Nehal N. Shah Associates
Saurin Rajeshbhai Shah | Nehal Niranjanbhai Shah
Advocates

Ref. No. 16329 Date :

ENCUMBRANCE CERTIFICATE

This is to certify that, I the undersigned has investigated the title of the immovable property which is more particularly described "Schedule of the property" hereunder which is owned by a limited liability partnership firm, **BRIJVALLABH INFRA LLP** (hereinafter referred as owner). Pursing the title deeds relating thereto and taking necessary searches, I am of the opinion that titles of the said land belongs to above owner, are clear, marketable and free from non encumbrances charges and/or claims except charge of Kotak Mahindra Investments Limited for **Rs.55,00,00,000/-** (Rupees Fifty Five Crore Only) by Mortgage Deed (Serial No.8567, Date 28/04/2025).

SCHEDULE OF THE PROPERTY

All that piece and parcel of the Non-Agricultural Purpose land bearing Block No.18/B/2/001, admeasuring about 9059 sq.mts. covered in the Town Planning Scheme No.61 (Khoraj-Khodiyar) and allotted Sub Plot No.1, admeasuring 5436 sq.mts. of Final Plot No.88/3, total admeasuring 10871 sq.mts., situated, lying and being at Mouje Village Khodiyar, Taluka Ghatlodia in the registration District Ahmedabad Sub District Ahmedabad-8 (Sola) and a limited liability partnership firm, **BRIJVALLABH INFRA LLP** had proposed a residential & commercial purpose building on the said land, under name and style as **"WESTERN LUXURIA"**.

DATE OF THIS 13TH MAY, 2025 AT-AHMEDABAD.

ADVOCATE ✣ SAURIN R. SHAH ✣ SANAD NO. G/173/2009

NEHAL N. SHAH ASSOCIATES ADVOCATES

13/5/25

SAURIN R. SHAH
ADVOCATE
(Enrolment No.G/173/2009)

" ARIHANT "
408, SHANTI MALL, OPP. NAVRANG TOWER, NR. SARTHAK SCHOOL, SATTADHAR CROSS ROAD, GHATLODIYA, AHMEDABAD-380 061.
PH. NO. : (O) 079-27456363, 27486363 E-MAIL : NEHALNSHAH.ASSOCIATES@GMAIL.COM

અનુક્રમણિકા નંબર - ૨

સબ-રજીસ્ટ્રાર કચેરી

એસ.આર.ઓ - 8 Sola

ગામનુ નામ	દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનું નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, વૉલ્યુમ અને પૃષ્ઠ નંબર	શેરો
ખોડીયાર	મોર્ગેજ રૂ.550000000.00	5436 Square meters piece and parcel of non-agricultural, unreserved and unencumbered land bearing Sub Plot No.1 of Final Plot No.88/3 [allotted in lieu of Block No.18/B/2/001] of T. P. Scheme No.61 (Khoraj-Khodiyar) and the units/structures/constructions constructed to be constructed on the above mentioned land, along with all existing/future potential FSI, TDR, Development rights, benefits, title & interest thereon with applicable car parking slots, as per the approved plan bearing reference number PRM/49/8/2024/46 dated 1" March 2025 forming part of Project "WESTERN LUXURIA" situated at situated T.P.S.NO-61 (Khoraj Khodiyar), FP-88/3, Sur NO-18/B/2/001, S.P-1, Moje-Khodiyar,			Brijvallabh Infra LLP	KOTAK MAHINDRA INVESTMENTS LIMITED ની અધિકૃત વ્યક્તિ YASHESHCHANDRA MEHTA	28/04/2025 28/04/2025	8567	

ઈ-પેમેન્ટ થી ટ્રાન્ઝેક્શન ID No. 20250428114243867 Dat

સ્ટેમ્પ	રૂ. 300
નકલ ફી	રૂ. ૨૦

Digitally signed by:
DS 2025 ... GENERAL OF REGISTRATION
S.R.O - Ahmedabad-8 Sola
Date: 28-04-2025 18:02:41 IST
AHMEDABAD ,GUJARAT

kamlesh ની તારીખ 28/04/2025 ના રોજની
અરજી નંબર : 80120250349346
તારીખ : 28/04/2025

આ નકલ સીસ્ટમ જનરેટેડ હોવાથી સબરજીસ્ટ્રારની સહીની જરૂરિયાત નથી. કોમ્પ્યુટર જનરેટેડ અનુક્રમણિકા નં :૨ ની નકલમાં કોઈ ફેરફાર/ચેડા કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો બને છે.

Digitally signed by:
DS INSPECTOR GENERAL OF REGISTRATION
S.R.O - Ahmedabad-8 Sola
Date: 28-04-2025 18:02:41 IST
AHMEDABAD ,GUJARAT

Inspector General of Registration
Revenue Department, Government of Gujarat
રજીસ્ટ્રેશન પહોંચ

પહોંચ નંબર	202530800015438	દસ્તાવેજ નંબર	8567	દસ્તાવેજ વર્ષ	2025
તારીખ	28	માહે	એપ્રિલ	સને	2025

દસ્તાવેજનો પ્રકાર Mortgage(Mortgage Deed Without Possession) અવેજ 550000000.00

રજુ કરનારનું નામ Brijvallabh Infra LLP

ટ્રાન્જેક્સન નંબર 20250424598264695

નીચે પ્રમાણે ફી પહોંચી	રૂ. પૈસા
રજીસ્ટ્રેશન ફી................................	5000.00
નકલ કરવા ની ફી સાઈડ / ફોલીયો................................	2200.00
શેરોની નકલ કરવા માટે ફી................................	
ટપાલ ખર્ચ................................	
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)................................	
શોધ અગર તપાસણી................................	
દંડ કલમ-૨૫................................	
કલમ-૩૪ (કલમ-૫૭)................................	
નકલ ફી ફોલીયો................................	
ઈન્ડેક્ષ-૨ ફી	
અન્ય ફી અસલ લેખ પરત મળેલ છે.	

અમદાવાદ-૮ (સોલા)

કુલ એકંદરે રૂ.	7200.00

અંકે રૂપીયા સાત હજાર બે સો પુરા

દસ્તાવેજ ના દિવસે તૈયાર થશે અને તે રજીસ્ટર ટપાલથી મોકલવામાં આવશે.

નકલ કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

L/1 AALJ-19 HOMES NR SHYAM VIHAR BUNGLOWS,OPP UPAVAN,SHILAJ ROAD, THALTEJ

અગર Authority Name :Brijvallabh Infra LLP ને આપશો

રજુ કરનારની સહી

M K Prajapati
સબ રજીસ્ટ્રાર
અમદાવાદ-૮ સોલા

નોંધ: RCPC Act-2013 મુજબ અત્રેની કચેરી દ્વારા પક્ષકારોને અસલ દસ્તાવેજ તેની નોંધણી બાદ દિન-૧ (૨૪ કલાક) માં પરત કરવામાં આવે છે.

IGR-NIC(G) 5931986896074236913 (W) 04/28/2025 15:14:26

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2025

e-Challan

Inspector General of Registration
Revenue Department
Government of Gujarat

Application No (અરજી નંબર)	20251100780170	Printed On (પ્રિંટ કર્યા તારીખ)	24/04/2025 17:44:28

Transaction No (ટ્રાંઝેકશન નંબર)	Account Head (ખાતાનું હેડ)	Amount (Rs.) (રકમ)	Bank CIN (બેંક સી.આઇ.એન)	Date (તારીખ)	Bank Branch (બેંક શાખા)
20250424598264695	Registration Fee (0030-03-104-00)	7200.00	57000013551003024042583604	24-04-2025	SBIEPAY
Page Fee (પેજ ફી)	(110) 2200	Other (અન્ય)	0	Postage (પોસ્ટેજ)	0.00
Registration Fee (નોંધણી ફી)	5000.00	Fee Exemption (ફી માફી?)	No	અવેજ ની રકમ	550000000.00
Total Amount (કુલ રકમ)	7200.00	In Words (શબ્દોમાં)	Rupees Seven Thousand Two Hundred Only		

Payee Details (નાણા ભરનારની વિગત)

Name (નામ)	Brijvallabh Infra LLP	Office District (કચેરીનો જિલ્લો)	AHMEDABAD
Address (સરનામુ)		Office Name (કચેરીનું નામ)	S.R.O - Ahmedabad-8 Sola
Mobile (મોબાઇલ નંબર)	8980604397	E-Mail (ઈ-મેલ)	nehalnshah.associates@gmail.com
PAN (પાન નંબર)	ABDFB1940L	Year (વર્ષ)	2025-2026 One time

Property Details (મિલ્કતની વિગત)	5436 Square meters piece and parcel of non-agricultural, unreserved and unencumbered land bearing Sub Plot No.1 of Final Plot No.88/3 [allotted in lieu of Block No.18/B/2/001] of T. P. Scheme No.61 (Khoraj-Khodiyar) and the units/structures/constructions constructed to be constructed on the above mentioned land, along with all existing/future potential FSI, TDR, Development rights, benefits, title & interest thereon with applicable car parking slots, as per the approved plan bearing reference number PRM/49/8/2024/46 dated 1" March 2025 forming part of Project "WESTERN LUXURIA" situated at situated T.P.S.NO-61 (Khoraj Khodiyar), FP-88/3, Sur NO-18/B/2/001, S.P-1, Moje-Khodiyar,
Remarks (ટીપ્પણી)	

MAHINDRA INVESTMENTS LTD

THE SEAL OF REGISTRAR
ના સબ રજીસ્ટ્રારની (સોલા) અમદાવાદ-૮ (સોલા)
AHMEDABAD-8 (SOLA)

8567
2025

સબ રજીસ્ટ્રાર
અમદાવાદ-૮ (સોલા)

નોંધ:

(૧) ગુજરાત નોંધણી ફી ઇ-પેમેન્ટ અને રીફંડ નિયમો,૨૦૨૦ના નિયમ ૪(૭) અનુસાર નોંધણી ફીનું ઇ-ચલણ ચાર માસ સુધી જ માન્ય ગણાશે.

(૨) ગુજરાત સ્ટેમ્પ અધિનિયમ 1958ની કલમ 52 અનુસાર ઈ-ચલણથી ભરેલ સ્ટેમ્પ ડ્યુટીની સમય મર્યાદા ડ્યુટી ભર્યાના 6 મહિના સુધીની છે.

(3) ઈ-ચલણમાં છેડછાડ કરવી કે ખોટુ ચલણ બનાવવું ફોજદારી ગુનો બને છે.

IN-GJ03105810139691X

INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

सत्यमेव जयते

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Certificate No.	:	IN-GJ03105810139691X
Certificate Issued Date	:	25-Apr-2025 03:42 PM
Account Reference	:	IMPACC (AC)/ gj13315811/ ~~GULBAI TEKRA/ GJ-AH~~
Unique Doc. Reference	:	SUBIN-GJGJ1331581114504960883746X
Purchased by	:	MS BRIJVALLABH INFRA LLP
Description of Document	:	Article 36(b) Mortgage Deed - Without Possession
Property Description	:	MOUJE-KHODIYAR, BLOCK NO-18/B/2/001, WESTERN LUXURIA
Consideration Price (Rs.)	:	55,00,00,000 (Fifty Five Crore only)
First Party	:	MS BRIJVALLABH INFRA LLP
Second Party	:	KOTAK MAHINDRA INVESTMENTS LIMITED
Stamp Duty Paid By	:	MS BRIJVALLABH INFRA LLP
Stamp Duty Amount(Rs.)	:	21,00,000 (Twenty One Lakh only)

ACC GJ 13315811 NARANPURA AHMEDABAD JAIMIN B. TRIVEDI

0004629086

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Statutory Alert:

1. 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.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority.

