower, Near Maninagar Char Rasta, Manigar, Ahmedabad - 380 008 to secure the amount of term loan of Rs.10,00,00,000/- (Ten Crores Only) as sanctioned by Shriram City Union Finance Limited".

"RESOLVED FURTHER THAT Mr. Sharadkumar G Patel or Jigneshkumar G Patel be and are hereby authorized jointly / individually on behalf of the LLP to sign and execute the necessary documents, papers, writing, agreement on behalf of the LLP as required to create a valid charge over the property of the LLP in favour of the bank and to take such steps as may be necessary for filing of the said documents with the respective authority and to obtain approvals, statutory, contractual or otherwise, in relation to the above if required and to settle all matters arising out of and incidental thereto, on behalf of the LLP and generally to do all acts, deeds and things that may be necessary, proper, expedient or incidental for the purpose of giving effect to the aforesaid Resolution."

"RESOLVED FURTHER THAT all acts, deeds, things, matters, etc. as above stated shall be deemed to be valid and enforceable only if they are consistent with the instant resolution as may be relevant in this case and that the Board shall not be responsible for any acts beyond the scope of the above stated powers done by Mr. Sharadkumar G Patel or Jigneshkumar G Patel and such invalid, illegal acts, and acts done beyond the scope of powers granted in this Resolution shall not bind the LLP against any third parties or before any authorities in any manner and that the Board shall not be answerable in that behalf".

"RESOLVED FURTHER THAT a certified copy of the resolution be given to anyone concerned or interested in the matter".

For, STATUS BUILDCON LLP

Sharadkumar G Patel
Designated Partner
(DIN: 02007632)

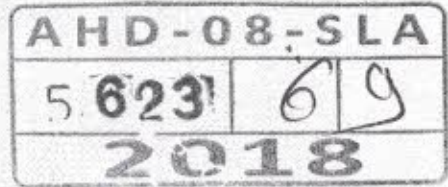
Jigneshkumar G Patel
Designated Partner
(DIN: 02008137)

STATUS BUILDCON LLP

1, SAMKEET BUNGALOW, BEHIND HOTEL GRAND BHAGWATI,
BODAKDEV, AHMEDABAD - 380 054



To,
Shriramcity Union Finance Ltd.
Ahmedabad Branch,



Dear Sir,

We, (1) Sharadkumar G Patel (2) Jignesh Govindbhai Patel are the partners and carrying on business in the name of **Status Buildcon LLP** Firm located at 01, Samkit Bungla, Nr C. Prabhudas NA Bungla, Rajpath Club Road, Bodakdev, Ahmedabad - 380054.

- That we are desirous of taking a Loan of Rs. 10,00,00,000/- (Rupees Ten Crore Only) from your Company for operation requirements in the ordinary course of Business. The terms and conditions for the Loan as stated in your standard agreements are known and acceptable to us.
- We hereby authorise our Partner Sharadkumar G Patel / Jignesh Govindbhai Patel to sign and execute all necessary documents including Loan Agreement, Promissory Note, issue of Post dated cheques / ECS / ACH and other documents and do all acts, deeds, matter things and to execute documents writing declaration, undertakings as may be necessary for availing the Loan. All acts deeds, matters and things done and executed by said Sharadkumar G Patel / Jignesh Govindbhai Patel shall be binding on us and our Firm.
- We, the partners, shall be jointly and severally liable and responsible for all the liabilities of the Firm to the SCUF. The SCUF may recover its claims from the estate of any or all of the Partners of the Firm. Our liability as aforesaid shall continue notwithstanding any change in the constitution of the Firm and / or its Successors and dissolution thereof.
- We, the partners, agrees to provide collateral / security interest over NA Oper Plot Property situated Sub Plot No 43/1, Survey No 140, Mouje: Jagatpur, Tal.: Ghatlodiya, Dist.: Ahmedabad. (Guj.)
- Whenever any change occurs in our partnership, we undertake to inform the SCUF of the same in writing and our individual liability to the SCUF will continue until all our liabilities are discharge and / or we receive from the SCUF an acknowledgement of discharge.

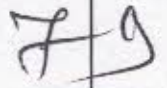
For, STATUS BUILDCON LLP

Sr.No.	Partner's Name	Signature
1.	Sharadkumar G Patel	S. Sharadkumar
2.	Jignesh Govindbhai Patel	J. Jignesh Govindbhai Patel

DESIGNATED PARTNER.

Date: 20- Feb-2018

Place: Ahmedabad

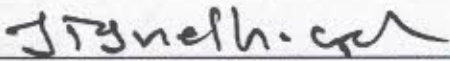
AHD-8 - SLA**5623****2018**

23/03/18 6:48:13 pm

Version:1.1.2018.3

Serial No. **5623**

Presented of the office of the Sub-Registrar of

S.R.O - Ahmedabad-8 Sola Between the hour of17 to **18** on Date **23/03/2018**Status Buildcon LLP Through Its Partner
Jigneshkumar G. Patel

(M B Patel)

Sub Registrar

S.R.O - Ahmedabad-8 Sola

Receipt No :- **2018308010930**

Received Fees as following

Rs.

Registration

5000

Side Copy Fee

(10):

100

Other Fees

0

TOTAL :-

5100



(M B Patel)

Sub Registrar

S.R.O - Ahmedabad-8 Sola

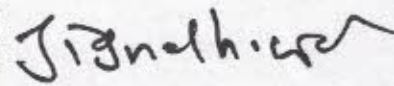
Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
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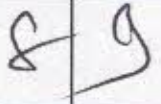
Executing

1.000

Status Buildcon LLP Through Its
Partner Jigneshkumar G. Patel
Ahmedabad

0

Executing Party
admits execution

AHD-8 - SLA**5623****2018**

23/03/18 6:48:13 pm Version:1.1.2018.3

1 Gurudatt R Koshti
Naranpura, Ahmedabad



2 Nitinbhai Parmar
Vadaj, Ahmedabad



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

1. G. A. Ksh

2. N. A. S

Date 23 Month March -2018



M B Patel
Sub Registrar
S.R.O - Ahmedabad-8 Sola

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

Date 23/03/2018



(M B Patel)
Sub Registrar
S.R.O - Ahmedabad-8 Sola

AHD-8 - SLA

5623

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2018

23/03/18 9:22:07 pm

Version:1.1.2018.3

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Book No.

5623

Registered No.

Date : 23/03/2018

9

(M B Patel)

Sub Registrar

S.R.O - Ahmedabad-8 Sola