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INDENTURE OF MORTGAGE WITHOUT DELIVERY OF POSSESSION

This **INDENTURE OF MORTGAGE** made and executed on the Date and Place as mentioned in **Item No. 1 o. SCHEDULE 1** (hereinafter referred to as the "**Indenture**") by

BY the person/s specified in **Item No. 2 of Schedule 1** herein, (hereinafter individually or collectively referred to as "**the Mortgagor/s**", (which expression shall unless the context otherwise requires, include, where the party concerned is an individual or a proprietorship firm, his/her heirs, executors and administrators and permitted assigns; where the party concerned is a partnership firm, the partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and administrators of such last survivor ; where the party concerned is the Karta of a Hindu Undivided Family, the coparceners for the time being of the said Hindu Undivided Family, and their respective heirs, executors and administrators and assigns; and where the party concerned is a company, its successors and permitted assigns, where the party concerned is an unincorporated body, all the members of such body and their respective successors, where the party concerned is the Governing Body of a Society, respective successors of the members of the Governing Body and any new members elected, appointed or co-opted and where the party concerned is the Trust/ Trustees of the Trust, their survivors or survivor, executors, administrators, successors and permitted assigns) of **ONE PART**

IN FAVOUR OF

KOTAK MAHINDRA INVESTMENTS LIMITED, a Company incorporated under the provisions of the Companies Act 1956, and registered as a Non-Banking Financial Company with the Reserve Bank of India, and having its Registered Office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051and having branch office at the address as mentioned in **Item No.3 of SCHEDULE 1**, hereinafter referred to as the "**Lender**" or "**Mortgagee**", as the context may require (which expression shall, unless it be repugnant to the subject or context or meaning thereof, be deemed to mean and include its successors and assigns) of the **OTHER PART**

The Mortgagor/s and the Mortgagee shall hereinafter collectively be referred to as the "**Parties**" and individually as a"**Party**".

WHEREAS:-

A. The Borrower, as detailed in **Item No. 4 of Schedule 1** herein, is engaged *inter-alia* in the business of construction and development of property.

B. The Borrower in need of funds inter-alia for its business purpose and as described in the Transaction Documents (defined herebelow) and approached the Lender / Mortgagee for financial assistance, which is sanctioned/ already granted or to be granted by the Lender to the extent of the amount as described under **Item No. 5 of Schedule 1** herein, (hereinafter referred to as "**the Facility**"), on terms and conditions mentioned in the Sanction Letter issued by the Lender and accepted by the Borrower and attached herewith as **ANNEXURE-1**, Facility Agreement as detailed in **Item No. 6 of Schedule 1** herein, and such other documents executed or to be executed by the Borrower, Guarantor, Third Party Security Provider and the Lender ("**Transaction Documents**").

C. As per the terms of the Facility, the Borrower's Due under the Facility Agreement and herein along with the principal sum together with all the accrued interest, default interest payable thereon (if any), additional interest payable thereon (if any) and all other payments payable to the Lender by the Borrower and Mortgagor/s in accordance with the terms of the Transaction Documents (hereinafter referred to as "**Mortgage Debt**") shall be secured, *inter-alia*, by way of unconditional mortgage by the Mortgagor/s in favour of the Mortgagee in respect of the properties more particularly described in **Schedule 2** hereto ("**Mortgaged Property**") including all income benefits, accruals and Receivables therefrom (as defined hereinbelow).

D. The Mortgagee has now called upon the Mortgagor/s to execute these presents and to create security in favour of the Mortgagee, which the Mortgagor/s has agreed to do jointly and severally in accordance with the terms and on the conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH:

1. Definitions and Interpretation

For, M/s Brijvallabh Infra LLP
BRIJVALLABH INFRA LLP
(Authorised Partner) Partner / Authorised Sign.

KOTAK MAHINDRA INVESTMENTS LTD.

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1.1 **Definitions**

In this Indenture, the capitalised terms listed below shall have the following meanings:-

"**Applicable Law**" shall mean any statute, regulation, notification, circular, ordinance, requirement, direction, guideline, announcement or other binding action or requirement of an Authority, which has the force of law in India.

"**Authority**" shall mean any government authority consisting of its departments, agencies or instrumentalities, and shall also include any trade agency; regulatory authorities or boards; any judicial forums including courts, tribunals and arbitral tribunals and the governing body of any security exchange or other securities self-regulating body in India.

"**Authorisations**" shall mean all approvals, authorisations, concessions, consents, permits, licenses and all rights granted by, and all filings, registrations, stampings and agreements with, any Person (including any Authority) necessary for the business carried on by the Borrower and to create security under this present.

"**Clearances**" mean any consent, license, approval, registration, permit or other authorisation of any nature which is required to be granted by any statutory or regulatory Authority (i) under the Transaction Documents, its obligations, including without limitation the making by it of the payments contemplated by the Transaction Documents, (ii) for the enforceability of any Transaction Documents and the making of any payments contemplated thereunder, (iii) for the construction, operation, and maintenance of the Mortgaged Property, and (iv) for all such other matters as may be necessary in connection with the Mortgaged Property or the performance of any person's obligations under any Transaction Documents.

"**Cure Period**" for the purpose of this present shall mean the cure period as defined hereunder.

"**Default Interest/Penal Interest**" shall mean an interest rate as provided in the Sanction Letter issued by the Lender.

"**Drawdown/Disbursement**" shall mean, save as otherwise provided in the Facility Agreement, an advance of such sums of money already made or to be made by the Lender hereunder in accordance with the provisions of the Transaction Documents.

"**Encumbrance**" shall mean (a) a mortgage, charge, pledge, hypothecation, lien or other encumbrance on the Security for any purpose with any ranking of priority , (b) any arrangement under which money or claims to, or the benefit of, a bank or other account may be applied, set-off or made subject to a combination of accounts so as to effect payment of sums owed or payable to any Person; or (c) any other arrangement creating priority over liabilities hereunder, through any document or writing including but not limited to any agreement, agreement to sale, sale agreement, allotment letter, letter of allotment, memorandum of understanding, sale deed, conveyance deed, lease deed, license agreement, set off agreement, declarations, undertaking, instructions, indemnity, guarantee agreement or any document whatsoever or dispose off any interest (as defined herein).

"**Event of Default**" shall mean each of the events as set out in **Clause 10 below** under the heading of *Events of Default*.

"**Facility Drawdown Date**" shall mean, in relation to a Drawdown under the Transaction Documents, the date set forth in the drawdown request, as required under the Transaction Documents, which shall be the date on which Drawdown of the Facility has occurred, in full or part.

"**Financial Year**" shall mean the period of 12 months commencing on 1st April of a particular year and ending on 31st March of the next year.

For, M/s Brijvallabh Infra LLP
BRIJVALLABH INFRA LLP

(Authorised Partner) Designated Partner / Authorised Sign.

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"**Litigation**" means any enforcement proceedings or a suit including declaratory suits, disputes, action, injunction, claims, litigation, arbitration or administrative, judicial, government, tax related, labour related or criminal proceedings before any judicial or quasi-judicial authorities.

"**Material Adverse Change**" shall mean any set of circumstances or events, which in the reasonable opinion of the Lender, has, or may be expected to have a Material Adverse Effect upon the business of the Borrower/Promoters/Third Party Security Provider/Guarantors.

"**Material Adverse Effect**" shall mean any (a) event, occurrence, fact, condition, change, development or effect, pending or threatened litigation, investigation or proceeding, that is or may be materially adverse to the said security/mortgage property, business, operations, prospects, results of operations, condition (financial or otherwise and including any material increase in provisions), properties (including intangible properties), assets (including intangible assets) or liabilities of the Borrower/ Promoters/Third Party Security Provider/Guarantors, or (b) material impairment of the ability of the Borrower or to perform its obligations hereunder or under any Transactions Document or Security Documents or (c) material adverse effect on the legality, validity, binding nature or enforceability of any of the Transaction Documents or Security Documents

"**NOC**" shall mean a No Objection Certificate or permission granted by the Mortgagee in writing on its letter head, with respect to joint or several written or email or software request made by the Mortgagor or its attorney holder to sale, transfer, lease further mortgage, allot or agree to sale, transfer, lease, further mortgage or allot the Mortgaged Property in full or part, which the Mortgagee may grant with or without any condition and any such condition if any mentioned in the NOC shall be binding upon the Mortgagor/s and the person referred in such NOC.

"**Outstandings**" shall include, at any time, the Facility amounts then outstanding, the proportionate accrued interest, proportionate Default Interest payable thereon (if any), further interest, liquidated damages, commitment charges and all other payments and fees payable by the Borrower to the Lender in accordance with the terms of the Transaction Documents and all costs charges and expenses for creation, preservation and realization of the Security, including legal fees and all other monies, amounts whatsoever.

"**Person**" shall include any individual, sole proprietorship, unincorporated association, unincorporated organization, body corporate, corporation, company, partnership, unlimited or limited liability company, joint venture, Government Authority or trust or any other entity or organization;

"**Potential Event of Default**" shall mean any event which, in the opinion of the Borrower and/or the Mortgagor/s and/or Lender is reasonably likely to become (with the passage of time, the giving of notice, the making of any determination hereunder or any combination thereof) an Event of Default thereby adversely affecting the financial condition of the Borrower and/or the Mortgagor/s or the value of the security created hereunder and under the Security Documents or the ability of the Borrower and/or the Mortgagor/s to repay the Facility.

"**Project**" shall mean any construction existing or to be made as per plans approved by concerned authority on any land involved in Secured Assets/Mortgaged Property and which is in the nature of construction involving multiple units/flats/bungalows/houses/shops/offices/industrial gala/warehouses or of such nature.

"**Purposes**" shall mean the purposes for which the Facility shall be utilised by the Borrower, as is enumerated in Recitals hereinablev.

"**Receiver**" shall have the meaning given to it in **Clause 15** below.

"**Receivables**" shall mean and include in respect of and out of or in relation to the Mortgaged Property, all the right, title, interest, benefits, claims and demands whatsoever, at any time, in and to or in respect of all amounts owing/ payable to and/or received by or to be received from any person (including the purchaser/ lessee/ licensee of the flats/units/ apartments) and which are now due owing/ payable/ belonging to the Company or property owners or mortgagor/s which may at any time hereafter during the continuance of the mortgage become due, owing, payable or belonging to the Mortgagor/s in respect of all sold as well as unsold and/ or leased / licensed flats/ shops/ units,

For, M/s Brijvallabh Infra LLP
BRIJVALLABH INFRA LLP
V. K. Patel
(Authorised Partner) Designated Partner / Authorised Sign.

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apartments including without limitation all the proceeds and considerations due to the Mortgagor/s pursuant to the marketing of the flats/ units/ apartments in the and shall include the sale, consideration, deposits/ premium, lease rentals, business centre, charges, leave and license fees, rent, out standings and claims in respect thereof deposited in any escrow account pursuant to any terms of the Facility Agreements entered into or agreed to enter into by the Mortgagor/s including all the right, title interest, benefits, compensation, FSI/FAR/TDR and all benefits from the or out of or for the reason of the Mortgaged Property.

"**Rs.**"or "**Rupees**" shall mean Indian rupees, the lawful currency of India.

"**Security**" shall mean mortgage of Mortgaged Property by the Mortgagor/s in favour of the Lender..

"**Security Cover**" shall mean the valuation of the Mortgaged Property, created by the Borrower, the Mortgagor/sor any third person in favour of the Lender, to the satisfaction of the Lender, and as such specifically classified by the Lender as constituting 'Security Cover'.

"**Security Documents**" shall mean the deed of mortgage, the personal guarantee, the corporate guarantee, the deed of hypothecation, pledge agreement, indemnities, declarations, undertaking, letters, instructions, guarantee of any Indian and foreign bank or financial institution power of attorney and such other deeds, documents and writings that the Lenders may require for the creation and perfection of the Security in the manner contemplated by the Transaction Documents and any other documents designated as such by the Lender.

"**Taxes**" means all taxes, levies, imposts, cesses, duties and other forms of taxation, including (but without limitation), GST, Value Added tax, Service tax, any other tax which are applicable or may be applicable on any [illegible]ate, corresponding to the facilities, loan, or any other charges in the nature of repayment, commission, interest (including overdue interest), commitment charges surcharge, penalty or fine in connection therewith which may be payable.

"**Transaction Documents**" include this deed together with all Schedules annexed hereto, all amendments, supplements to this deed, letters issued by the Lender to the Borrower which are deemed to be Sanction Letter for the purposes of this deed, the applications by the Borrower to avail of the Facility, Facility Agreement, Security Documents and all other agreements, instruments, undertakings, indentures, deeds, indemnities, declarations, power of attorneys, writings and other documents (whether financing, security or otherwise), including but not limited to FIMMDA declaration, GR Forms, AWB/BL/LR, invoices etc. executed or entered into, or to be executed or entered into, by the Borrower or as the case may be, any other person, in relation, or pertaining to the transactions contemplated by, or under this deed and / or the other transaction document, and each such Transaction Document as amended from time to time.

1.2 **Interpretation**

In this Indenture, unless the context otherwise requires:

(i) the words importing singular shall include plural and vice versa and the words denoting natural persons shall where the context admits, include partnerships, firms, companies, corporations, associations, organisations or other entities (whether or not having a separate entity);

(ii) the headings are for convenience or reference only and shall not be used in and shall not affect the construction or interpretation of this Indenture;

(iii) the recitals, schedules and annexures contained herein shall form an integral part of this Indenture;

(iv) the words "include" and "including" are to be construed without limitation;

(v) reference to this Indenture or to any other agreement or deed or other instrument shall be construed as a reference to such agreement, deed, or other instrument as the same may from time to time be amended, varied, or supplemented;

(vi) all references in this Indenture to any provision of any statute shall be deemed also to refer to the statute, modification or re-enactment thereof or any statutory rule, order or regulation made thereunder or under such re-enactment;

(vii) the provisions contained in the Schedules and Annexures hereunder written shall have effe.. in the manner as if they were specifically herein set forth;

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(Authorised Partner)

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(viii) Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Facility Agreement.

(ix) the obligations of the Mortgagor/s and/or Borrower shall be governed by the provisions contained in the Transaction Documents as modified or supplemented from time to time, and in the event of there being any inconsistency or repugnancy between the provisions contained in the Transaction Documents and these presents, the provisions of this Indenture shall prevail to the extent of such inconsistency or repugnancy.

(x) The reference of unit/plot/property/flats/shop/office shall be construed and interpreted in the context and suitable to the nature of Mortgaged Properties.

2. **Covenant to pay**

Pursuant to the Transaction Documents and in consideration of the Mortgagee agreeing to lend and advance or already lent and advanced in part or full the Facility, under the Facility Agreement to the Borrower, the Mortgagor/s hereby jointly and severally covenants and agrees with the Mortgagee that it shall comply and ensure to comply with the terms and conditions of the Transaction Documents and shall be liable and repay, pay or reimburse the entire Mortgage Debt to the Mortgagee, in accordance with the Transaction Documents, and therefore upon the occurrence of an Event of Default, which is not cured within the Cure Period, if any, the recourse of the Mortgagee to the Mortgagor in respect of liability of the entire Mortgage Debt shall be of personal nature in addition to the value realized upon enforcement of mortgage over the Mortgaged Property.

3. **Consideration**

In consideration of the Mortgagee having agreed to extend and/or extended the Facility to the Borrower on the terms and conditions recorded in the Transaction Documents, the Mortgagor/s hereby covenants and agrees that it shall repay to the Mortgagee the Mortgage Debt in the manner provided in the Transaction Documents AND the Mortgagor/s hereby further covenants with the Mortgagee that in the event the Borrower fails to pay the Mortgage Debt on the respective due dates as set out in the Transaction Documents, then and in every such case it shall pay to the Mortgagee default / penal interest at the rate mentioned in the respective the Transaction Documents PROVIDED ALWAYS AND IT IS HEREBY FURTHER AGREED AND DECLARED THAT these provisions relating to default in payment of the Outstandings under the Facility and/or interest and clauses relating to default / penal interest rate shall not in any way be deemed to authorize the Mortgagor/s to allow any Outstandings under the Facility and/or interest to fall in arrears nor shall it in any way interfere with, prejudice, limit or affect the powers of sale or entry or any other rights, authorities, powers or remedies for securing and enforcing payment of the Mortgage Debt.

4. **Grant / Transfer and Redemption**

4.1 In consideration of the aforesaid, the Mortgagor/s do hereby grant, and assure by way of mortgage, unto the Mortgagee as first and exclusive mortgage and charge, **without possession**, the Mortgaged Property and charge on Receivables, as security for repayment of the Mortgage Debt, with a condition that on the repayment of the Mortgage Debt, the Mortgagee will redeem the Mortgaged Property from the mortgage security and shall if so required by the Mortgagor/s, execute Deed of Release at the costs of the Mortgagor/s.

4.2 The Mortgagor/s hereby undertakes and confirms that the Mortgaged Property is not subject to any Encumbrance and that the security created in favour of the Mortgagee herein shall have charge of such ranking as mentioned in **Item No. 7 of Schedule 1** herein, in favour of the Mortgagee. The Mortgagor/s herein grants unconditional and irrevocable power and authority to the Mortgagee to deal, interact, repay and obtain discharge of any existing mortgage and security if any created by the Mortgagor/s as disclosed herein.

4.3 It is further agreed that in the event the Borrower is unable to repay the Mortgage Debt within the time specified in the Transaction Documents (including the Cure Period, where applicable), the Mortgagee will become entitled to have the Mortgaged Property enforced, and to realise and receive the Mortgage Debt out of the net sale proceeds of the Mortgaged Property.

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4.4 The Mortgagor/s hereby declares and confirms that in case multiple financial facilities are already granted or to be granted to the Borrower or Mortgagors jointly and severally by the Mortgagee, then unless specifically excluded in the sanction letter or other document issued by the Mortgagee for any specific facility, all the Mortgaged Property herein shall stand charged and mortgaged on exclusive pari passu basis in favour of the Mortgagee herein with respect to all such facilities.

4.5 The Mortgagor/s hereby declares and confirms that in case any part or unit described in the Mortgaged Property, which is encumbered or already agreed to sale or already sold by the Mortgagor/s, which subsequent to this present become sole and absolute property of the Mortgagor/s for reason of removal of such encumbrance or cancellation of the sale transaction or for any reason whatsoever, at any time, such part or unit referred or not referred into the Mortgaged Property shall be automatically considered as charged and Mortgaged Property to secure the Mortgage Debt and the Mortgagor/s shall not transfer or alienate such part or unit of the Mortgaged Property, without prior NOC of the Mortgagee.

4.6 The Mortgagor/s hereby declares and confirms that in case the Mortgagee has granted any NOC to the Mortgagor/s, and at any time if it is found that the Mortgagor/s or the person referred into such permission or no objection certificate has not complied any such condition, the NOC granted by the Mortgagee shall be considered as void ab initio and the Mortgagor/s or the person referred therein, shall not be entitled to raise any objection, claim or compensation from or against the Mortgagee.

4.7 The Mortgagor/s also confirms and agrees that in case the NOC has been granted and the transaction permitted under the NOC is getting cancelled or terminated for any reason or the NOC exhausts by efflux of time, the property mentioned under such NOC shall automatically become part of the Mortgaged Property and the Mortgagor/s shall not be entitled to sale/transfer such part or unit without obtaining again NOC of the Mortgagee. Any amount already received or deposited into any account opened under the terms of the Facility, shall not be returned and the Mortgagor/s shall make arrangement from their own sources to refund/return any such amount to the person for whom earlier the NOC was granted by the Mortgagee.

5. Security

5.1 Continuing Security

The security created by or pursuant to these presents is a continuing security and shall remain in full force and effect until all the Mortgage Debt have been fulfilled, notwithstanding any intermediate payment or settlement of account or other matter or thing whatsoever and in particular the intermediate satisfaction by the Borrower of the whole or any part of the Mortgage Debt in accordance with the Transaction Documents and is in addition and without prejudice, to any other security, guarantee, lien, indemnity or other right or remedy which the Mortgagee may now or hereafter hold for the Mortgage Debt or any part thereof. This security may be enforced against the Mortgagor/s without first having recourse to any other rights of the Mortgagee.

The Mortgagor/s hereby agrees and confirms that this present is a valid and effective Indenture executed by Mortgagor/s alone and non-execution thereof by the Mortgagee shall not invalidate or repudiate this Indenture or any of its condition. The Mortgagor/s hereby further agrees and declares that the entire Mortgaged Property shall be released after repayment of all the Mortgage Debt in full and irrespective of any amount remained outstanding or status of valuation of the Security provided, the Mortgagor/s shall not be entitled to demand or claim release of any Mortgaged Property at any time in full or part.

5.2 Margin

The Mortgagor/s shall maintain a minimum Security Cover as agreed in the Sanction Letter by way of mortgage on the Mortgaged Property during the entire tenure of the Facility (**"Security Cover"**). It is hereby agreed by the Mortgagor/s that the Mortgagee may take any steps to re-value the Mortgaged Property at any time during the tenor of the Facility, if it deems the same suitable. In case, the value of the Mortgaged Property falls below the Security Cover specified above at any time, the Mortgagor/s shall create security on additional assets to the satisfaction of the Mortgagee within **30 (thirty)** days from the date of notice in that regard from the Mortgagee, in order to maintain

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the Security Cover as specified above. The Mortgagor/s shall bear all costs incidental thereto, including but not limited to creation of additional / fresh security, conducting of title searches and valuation appraisal.

5.3 Other Security

This security is in addition to, and shall neither be merged in, nor in any way exclude or prejudice, or be affected by any other security, right of recourse or other right whatsoever (or the invalidity thereof) which the Mortgagee may now or at any time hereafter hold or have (or would apart from this security hold or have) as regards the Mortgagor/s or any other Person in respect of the Mortgage Debt.

5.4 Cumulative Powers

The powers which this Indenture confers on the Mortgagee and any Receiver, appointed with prior intimation to the Borrower or the Mortgagor/s, hereunder are cumulative, without prejudice to their respective powers under the Applicable Law and any Transaction Documents, and may be exercised as often as the Mortgagee or the Receiver thinks appropriate in accordance with these presents; the Mortgagee or the Receiver may, in connection with the exercise of their powers, join or concur with any Person in any transaction, scheme or arrangement whatsoever; and the Mortgagor/s acknowledge that the respective powers of the Mortgagee and the Receiver shall in no circumstances whatsoever be suspended, waived or otherwise prejudiced by anything other than an express waiver or variation in writing by the Mortgagee or Receiver as relevant.

No failure or delay by the Mortgagee to exercise any right, power or remedy hereunder shall impair such right, power or remedy or operate as a waiver thereof, nor shall any single or partial exercise of the same preclude any further exercise thereof or the exercise of any other right, power or remedy. The rights, powers and remedies therein provided are cumulative and do not exclude any other rights, powers and remedies provided by Applicable Law. If at any time any provision of this Indenture is or becomes illegal, invalid or unenforceable in any respect under the law of any jurisdiction, the legality, validity and enforceability of such provision under the law of any other jurisdiction, and of the remaining provisions of this Indenture shall not be affected or impaired thereby.

5.5 Avoidance of Payments

If any amount paid by the Mortgagor/s in respect of the Mortgage Debt is avoided or set aside on the liquidation or administration of the Mortgagor/s or otherwise, then for the purpose of this Indenture such amount shall not be considered to have been paid when such payment is returned or becomes liable to be returned to the Mortgagor/s or any other claimant by the Mortgagee.

5.6 Further Acquisition

Any structures, equipment, fixtures, articles and things which shall from time to time hereafter during the continuance of this security be erected or installed or be in or upon or about the Mortgaged Property hereinbefore expressed to be hereby granted, transferred, charged, assured and assigned or fixed or attached to any buildings or structures now standing or hereafter to be erected on the Mortgaged Property and/or any part thereof and used or intended to be used in connection with the business of the Mortgagor/s whether in substitution or replacement of or in addition to any buildings and structures, machinery and plant, equipment, fixtures, articles and things now standing or being fixed or attached or used or intended to be used in connection with the business of the Mortgagor/s or otherwise shall be included in the present security and be subject to the trusts, provisions and covenants in these presents contained and the Mortgagor/s shall at its own costs forthwith vest the same in the Mortgagee by way of continuing security in accordance with the terms of the Transaction Documents.

5.7 The mortgage created hereunder shall extend to and include all profits and accretions accruing to the Mortgaged Property.

6. **Covenants not to deal with or dispose off the Mortgaged Property:**

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6.1 Subject to the provisions of this **Clause**, the Mortgagor/s hereby covenants with the Mortgagee that so long as the Mortgage Debt or any part thereof remains unpaid, the Mortgagor shall not deal with or dispose off any interest in any of the Mortgaged Property or any part thereof, except with the prior NOC of the Mortgagee, and shall hold the same unto and to the use absolutely for the benefit of the Mortgagee and subject to the powers and provisions herein agreed and contained and concerning the same. For the purposes of this Clause and this Indenture **"dispose off any interest"** shall include (i) creation of any Encumbrance in respect of any of the Mortgaged Property ranking, in any priority or sequence with the security created herein, or (ii) selling through, transferring, agreeing to transfer or attempt to giving on leasehold basis or tenancy, licence or any occupancy, any of the units/ flats/ premises comprising the Mortgaged Property, through any document including but not limited to Agreement, Agreement to Sale, Sale Agreement, Allotment Letter, Letter of Allotment, Memorandum of Understanding, Sale Deed, Conveyance Deed, Lease Deed, License Agreement or any document whatsoever (iii) creating, permitting or diverting any income, accrual, cashflow, existing and future benefit and income out of and in relation to the Mortgaged Property and Receivables. The liability of the Mortgagor hereunder shall be joint and several and co-extensive with the liability of the Borrower(s) and the Mortgagee shall be entitled to act as if the Mortgagor(s) jointly and severally is/are the principal debtor to the Lender for all payments due hereunder as aforesaid. Without prejudice to the rights of the Mortgagee to enforce liability under this present, Mortgagee shall be entitled to proceed against the Mortgagor/s and Borrower(s) individually or collectively.

6.2 The Mortgagor/s may dispose off any interest or create Encumbrance relating to the Mortgaged Property or Receivables, only with the prior NOC of the Mortgagee wherein the Mortgagee shall be entitled to demand any income, receivables or compensation to be deposited in any specific bank account or escrow account to be used towards repayment of the Facility in any manner and proportion. It is further clarified that notwithstanding the provisions of **this Clause**, the Mortgagor/s shall at all times ensure that the Security Cover is maintained during the entire tenure of the Facility.

6.3 The Mortgagors further covenant and agrees that in respect of all the units agreed to built and sold and to be sold and the receivables of which are charged and mortgaged herein, for which the Mortgagors might have entered into any document with such unit purchasers, the Mortgagors shall ensure to inform all such buyers about creation of charge by the Mortgagor/s and shall make irrevocably arrangement to or cause to deposit all the amounts payable in future by such unit purchasers into the bank account as may be directed by the mortgagee from time to time and the Mortgagors further agree and confirm that in case of default in repayment of Mortgage Debt in full or part and enforcement of the security created herein, the Mortgagee or its nominee shall assume and be entitled to do all activities and have all rights and obligation of the Mortgagors under such document executed by the Mortgagors with such unit purchasers and the Mortgagors confirms and declares that the Mortgagors have incorporated such covenant in the existing documents or shall ensure execution of such covenant with the unit purchasers to be executed after the date of this present.

6.4 The Mortgagor/s further agree and declare that once the Mortgagors have requested for NOC and the Mortgagee has granted such written permission or NOC, it will be considered that the Mortgagors have agreed and confirmed authority of the Mortgagee to directly deal and interact with the purchasers of such unit/property for which NOC has been granted and in case any such purchaser is approaching directly to the Mortgagee the Mortgagee shall be entitled to interact with such purchaser including to give final no charge certificate with respect to such units, accept balance money in full or part from the purchasers etc.

6.5 The Mortgagor agrees and declares that all the raw materials available and used into construction of the Mortgaged Property or installed for running and operating the Mortgaged Property, shall be absolute property mortgaged and charged to and in favour of the Mortgagee and any vendor or supplier of such raw materials shall not have any claim or rights over such raw materials used or proposed to be used in construction of the Mortgaged Property and the Mortgagors shall at all time keep such vendor and suppliers informed about this provision and shall not create any encumbrance on such raw materials or any part of the Mortgaged Property in favour of such vendor or suppliers.

7. **Right of Redemption**

PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that, subject to the terms and conditions contained herein and in other Transaction Documents, if the Mortgagor/s shall pursuant to the covenant

For, M/s Brijvallabh Infra LLP
BRIJVALLABH INFRA LLP
Partner / Authorised Sign.
(Authorised Partner)

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in that behalf hereinbefore contained pay to the Mortgagee the entirety of the said Mortgage Debt in the manner mentioned in the Facility Agreement and/or under these presents then and in such case, the Mortgagee shall upon the request and at the costs, charges and expenses of the Mortgagor/s, re-convey and retransfer the Mortgaged Property in favour of the Mortgagor/s and PROVIDED ALWAYS AND IT IS HEREBY FURTHER AGREED AND DECLARED that if the Mortgagor/s shall pursuant to the covenant in that behalf hereinbefore contained pay to the Mortgagee the Mortgage Debt in the manner mentioned in the Facility Agreement and/or under these presents at the end of the tenor and/or provide any other security, retransfer the said Mortgaged Property hereby granted, assigned, transferred and assured or expressed so to be unto and to the use of the Mortgagor/s or as the Mortgagor/s shall direct and in the meantime and until default be made by the Mortgagor/s in payment of the said Mortgage Debt under the Facility Agreement and/or under these presents and the Mortgagor/s shall remain in the possession or receipt of the rents and profits of the said Mortgaged Property.

8. **Representations and Warranties by the Mortgagor/s**

The Mortgagor/s represents and warrants to the Mortgagee as follows and acknowledges that the Mortgagee has executed this Indenture in reliance of the following representations and warranties:-

8.1 The Borrower has made the representations and warranties set forth in the Facility Agreement, which are incorporated herein by reference and made a part of this Mortgage as if such representations and warranties were set forth in full herein.

8.2 The Mortgagor/s acknowledges and accepts that the Mortgagee has agreed to enter into this Mortgage on the basis of and in full reliance on the representations and warranties made by the Borrower in the Facility Agreement and Mortgagor/s herein.

8.3 Status and Due Authorization

The Mortgagor/s is a company duly formed and registered under Companies Act, 1956 and it has the capacity and the authority to enter into this Indenture and to exercise its rights and perform its obligations herein under and to perform all corporate and other action required to authorize the execution of this Indenture and that the appropriate authorization for the performance of its obligations herein have been duly taken and that neither the execution nor the delivery of this Indenture nor the performance of the Mortgagor's obligations herein conflict with or will conflict with any Applicable Law. In case the Mortgagor/s is signing / executing or registering these presents by virtue of any power of attorney, then it is declared and represented by the Mortgagor/s that the power of attorney is legally valid and existing and the same is not cancelled, revoked or terminated. It is further represented that the grantor of the power of attorney is alive and there is no disputes between or amongst the principal being the grantor and the constituted attorney. In case the power of attorney is given by Company, then it is represented and declared that the grantor company is existing under the provisions of law and there are no winding up proceedings initiated or pending against the grantor company. All the resolutions, power of attorney or authority letter in favour of Mortgagors is valid as on date and there is no reason to believe that the same may be amended, cancelled or revoked or become invalid at any time in future.

8.4 Validity and Admissibility in Evidence

All actions, conditions and things required to be done, fulfilled and performed in order to:-

(i) enable the Mortgagor/s to lawfully enter into, exercise its rights and perform and comply with the obligations expressed to be undertaken by it in this Indenture;
(ii) ensure that the obligations expressed to be undertaken by the Mortgagor/s in this Indenture are valid, enforceable and binding; and
(iii) make the Indenture valid and admissible as evidence in India;

have been done, fulfilled and performed.

8.5 Binding Obligations

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The obligations expressed to be assumed by the Mortgagor/s under this Indenture are legal and valid obligations binding on it in accordance with the terms thereof. This deed shall be considered as principal document among all the Transaction Documents and in case there is conflict with terms of other documents, terms of this deed shall prevail.

8.6 No Winding-up

The Mortgagor/s have not taken any corporate action nor have any other steps been taken or any legal proceedings been initiated or threatened against the Mortgagor/s, to the best of its knowledge, for its winding-up, dissolution, administration or re-organization or for the appointment of a receiver, administrator, administrative receiver, trustee or similar officer for any or all of its assets or revenues.

8.7 No Material Defaults

The Mortgagor/s is not in breach of or in default under any agreement to which it is a party or which is binding on it or any of its assets to an extent or in a manner which might cause a Material Adverse Change or lead to any Material Adverse Effect.

8.8 No Event of Default

No Event of Default has occurred and continuing, which has not been waived in writing by the Lender.

8.9 No Material Proceedings

No action or administrative proceeding before any court, tribunal or agency has been initiated or, to the best of its knowledge and belief, threatened, which might, if determined adversely, cause a Material Adverse Change and/or any Material Adverse Effect.

8.10 No Material Adverse Change

There has been no Material Adverse Change and/or any Material Adverse Effect in the business or financial condition of the Mortgagor/s for the period of 12 months prior to the date of execution of this Indenture.

8.11 Authorisations

All authorisations required for the Mortgagor/s to create the security contemplated herein are in full force and effect and the Mortgagor/s are in compliance with the material provisions thereof and, so far as it is aware, none of the aforementioned authorisations are the subject of any pending or threatened proceedings or revocation. A copy of necessary authority document is attached herewith as **ANNEXURE – 2** and provided to the Mortgagee separately.

8.12 Applicable Laws

The execution, delivery and performance of this Indenture by the Mortgagor/s do not violate the terms of any Applicable Law or court order. The Mortgagor/s has not infringed any Applicable Law in the conduct of its business and has ensured that all compliances are made as per the provisions of the Applicable Law for the creation of the security hereunder.

8.13 Encumbrances

The Mortgaged Property is free from all Encumbrances, attachments, claims, clogs, hindrances, lispendens, minor claims, lease, court or other attachments, etc., and other charges of any nature whatsoever.

8.14 Rights in the said Property

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The Mortgagor/s are the absolute owner of and entitled to all rights, title and interest in the Mortgaged Property and the Mortgaged Property is not in violation of The Benami Transactioins (Prohibition) Act, 1988 or any such law.

8.15 Litigations

There are no outstanding litigations against the Mortgagor/s and the Mortgaged Property, and the security create herein is not the subject of any litigation.

9. Mortgagors' Covenants

9.1 Authority to Mortgage

The Mortgagor/s do hereby covenant with the Mortgagee that the Mortgagor/s have good right, full power and absolute authority to grant, assign, transfer and assure all the rights held by it in respect to the Mortgaged Property hereby granted, assigned, and assured or expressed so to be or every part thereof unto and to the benefit of the Mortgagee in the manner aforesaid.

9.2 The Mortgagor/s hereby declares and confirms that it has perused all Transaction Documents and is aware of the terms and conditions on which the Facility has been granted. The Mortgagor/s further agree that the obligations of the Mortgagor/s to the Mortgagee under this Indenture shall not be discharged, released or impaired or otherwise affected by reason of any of the following events or circumstances:-

(a) any time, forbearance or other indulgence given or agreed by the Mortgagee with the Mortgagor/s or the Borrower in respect of any of their respective obligations under this Indenture, the Facility and the Transaction Documents including the Security Documents or other related documents, as the case may be;
(b) any invalidity, irregularity, unenforceability, imperfection or avoidance of any defect in any security (if any) granted by, or the obligations of the Borrower or any amendment to or variation thereof or of any other document or security comprised therein;
(c) the genuineness, validity, regularity and enforceability of the Facility, the Facility Agreement or any of the Security Documents or any other agreement that the Borrower enters into with the Mortgagee or with any other person in connection with the Facility, from time to time;
(d) any extension, renewal, re-scheduling, amendment, change, waiver or other modification of the Facility or Facility Agreement or the Security Documents or other related documents, as the case may be;
(e) any dispute between the Borrower and the Mortgagee with respect to the Facility or Facility Agreement or the Security Documents or other related documents, as the case may be;
(f) with respect to the Mortgagor/s, any dispute between the Mortgagee and the Mortgagor/s with respect to this Indenture;
(g) the liquidation, bankruptcy or dissolution (or proceedings analogous thereto) of the Borrower or the Mortgagor/s or the appointment of a receiver or administrative receiver or administrator or trustee or similar officer of any of the assets of the Borrower / Mortgagor/s, or the occurrence of any circumstances whatsoever affecting the Borrower's / Mortgagors' liability to discharge its obligations with respect to the Facility and under the Facility Agreement or the Security Documents or other related documents, as the case may be;
(h) any existence, non-invocation, release, renewal or realisation of any security or obligation provided under or pursuant to the Facility and under the Facility Agreement or the Security Documents;
(i) any failure on the part of the Mortgagee (whether intentional or not) to take or perfect or enforce any security (if any) agreed to be taken under or in relation to or pursuant to the Facility and under the Facility Agreement;
(j) any legal limitation, disability or incapacity relating to the Mortgagor/s including the Borrower;
(k) impossibility or illegality of performance on the part of the Borrower, of any of its obligations under or in connection with the Facility and under the Facility Agreement or the Security Documents or under any other related document;
(l) any part payment of the Facility;
(m) any other circumstance or occurrence, whether similar or dissimilar to any of the foregoing.

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9.3 The obligations of the Mortgagor/s jointly or severally contained in this Indenture shall be in addition to and independent of any security (including any guarantee, hypothecation or mortgage) which the Mortgagee may at any time hold under or by virtue of the Facility Agreement or the Security Documents or otherwise in respect of the Facility.

9.4 The Mortgagor/s hereby specifically declares and confirms that though the Mortgagor/s have already ...nched the construction of the Project on the land described in the Mortgaged Property and /or the Mortgagor/s may have sold or agreed to sale any part/unit out of the Mortgaged Property as fully listed in the Mortgaged Property, the Mortgagor/s have taken necessary undertaking and agreements from such purchasers that the Mortgagor/s are entitled to create and shall be creating mortgage or charge thereon including creation of mortgage or charge on entire Project and the entire land described in the Mortgaged Property.

9.5 Further Assurances

And further that, the Mortgagor/s and all other persons having or lawfully or equitably claiming any estate or interest in the rights of the Mortgaged Property or any part thereof shall and will from time to time and at all times hereafter upon the request of the Mortgagee during the continuance of the security of the Mortgagee and afterwards, execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the rights in the Mortgaged Property unto and to the use of the Mortgagee in manner aforesaid as shall or may be reasonably required by the Mortgagee

9.6 Declarations, Undertakings and Covenants by the Mortgagor/s

The Mortgagor/s hereby declare, undertake and covenant as follows:-

(a) to pay to the Mortgagee, the said Mortgage Debt, in accordance with the terms and conditions of the Transaction Documents;

(b) that in addition to the Mortgagee having a priority of claim in the manner provided herein over all other secured and unsecured creditors, wherever applicable, the Mortgagor/s in respect of the Mortgaged Property shall file a copy of this Indenture along with duly completed applicable form as prescribed under the Companies Act, 1956, relevant provisions of Companies Act, 2013 and the relevant rules thereunder, with the appropriate Registrar of Companies, along with the payment of the requisite filing fee within the prescribed period without payment of penalty and the Mortgagor/s shall deliver a copy thereof to the Mortgagee;

(c) that for the purposes of recording the mortgage and charge of the Mortgagee created herein, the Mortgagor/s shall ensure recording the mortgage and charge of the Mortgagee with applicable revenue record authority and with all other applicable authorities immediately after execution of this present;

(d) the Mortgagor/s agrees and confirms that it shall not modify the Memorandum and Article of Association/ its constitution documents in any manner which may directly or indirectly affect any rights of the Mortgagee, until repayment of the Mortgage Debt except with the prior written approval of the Mortgagee and on the terms and conditions as stipulated by the Mortgagee;

(e) execute on demand such further documents, assignments and other writings as may be required by Mortgagee or by the law so as to effectively and absolutely vest the Mortgaged Property in the Mortgagee and so as to render them easily enforceable, realizable and transferable by Mortgagee at any time;

(f) shall not create any charge or Encumbrance on the Mortgaged Property or any part thereof without the prior written consent of the Mortgagee. During the subsistence of the Facility and the Mortgage Debt, Mortgagor/s shall not without the prior written permission of the Lender alter or modify or extend the plans and permissions approved and granted by respective Corporation or Local Authorities, in respect of the Mortgaged Property.;

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(g) the Mortgagor/s shall from time to time and at all times during the continuance of Security keep the Mortgaged Property hereby granted, assigned, and assured or expressed so to be in a good and substantial state of repairs and shall pay all the rents, rates, taxes, assessments, dues and duties payable in respect of the Mortgaged Property immediately as soon as the same shall become due AND ALSO that if default shall be made in keeping the said Mortgaged Property in a good and substantial state of repairs or in payment of such rates, taxes, assessments, dues and duties as aforesaid it shall be lawful for the Mortgagee (without being bound to do so) to keep the Mortgaged Property in such repairs and to pay such rates, taxes, assessments, dues and duties as aforesaid together with interest thereon and until repaid by the Mortgagor/s, the same shall be a charge upon the Mortgaged Property hereby assured or expressed so to be in addition to the said Facility and interest thereon PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that in the event of any damage happening to the Mortgaged Property hereby granted, assigned, transferred and assured or expressed so to be by fire, tempest, earthquake, lightning, rain or otherwise howsoever at any time or times after the execution hereof so as in the opinion of the Mortgagee materially impair the security hereby created, the Mortgagor/s shall at its own costs and expenses repair and reconstruct the Mortgaged Property to secure its rights to the satisfaction of the Mortgagee. In case of enforcement, the Mortgagee shall be entitled to reconstruct, repair, renovate, extend, expand the Mortgaged Property in full or part.

(h) The Mortgagor/s have been entering into agreement/writings with the already sold unit purchasers and shall enter into such agreement/writings with the existing unit purchasers and after NOC of the Mortgagee with purchasers of unsold units in the Project, with a clause to the effect that the Mortgagor/s are entitled to raise finance and create security on the properties and Receivables mortgaged and charged herewith from any lender/mortgagee and in case of default by the Mortgagor/s or Borrowers such lender/mortgagee shall be entitled to take over control of entire project and all such unit purchaser shall have to adhere and co-operate the requirements of such lender/mortgagee without jeopardising the availability of unit to such purchasers subject to the unit purchaser is making balance payment as agreed with the Mortgagor/s or Borrower or as provided in NOC, and such Lender/Mortgagee or any of its nominee shall have right to take all decision with respect to the Project including replacing the developer, builder or contractors thereof.

(i) that for the purposes of recording the mortgage and charge of the Mortgagee created herein the Mortgagor/s shall ensure recording the mortgage and charge of the Mortgagee with revenue record authority and with all other applicable authorities immediately after execution of this present and in case any of the Mortgaged Property is falling under jurisdiction of other sub-registrar of assurance, the Mortgagor/s shall be responsible to get this present recorded with such each of sub-registrar of assurance before requesting for any disbursement out of sanctioned amount.

(j) "The Mortgagors shall ensure:

(i) to disclose in the pamphlets, brochures etc., the charge of Lender over the Mortgaged Property/project and shall obtain the prior NOC / permission of Lender for the sale of flats/ property etc.

(ii) to append/publish the information relating to the mortgage/charge of Lender over the Mortgaged Property/project, while publishing an advertisement of the scheme in the newspapers, magazines etc.

(iii) All inflows related to the project will be routed through project escrow account to be opened with the bank suggested or opened by Lender.

(iv) to submit monthly statements/reports of Project Cost incurred, sales and all the material information.

(v) Periodic inspection of the project site by a team of the Lender/empanelled agency.

(k) NDMA Guidelines:

The Mortgagor/s shall obtain prior permission from the government /local governments, other statutory authorities for the project under construction/ to be constructed, wherever required. Further the Mortgagor/s shall ensure that the project/s is/are in line with provisions of The National Building Code and National Disaster Management Authority guidelines, such as general building requirements, fire safety requirements, stipulations regarding materials, structural design and construction (including safety), building and plumbing services, etc. Additionally Mortgagor/s shall ensure that the safety related codes and regulations as specified in NBC-2005 and as amended

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from time to time and various Indian standards are complied with and the designs of the proposed buildings and structures are multi-disaster-resilient."

Mortgagor/s shall obtain prior permission from the government /local governments, other statutory authorities for the project/s, wherever required and that the project/s is/are in line with provisions of The National Building Code and National Disaster Management Authority guidelines, such as general building requirements, fire safety requirements, stipulations regarding materials, structural design and construction (including safety), building and plumbing services, etc. Additionally Mortgagor/s shall ensure that the Mortgagor/s duly complies, with the safety related codes and regulations as specified in NBC-2005 and as amended from time to time and various Indian standards and the designs of the proposed buildings and structures are multi-disaster-resilient."

(l) Additional covenants of Insolvency and Bankruptcy Code, 2016 :-

a. Mortgagor/s shall not make or file any application or initiate any proceedings under the Insolvency and Bankruptcy Code, 2016, without first discharging, its obligations for which the security is provided for / the Indebtedness of the Borrower to the Mortgagee;

b. Mortgagor/s shall notify the Mortgagee, within 24 (twenty four) hours from the date of either (i) receipt of any demand/notice from its creditor (financial or operational), which may lead to proceedings under Insolvency and Bankruptcy Code, 2016; or (ii) the occurrence of a default with a creditor (financial or operational).

c. Mortgagor/s shall forthwith notify the Mortgagee if any person makes or files or initiates any application/proceedings under the Insolvency and Bankruptcy Code, 2016 against it";

(m) **Covenants in respect of Real Estate (Regulation and Development) Act, 2016 (Act No. 16 of 2016).**

(a) Mortgagor/s do hereby confirm, declare and covenant that the Mortgagor/s have complied with all the applicable provisions of Real Estate (Regulation and Development) Act, 2016 (Act No. 16 of 2016) and the rules made thereunder (**"RERA"**) and there is no actions pending or arisen against the Mortgagor/s or any of their officers, employees or any other person connected with Mortgagor/s.

(b) Mortgagor/s further covenant that Mortgagor/s or any person connected with them shall comply with all the provisions of RERA in present or any future.

(c) If the Mortgagor/s receive any notice, complaint or any other correspondence w.r.t. RERA from any authority, tribunal or any person filing any complaint then the same shall also be informed to the Mortgagee immediately with the copy thereof.

(d) Mortagagee shall not be held responsible for any non-compliance of RERA by Mortgagor/s or any other person in any manner whatsoever. Mortgagor/s do hereby indemnify and keep indemnified Mortgagee if any claim, demand, objection or actions arising out of the Mortgaged Property.

(e) Mortgagor/s have obtained all the necessary approvals for creation of mortgage or charge over the Mortgaged Property in favour of Mortgagee. If any approvals / permissions are required to be obtained in future then the same shall be obtained by Mortgagor/s at their own cost without any obligation on Mortgagee.

(f) Charge and right created in favour of Mortgagee shall be exclusive to Mortgagee for Mortgaged Property and Mortgagor/s shall not be entitled to claim any benefit or immunity arising out of non-compliances in any manner whatsoever.

9.7 Additional Covenants from Mortgagor/s if the Mortgaged Property or any part thereof is acquired on Lease or Tenancy basis:

(j) The Mortgagor/s shall not assign, transfer, alienate, lease, sub-lease, sublet, license, gift, will, let out or give on a business centre basis the Mortgaged Property in full or part or otherwise deal with or part with the possession of the Mortgaged Property in any manner whatsoever and the Mortgaged Property shall not be heritable by the Mortgagor/s and in any case whether the Mortgagor/s has made any will or not and/or through any instrument testamentary or non-testamentary and/or caused for the same, to the exclusion of other persons, successors, members of any association or Hindu Undivided Family, the Mortgagee shall have first right over the Mortgaged Property.

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(ii) The Mortgagor hereby undertakes and agrees that the Mortgagor has obtained all the requisite permissions from the relevant authorities and from the Lessor or Owner of the Mortgaged Property for creation of this mortgage/charge on the Mortgaged Property

(iii) The Mortgagor hereby undertakes and agrees that in the event the Mortgagor/s have acquired the Mortgaged Property on lease/leave and licence basis, the Mortgagor/s shall ensure compliance of the obligation on part of the Mortgagor/s under the lease agreement/leave and licence agreement between the Mortgagor and such owner/lessor/licensor .

(iv) The Mortgagor/s has paid and shall pay all due premium, rents and instalments payable to the Lessor or owner in regular manner and comply all the terms and conditions of the lease, license or other documents.

(v) In case the Mortgagor/s receives any notice or information for eviction from the owner/Lessor of the Mortgaged Property, the Mortgagor/s shall immediately give written notice to the Mortgagee of the same.

(vi) In case the Mortgagor/s receives any notice or information for adjustment of any security deposit in full or part, deposited by the Mortgagor/s with the owner/Lessor of the Mortgaged Property, from the owner/Lessor, the Mortgagor/s shall immediately give written notice to the Mortgagee.

(vii) The Mortgagor/s shall not nominate any person or surrender his any lease or tenancy right, in full or part of the Mortgaged Property.

(viii) The Mortgagor hereby agrees and confirms that there are no restrictive covenants/restrictions in the lease agreement/ leave and licence agreement entered into by the Mortgagor/s with any of the lessee for creating mortgage/charge by the Mortgagor on the Mortgaged Property in favour of the Mortgagee

(ix) The Mortgagor hereby agrees and confirms that they have intimated/informed and obtained requisite consent of the lessee/licensee, as required, for creation of the mortgage on the Mortgaged Property in favour of the Mortgagee

(x) The Mortgagor hereby undertakes that they will not renew the lease or extend the tenure of the lease agreement/ leave and licence agreement, in relation to the Mortgaged Property, with the owner lessee/licensee without prior written permission of the Mortgagee.

(xi) The Mortgagor shall ensure timely deposit of the lease rentals, emanating out of the Mortgaged Property, in the bank account/escrow account as may be instructed by the Mortgagee.

(xii) The Mortgagor shall not request owner to issue rent receipt in favour of any person whatsoever, in respect said without previous written permission of Mortgagee.

(xiii) The Mortgagor/s will inform the Mortgagee immediately on becoming nominal member or actual member of any society/organization and submit necessary share certificate and letters to the Mortgagee if required and the Mortgagor/s will inform such Society/organization immediately.

(xiv) The Mortgagee shall have a right to and is hereby authorised to interact with the lessee/licensee, to whom the Mortgaged Property is leased/given on leave and licence, as may be required by and at the discretion of the Mortgagee.

(xv) The Mortgagee shall always have authority and power to deal and Lessor with respect to any matters relating to, at any time.

(xvi) In case the Mortgaged Property or any part thereof or under lying land of any structure is acquired by the Mortgagor/s on lease basis, the Mortgagor/s has complied with and shall comply with all the terms and conditions thereof including payment of rent/premium regularly on due dates and shall not surrender any of

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its rights to the lessor for any reason whatsoever, without prior permission of the Mortgagee and that at any time the Mortgagee shall be entitled and authorized to deal and interact with such lessor.

9.8 Further Covenants and permitted use

In addition, subject to the terms of Applicable Law, each of the Mortgagor/s hereby further covenants that:

(a) Enter possession etc.

Upon the occurrence and during the continuance of an Event of Default (as defined in the Facility Agreement) unless cured within Cure Period, then and in any such case it shall be lawful for the Mortgagee to enter into and take possession of any or all of the Mortgaged Property and any future assets comprised in these presents and thenceforth the Mortgagor/s shall take no action inconsistent with or prejudicial to the right of the Mortgagee to quietly possess, use and enjoy the same and to receive the income, profits and benefits thereof without interruption or hindrance by the Mortgagor/s or by any Person or Persons whomsoever, and upon the taking of such action, the Mortgagee shall be freed and discharged from or otherwise by the Mortgagor/s well and sufficiently saved and kept harmless and indemnified, from and against all former and other estates, title, claims, demands and Encumbrances whatsoever.

(b) Further assurances

The Mortgagor/s and all other Persons lawfully or equitably claiming or being entitled to claim any estate, right, title or further assurances, interest in, to or upon the Mortgaged Property and any future assets comprised in these presents or any of them or any parts thereof respectively shall and will, from time to time and at all times, at the cost of the Mortgagor/s or the other Person (as appropriate), execute, make and do or cause and procure to be executed, made and done every such assurance, act and thing for further and more perfectly assuring all or any of the Mortgaged Property and any future assets comprised in these presents unto and to the use of the Mortgagee on the terms of these presents as shall be requested in writing by the Mortgagee.

(c) Payment of all taxes, rates, etc.

The Mortgagor/s shall at all times during the continuance of these presents and the security hereby created, except as expressly otherwise permitted by the Transaction Documents, duly and punctually pay any imposts, duties, Taxes, premia and outgoings which become lawfully payable by the Mortgagor/s in respect of the Mortgaged Property or any part thereof or the carrying out by the Mortgagor/s or maintenance of any business or operations thereon and shall prevent any part of such Mortgaged Property from becoming charged with the payment of any such imposts, duties and Taxes payable by the Mortgagor/s and shall punctually discharge all claims and pay, except as expressly otherwise permitted by the Transaction Documents, all the Taxes, duties and imposts which by the Applicable Law are lawfully payable by the Mortgagor/s and would affect the security created hereunder.

(d) Maintenance of assets

The Mortgagor/s shall at all times and at their own cost and expense keep and maintain all buildings and erections forming part of the Mortgaged Property and all fixtures, (including trade and tenant's fixtures) fittings and other equipment and effects thereon and therein forming part of the Mortgaged Property in good and substantial repair and in good working order and condition and when necessary rebuild or renew the same and without prejudice to the generality of the foregoing, forthwith after service by the Mortgagee of any notice of defect or warrant of repair given pursuant to Sub-Clause (e) below, repair and make good the same to the satisfaction of the Mortgagee.

(e) Inspection, repairs, etc.

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The Mortgagor/s shall at its own cost, permit the Mortgagee and its authorised representatives, servants and agents either alone or with workmen and others, upon prior notice, to carry out technical, legal or financial inspections, including, but without limitation, works, site, buildings and books of accounts from time to time and at all times to enter into and upon the Mortgaged Property and any future assets to inspect the same and if there shall be any want of repair thereof or if the Mortgagee in its discretion considers any other works, matters, or things are required in order to preserve the Mortgaged Property, then the Mortgagee shall give notice thereof to the Mortgagor/s calling upon the Mortgagor/s to repair or replace the same. Upon the Mortgagors' failure to do so, it shall be lawful for but not obligatory upon the Mortgagee to repair or replace the same or any part hereof at the expense of such Mortgagor/s.

Nothing herein contained shall be deemed to affect or prejudice the rights and powers of the Mortgagee under these presents or the other Transaction Documents including the right to call for the whole of the Mortgage Debt as the case may be following the happening of an Event of Default.

(f) Insurance

The Mortgagor/s shall at its expense and in accordance with good industry practice and in accordance with the requirements of the Mortgagee and its insurance consultant, keep the Mortgaged Property in marketable and good condition and insure and keep insured the same in the name of the Mortgagor/s, wherever required. The Mortgagor/s shall assign in favour of the Mortgagee as loss payee such insurance policies taken out by the Mortgagor/s. The Mortgagor/s shall within 15 (fifteen) days of obtaining the insurance cover deliver to the Mortgagee the notarised certified true copies of policies of insurance and maintain such insurance throughout the continuance of the security of these presents and deliver to the Mortgagee the renewal receipts / endorsements / renewed policies thereof and till such insurance policies / renewal receipts / endorsements are delivered to the Mortgagee, the same shall be held by the Mortgagor/s in trust for the Mortgagee. The Mortgagor/s shall maintain such insurance throughout the subsistence of the Mortgage and shall duly and punctually pay all premia and shall not do or suffer to be done or omit to do or be done any act which may invalidate or avoid such insurance. In default of the Mortgagor/s to do so the Mortgagee may (but shall not be bound to) keep in good condition and render marketable the Mortgaged Property and take out/renew such insurance. Any premium paid by the Mortgagee and any costs and expenses incurred by the Mortgagee shall forthwith on receipt of a notice of demand from the Mortgagee be reimbursed to the Mortgagee together with interest equivalent to 3% p.m. for such amount from the date of payment by such Mortgagee and until such reimbursement by the Mortgagor/s the same shall be a charge on the Mortgaged Property.

(g) Until all amounts which may be or become payable by the Borrower under the Transaction Documents have been irrevocably paid and discharged in full and the Mortgagee has (acting on the instructions of the Lenders) issued a no dues certificate to the Borrower unless the Mortgagee otherwise directs, the Mortgagor/s will not exercise any rights which they may have by reason of performance by them of their obligations under any document:-

(i) to be indemnified by the Borrower;
(ii) to claim any contribution from the Borrower or other provider of security for the obligations of the Borrower; and/or
(iii) to take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any rights of the Mortgagee under the Transaction Documents or of contribution or any other rights of a surety or enforce any security or other right or claim against the Borrower or any other person who has guaranteed or given any security in respect of any of the obligations of the Borrower under the Transaction Documents or claim in the insolvency or liquidation of the Borrower or of any other guarantee or security taken pursuant to, or in connection with the Transaction Documents.

9.9 The Mortgagor/s undertake and agree with the Mortgagee that, throughout the continuance of this Indenture and so long as the Mortgage Debt or any part thereof remains owing, the Mortgagor/s shall, unless the Mortgagee otherwise agrees:-

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(a) if any penalty or legal costs or any other charges are paid for the stamping and registration of this Indenture or any supplement or addition thereto or any other additional security documents by the Mortgagee, and if the Mortgagor/s has not reimbursed the Mortgagee such amounts, within fourteen (14) days from any demand made by the Mortgagee, the Mortgagor/s shall pay to the Mortgagee the amount thereof with interest at the rate of 3% p.m. on such amount, from the date of payment by the Mortgagee until the date of repayment by the Mortgagor/s; and

(b) to deliver to the Mortgagee original receipts evidencing payment of stamp duty and other charges in connection with the stamping and registration of this Indenture.

(c) to deliver, hand over and submit with the Mortgagee all the title deeds / documents relating to the Mortgaged Property under acknowledgement. No documents of title of Mortgaged Properties are in possession of any other person and the Mortgagor/s undertake and shall ensure to forthwith deliver and submit to the Mortgagee all or any document as may be found, generated, issued or created which is directly or indirectly related to the Mortgaged Properties.

9.10 The Mortgagor/s shall observe and perform each of the covenants set forth in the Transaction Documents, wherever applicable, which covenants are hereby incorporated herein by reference and made a part of the Indenture as if such covenants and other relevant provisions were set forth in full herein.

10. **Events of Default**

Each of the Clauses, as more particularly set out **in Clauses 10.1 to Clause 10.23 below** and the events specified as such in this Indenture and in any of the Facility Document, describes the circumstances which constitute an Event of Default for the purposes of the Indenture.

10.1 Failure to pay
The Mortgagor/s and/or the Borrower fails to pay in terms of the Transaction Documents i.e. when it fails to pay to the Mortgagee any sum due to be paid under this Indenture or other Transaction Documents at the time, in the currency and in the manner specified herein.

10.2 Breach, Default, Misrepresentation, etc.
The Mortgagor/s are in breach or default of the performance of any covenant, undertaking, conditions or agreement under this Indenture or any representation or statement made by the Mortgagor/s in this Indenture or in any notice or other document, certificate or statement delivered by it pursuant hereto or in connection herewith or orally is or proves to have been incorrect or misleading.

10.3 Specific Undertaking
The Borrower fails to duly perform or comply with any other obligations expressed to be assumed by it under this Indenture.

10.4 Other Obligations
The Borrower, Guarantor and/or any Person furnishing any security on behalf of the Borrower in relation to the Facility, fails duly to perform or comply with any obligation undertaken, as specified in the Transaction Documents.

10.5 Inability to pay debts
If any order has been passed against the Borrower by the Court of competent jurisdiction pursuant to Section 13[illegible] of the Negotiable Instruments Act, 1881 in respect of loans availed by the Borrower or if any act[illegible] has been initiated against the Borrower for enforcement of any security in respect of any loan availed by the Borrower and the matter is admitted by the appropriate Court, or if the Borrower is unable to pay its debts as they fall due or the Borrower commits any other act of insolvency.

10.6 Winding up

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The Mortgagor/s and/or Borrower takes any corporate action or legal proceedings or any other steps are taken or are threatened against the Mortgagor/s and/or Borrower, for its winding up, dissolution, administration or re-organization, and such legal proceedings are not withdrawn within 30 (thirty) days of being admitted or if there is an appointment of a liquidator, receiver, administrator, administrative receiver, conservator, custodian, trustee or similar officer, of it or of any or all of its revenues and/or assets.

10.7 Execution or Distress

Any execution, distress or legal process is levied against, or an Encumbrance is enforced against (a) the whole or any material part of the property, undertaking or assets of the Borrower; or (b) the whole or any material part of the Mortgaged Property or any other security created under the Transaction Documents in relation to the Facility.

10.8 Governmental Intervention

By or under the order of any Authority, (a) the management of the Borrower and/or the Mortgagor/s and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility, is wholly or partially displaced; or (b) the authority of the Borrower and/or the Mortgagor/s and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility, in the conduct of its business is wholly or partially curtailed; or (c) all or a majority of the issued shares of the Borrower and/or the Mortgagor/s and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility, or the whole or any part (the book value of which is 20% or more of the book value of the whole) of its respective revenues or assets is seized, nationalized, expropriated or compulsorily acquired; or (d) any CBI or governmental investigation is initiated against any of the director/partner, promoter or partner of the Mortgagor/s or Borrower.

10.9 Material Litigation/Investigation :

In the event any investigation initiated by EOW, IB, CBI/ litigation has been commenced before any court, tribunal or agency on the basis of a notice received by or against the Borrower, any promoter, any Guarantor, any group entity of the Borrower or Mortgagor/s and/or the Mortgagor/s and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility, which might, in the opinion of the Mortgagee, if determined adversely, cause a Material Adverse Change and/or any Material Adverse Effect which may affect the Borrower's ability to repay the Outstandings / impair the value of the security created hereunder or any other Transaction Documents.

10.10 The Borrower's Businesses

The Borrower ceases or threatens to cease to carry on the main business it currently carries on.

10.11 Repudiation

The Borrower and/or the Mortgagor/s and/or the Guarantor and/or any Person as applicable, furnishing any security on behalf of the Borrower in relation to the Facility, repudiates:

(i) the Transaction Documents;

(ii) allows or causes to be done any act or thing evidencing in the Mortgagee's opinion, an intention to repudiate any of the Transaction Documents.

10.12 Validity and Admissibility

At any time, any act, condition or thing required to be done, fulfilled or performed in order to (a) enable the Borrower and/or the Mortgagor/s and/or the Guarantor and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility, to lawfully enter into, exercise its respective rights under and perform the obligations expressed to be assumed by it in the Transaction Documents and/or the Security Documents; (b) ensure that the obligations expressed to be assumed by the Borrower and/or the Mortgagor/s and/or the Guarantor and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility, in the Transaction Documents and/or the Security Documents are legal, valid and binding; or (c) make the Transaction Documents and Security Documents admissible as evidence in India, as appropriate, is not done, fulfilled or performed.

10.13 Illegality

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At any time it is or becomes unlawful for the Borrower and/or the Mortgagor/s and/or the Guarantor and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility to perform or comply with any or all of their respective obligations under the applicable Transaction Documents and/or Security Documents or any of their respective obligations under the Transaction Documents and/or the Security Documents cease to be legal, valid and binding.

10.14 Performance of Obligations

(i) Any event or circumstance arises which has caused or, in the reasonable opinion of the Lender may cause, a Material Adverse Change and/or any Material Adverse Effect to the financial condition of the Borrower and/or the Mortgagor/s and/or the Guarantor and/or any Person furnishing any security on behalf of the Borrower in relation to the Facility, or its ability to perform or otherwise comply with any of the obligations expressed to be assumed by the it under the respective Transaction Documents and/or the Security Documents.

(ii) If the Borrower and/or the Mortgagor/s and/or the Guarantor and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility fails to furnish information as required by the Lender from time to time as required under the provisions of the Transaction Documents and/or the Security Documents.

(iii) If, in the opinion of the Lender, any extraordinary circumstances have occurred which make it improbable for the Borrower and/or the Mortgagor/s and/or the Guarantor and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility to fulfil the obligations under the Transaction Documents and/or the Security Documents.

(iv) Where there is any deterioration or impairment of any Security created under the Transaction Documents or any part thereof or any decline or depreciation in value thereof which causes such Security, or any part thereof, in the judgement of the Lender to become unsatisfactory as to character or value to such an extent that in the opinion of the Mortgagee further security to the satisfaction of the Lender should be given and such security is not given within the time period specified by the Lender, in spite of the Borrower and/or the Mortgagor/s and/or the Guarantor and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility being called upon to do so.

10.15 Security
Subject to terms and conditions contained herein, if the Mortgaged Property is transferred, charged, Encumbered, alienated, sold without prior approval in writing of the Mortgagee or if any Security ceases to enure to the benefit of the Lender or if, in the opinion of the Lender, the Security provided is in jeopardy or ceases to have effect or is inadequate or insufficient or any document pertaining to the Security executed or furnished by or on behalf of the Borrower and/or the Mortgagor/s and/or the Guarantor and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility, becomes illegal, invalid or unenforceable.

10.16 Maintenance of Security Cover
If the Borrower and/or the Mortgagor/s fails to furnish, or causes to be furnished, additional security / replace the Security in order to maintain the Security Cover specified in **Clause 5.2 above**, in such form and substance which is satisfactory to the Mortgagee.

10.17 Purpose
If any part of the Facility is not utilised for the Purposes and in the manner as set out in Recital B above, unless otherwise permitted by the Mortgagee in writing.

10.18 Non-Compliance of Provisions of Transaction Documents
If the Borrower commits any act or omission resulting in its non-compliance with any provisions of any Facility Document, including the occurrence of any events of default as contained in the Facility Agreement or other undertaking and declaration.

10.19 Any other Material Adverse Change or Material Adverse Effect

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Upon the occurrence of any other Material Adverse Change or Material Adverse effect, which might, in the opinion of the Lender, adversely affect the business, condition (financial or otherwise), operations, performance, properties or prospects of the Borrower and/or the Mortgagor/s and/or the Guarantor and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility.

10.20 Modification in approved plans

Upon making change or modification into once approved plans with respect to any land or project already implemented or to be implemented in future under the Mortgaged Property, which has impact of reducing or alienating FSI/TDR already used in such approved plans.

10.21 Failure to intimate charge of the Mortgagee and deposit of Receivables

If any part of the Mortgaged Property is in the nature of under construction project/units, upon failure by the Mortgagor/s of such property, to intimate and inform the mortgage or charge of the Mortgagee over such property, to the purchasers or interested person into such project/units and failure to intimate for making balance amounts payable to such Mortgagor/s directly to the Mortgagee or into any bank account or escrow account opened by such Mortgagor/s under the terms of the Transaction Documents. AND also upon failure to mention about mortgage and charge of the Mortgagee into the agreements to be executed for unsold units which are permitted by the Mortgagee for sale or transfer under specific written permission. If the Mortgagor/s fails to deposit all the Receivables as agreed under the Transaction Documents or specifically permitted by the Mortgagee while giving permission for transfer of any unit/property from the Mortgaged Properties.

10.22 Failure to notify any Event of Default or Potential Event of Default

Upon the failure of the Mortgagor/s to inform the Lender of the occurrence of any Event of Default or Potential Event of Default promptly and no later than 5 (Five) days from the date of occurrence.

10.23 Failure to deposit or cause to deposit all the incomes, inflows and Receivables from the Security into any designated account or account as may be suggested by the Mortgagee or transferring full or part of any Security without obtaining prior permission of the Mortgagee.

11. Consequences of Events of Default

11.1 Cure Period

Upon the occurrence of any Event of Default, under this Indenture or under the Transaction Documents, the Borrower and/or the Mortgagor/s and/or the Guarantor and/or any Person furnishing any security on behalf of the Borrower in relation to the Facility, as applicable, shall, have 30 days from the date of notice of the Mortgagee in case of triggering Event of Default and to rectify such Event of Default during which time the Lender shall not take any action under the Transaction Documents with respect to the enforcement of Security, recovery of Mortgage Debt, Outstandings or enforcement of any other provisions of the Transaction Documents ("**Cure Period**").

Provided however that the Cure Period in respect of an Event of Default under Clause 10.1 above shall not require any Cure Period and from the next date of such failure it will be considered as Event of Default and the applicable revised rate of interest or penal rate of interest shall be applied from such next date till the date of payment and the entire overdue money will become due and payable immediately.

Provided however that in case there is Event of Default under Clause 10.9 and 10.23 above, no Cure Period shall be or notice of explanation shall be required to be given to the Borrower or Mortgagor and entire Facility outstanding amount shall become immediately due and payable by the Borrower.

Provided further that the Cure Period mentioned under this Indenture shall not be applicable to the occurrence of events as mentioned in Clause Nos.18.2(a)[Payment Default], 18.2(b)[Security Default], 18.2(c)[Escrow Default], 18.2(d)[Investigation], 18.2(e)[Insolvency], 1.2(y)[Specific/Financial Covenants] and 18.2(f)[Continuous Event of Default] under the Facility Agreement.

11.2 **Acceleration and Cancellation**

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In the event that an Event of Default is not cured within the Cure Period, the Mortgagee may be entitled, witho · prejudice to its other rights and remedies under the Transaction Documents, to enforce this Inden... , do all or any of the following, at its option:-

(a) declare the Outstandings under the Facility including interest, to be immediately due and payable (whereupon the same shall become so payable together with accrued interest thereon, Default Interest, additional interest and any other sums then owed by the Borrower hereunder) or declare Outstandings to be due and payable on demand of the Lender;
(b) Suspend or terminate all un-drawn commitments;
(c) Demand cure of any material default under any of the Transaction Documents;
(d) Enforce, at their sole discretion, any one or all the Security and exercise all contractual and legal rights / remedies under the Transaction Documents; and / or
(e) Any other legal or equitable rights of the Mortgagee under applicable law.

11.3 **Disclosures**

The Mortgagor/s hereby agrees that upon the occurrence of an Event of Default and after expiry c ... re Period, the Mortgagee shall have an unqualified right to disclose the occurrence of the same with details thereof to the Reserve Bank of India (RBI), Credit Information Bureau (India) Limited (CIBIL), National Housing Bank (NHB), Banks, Financial Institutions (FIs), Housing Finance Institutions (HFIs), Development Finance Institutions (DFIs), and any other relevant Authority, to publish the name of Mortgagor/s and Borrower/s and the names of its directors/partners as defaulters in such manner and through such medium as the Mortgagee and the relevant Authority(ies) may in their absolute discretion think fit.

11.4 **Other remedies**

On the occurrence of any Event of Default, unless cured within Cure Period as defined hereinabove, notwithstanding any other right available to Mortgagee under this Indenture or under any law for the time being in force, the Mortgagee may in its sole discretion, demand and enforce the repayment of entire Mortgage Debt from the Mortgagee under this deed and from the Borrower under the Demand Promissory Note.

The Mortgagor/s agree, acknowledges and admits that the liability to pay entire Mortgage Debt is akin to the Borrower and in case of Event of Default, the Mortgagee shall be entitled to demand entire unpaid Mortgage Debt from the Mortgagor/s including enforce the Mortgaged Property herein and pursuant to this deed.

12. **Enforcement**

12.1 The security created hereunder in favour of the Mortgagee shall become enforceable by the Mortgagee upon the occurrence of an Event of Default unless cured within Cure Period as defined herein. It is hereby expressly clarified that, for the purpose of enforcement, the Mortgagee shall be entitled to act against one or more or all of the Mortgaged Property at the time of enforcement.

12.2 General Enforcement Powers

If any one or more of the Events of Default occur unless cured within Cure Period, the Mortgagee shall, witho... prejudice to any other rights and remedies it may have and without prior notice (except in respect of sub clause (a) below) to the Mortgagor/s:

(a) sell, call in, collect, convert into money or otherwise deal with or dispose of the Mortgaged Property, or any flats/ units/ premises comprised therein, or any part of the Mortgaged Property on an instalment basis or otherwise and generally in such manner and upon such terms whatever as the Mortgagee may consider fit;
(b) exercise any and all powers which a Receiver could exercise hereunder or by Applicable Law; appoint by writing any Person or Persons to be a Receiver of all or any part of the Mortgaged Property, from time to time determine the remuneration of the Receiver and remove the Receiver (except where an order of the courts is required therefor);

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(c) appoint another in place of any Receiver, whether such Receiver is removed by the Mortgagee or by an order of the court or otherwise ceases to be the Receiver or one of two or more Receivers;

(d) enter into and take possession of the Mortgaged Property and any future assets comprised in these presents by following due process of law and after taking such action the Mortgagor/s shall take no action inconsistent with or prejudicial to the right of the Mortgagee quietly to possess, use and enjoy the same and to receive the income, profits, rentals, license fees and benefits thereof without interruption or hindrance by the Mortgagor/s or by any Person or Persons whomsoever, and upon the taking of such action, the Mortgagee shall be freed and discharged from or otherwise by the Mortgagor/s well and sufficiently saved and kept harmless and indemnified of, from and against all former and other estates, titles, claims, demands and Encumbrances whatsoever, unless caused by gross negligence or wilful misconduct of the Mortgagee or that of its officers or employees or assignee or designee or agent; and

(e) take all such other action expressly or impliedly permitted under the Transaction Documents, this Indenture or under the Applicable Law.

13. **Power of Sale**

13.1 Provided always and it is hereby agreed and declared as follows:

Upon the occurrence of an Event of Default, unless cured within Cure Period, it shall be lawful for the Mortgagee at any time without any further consent of the Mortgagor/s, to sell, assign, transfer, charge or concur with any other person in selling, assigning, charging or transferring any of the Mortgaged Property and any future assets comprised under the present security or any part thereof either by public auction or private contract, including the land, leasehold estate, buildings and structures or separately therefrom with liberty to make any arrangements as to removal of the plant, machinery, fixtures, fittings and other implements from the land, building and structures and with liberty also to make such conditions or stipulations regarding title or evidence of title or other matters as the Mortgagee may deem proper, with power to buy or obtain assignment of the Mortgaged Property at any sale and to resell or reassign the Mortgaged Property at any sale by auction or to rescind or vary any contract for sale and to resell or reassign the Mortgaged Property without being answerable or accountable for any loss or diminution occasioned thereby and with power also to execute assurances and give effectual receipts for the purchase money and do all other acts and things for completing the sale/assignment which the person or persons exercising the power of sale/assignment shall think proper, and the aforesaid power shall be deemed to be a power to sell and concur in selling the Mortgaged Property without the intervention of the Court within the meaning of section 69 of the Transfer of Property Act, 1882.

13.2 No power of sale and/or assignment contained in these presents shall be exercised by the Mortgagee unless and until: -

(a) default shall have been made by the Borrower in payment of any principal or part thereof for the time being owing to the Lender for the space of three calendar months next after the notice in writing required by sub-section (2) of section 69 of the Transfer of Property Act, 1882, requiring the payment of such amounts of principal or any part thereof as may for the time being be due, shall have been served on the Borrower; or;

(b) interest on the Mortgage Debt amounting at least to Rs.500/- (Rupees Five Hundred only) shall be in arrears and remain unpaid for three months after becoming due;

13.3 No purchaser or other person dealing with the Mortgagee and/or any Receiver upon any sale purporting to be made in pursuance of the aforesaid power in that behalf shall be bound or concerned to see or inquire whether either of the events mentioned hereinabove have happened or whether any default has been made in payment of any moneys intended to be hereby secured or whether any money remains owing on the security of these presents or as to the necessity or expediency of the stipulations subject to which such sale and/or assignment shall have been made or otherwise as to the propriety or regularity of such sale and/or assignment and notwithstanding any impropriety or irregularity whatsoever in any such sale and/or assignment the same shall as regards the safety and protection of the purchaser or purchasers be deemed to be within the aforesaid power in that behalf and be valid and effectual and

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the remedy of the Mortgagor/s in respect of any breach of any of the sections or provisions hereinbefore contained or of any impropriety or irregularity whatsoever in any such sale and/or assignment shall be in dan[illegible]ly.

13.4 All other provisions and trusts ancillary to the power of sale which are contained in section 69 of the Transfer of Property Act, 1882, shall apply to this security as if the same were incorporated herein.

14. Non-applicability of certain provisions of the Transfer of Property Act

14.1 Section 67A

The provisions of section 67-A of the Transfer of Property Act, 1882, shall not apply to these presents. Notwithstanding that the Mortgagee may hold two or more mortgages executed by the Mortgagor/s including these presents in respect of which the Mortgagee has the right to obtain the kind of decrees under section 67 of the Transfer of Property Act, the Mortgagee shall be entitled to sue and obtain such decree on any of such mortgages without being bound to sue on all such mortgages in respect of which the mortgage moneys shall have become due.

14.2 Continued Possession

It shall be lawful for the Mortgagor/s to retain possession of and the Mortgagor/s may use the Mortgaged Property in accordance with the Transaction Documents (including any disposal expressly permitted and subject to the terms of the Transaction Documents) until the Mortgagee shall be entitled to take possession thereof under these presents and shall take possession thereof accordingly.

14.3 Section 65A

The provisions of section 65A of the Transfer of Property Act, 1882, shall not apply to this Indenture. The Mortgagor/s shall while in lawful possession of the Mortgaged Property have no power to lease and/or sub lease thereof, save and except to the extent as may be expressly permitted under the Transaction Documents and with the prior written consent of the Mortgagee on such terms and conditions as the Mortgagee shall in its absolute discretion consider fit.

15. Receiver

15.1 Subject to the observance of such restrictions as may be imposed by Section 69-A of the Transfer of Property Act, 1882, or any other applicable statutory provisions, the Mortgagee at any time after the security hereby constituted shall have become enforceable may, by writing, appoint as receiver of the Mortgaged Property (**"Receiver"**) or any part thereof one or more Persons and may remove any receiver so appointed and appoint another in his stead, with prior intimation to the Mortgagor/s.

15.2 Status, powers and remuneration of Receiver

(i) Appointment of any Receiver may be made either before or after the Mortgagee shall have entered into or taken possession of the Mortgaged Property;

(ii) Such Receiver may, from time to time, be invested with such of the rights, powers, authorities and discretions exercisable by the Mortgagee set forth herein or under Applicable Law or as the Mortgagee may think expedient including the following rights, powers and authorities, exercisable from time to time under the directions of the Mortgagee:

(a) to take possession, custody or management of the Mortgaged Property;

(b) remove any person from the possession or custody of the Mortgaged Property, who the Mortgagee or the Mortgagor/s would have a right to remove;

(c) to take such steps for the realization, management, protection, preservation and improvement of the Mortgaged Property, the collection of the rents, profits thereof and any other amounts received or realised in respect of the Mortgaged Property, the application and disposal of such rents, profits and amounts;

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(d) to obtain all Clearances, planning consents and permissions, building regulations, approvals and any other consents or licenses necessary or appropriate to carry out any of the matters referred to in this Mortgage or otherwise as the Mortgagee shall consider fit;

(e) to redeem any Encumbrance and settle and pass the accounts of the Encumbrances so that any accounts so settled and passed shall be conclusive and binding on the Mortgagor/s and the money so paid shall be deemed to be an expense properly incurred by the Receiver;

(f) to settle, refer to arbitration, compromise and arrange any claims, accounts, disputes, questions and demands with or by any Person or body who is or claims to be a creditor of the Mortgagor/s or relating in any way to the Mortgaged Property or any part thereof;

(g) to bring, prosecute, enforce, defend and discontinue all such actions and proceedings in relation to the Mortgaged Property or any part thereof as the Receiver shall consider fit;

(h) to do all such other acts and things (including, without limitation, signing an. ex ating all documents and deeds) as may be considered by the Mortgagee to be incidental or conducive to any of the matters or powers aforesaid or otherwise incidental or conducive to the preservation, improvement or realization of the Mortgaged Property;

(i) to exercise all such other power and authority as the Mortgagee shall consider fit to confer and so that the Mortgagee may in relation to such part of the Mortgaged Property, as is subject to the security expressed to be created hereunder, confer any powers and authorities which it could give if it were an absolute beneficial owner thereof; and

(j) in the exercise of any of the above powers, to expend such sums as the Receiver may think fit and the Mortgagor/s shall forthwith on demand repay to the Receiver all sums so expended together with interest thereon if such sums are not paid within 10 (Ten) days of demand notice in respect thereof, as the default rate applicable for such delayed payments, at the rate of 3% p.m.

(iii) Subject to the provisions of Section 69-A of the Transfer of Property Act, 1882, the Mortgagee may from time to time fix the remuneration of such Receiver and may direct payment thereof out of the Mortgaged Property provided that all costs and expenses incurred in respect of such remuneration shall be borne by the Mortgagor/s;

(iv) The Mortgagee from time to time and at any time, may require any such Receiver to give security for the due performance of its duties as such receiver, and may fix the nature and amount of security to be so given;

(v) All the powers, provisions and trusts contained in Section 69-A of the Transfer of Property Act, 1882, shall apply to the Receiver appointed under this Indenture;

(vi) Every Receiver appointed under the provisions hereof shall be deemed to be the agent of the Mortgagor/s and the Mortgagor/s shall be responsible for such Receiver's acts, defaults or misconduct and liable on any contract or engagement made or entered into by the receiver and for his remuneration;

(vii) The Receiver shall, in the exercise of the Receiver's powers, authorities and discretions, conform to the instructions, directions and regulations from time to time given or made by the Mortgagee; and

(viii) Notwithstanding anything contained in this **Clause**, the Receiver and any Person acting on its behalf (A) shall in exercise or performance of its powers, duties and functions, act in good faith and with due skill, care and diligence and in a manner it would act had it been dealing with its own properties; and (B) no act or deed by the receiver or any Person acting on its behalf shall cause or result in an increase in the obligations owed by the Mortgagor/s. It is expressly clarified that as the Receiver will be the agent of the Mortgagor/s, neither the Mortgagee shall be responsible for ensuring that the receiver complies with the provisions of this **Clause**.

15.3 Protection of Receiver: Limitation of Liability

Subject to Applicable Law, the Receiver shall not be liable in respect of any loss or damage which arises out of the exercise or the attempted or purported exercise of or the failure to exercise any of its rights, pow s, horities,

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discretion's and trusts that may be vested in the receiver. However, this limitation on liability shall not be applicable in case of any breach of duties and obligations hereunder and in Applicable Law, breach of trust, gross negligence, fraud or misconduct by the Receiver.

15.4 Indemnity

Every Receiver shall be entitled to be indemnified out of Mortgaged Property in respect of all liabilities and expenses incurred by it in the execution or purported execution of the powers and trusts thereof including liabilities and expenses consequent to any mistake, oversight or error of judgment (other than those liabilities and expenses arising out of gross negligence or fraud or wilful default) on the part of the Receiver and against all actions, proceedings, costs, claims and demands in respect of any matter or thing done or omitted to be done in anywise relating to the Mortgaged Property.

16. Not Mortgagee-in-Possession

Without prejudice to anything stated in this Indenture, it is hereby expressly agreed that neither the Mortgagee nor any Receiver appointed as aforesaid shall, by reason of the Mortgagee or such Receiver entering into or taking possession of the Mortgaged Property or any part thereof as provided herein, be liable to the Mortgagor/s to account as mortgagee-in-possession for anything except actual receipts or be liable for any loss or for any default or omission for which a mortgagee-in-possession might be liable.

17. Costs and Expenses

17.1 All expenses incurred by the Mortgagee after the occurrence of and during the continuation of an Event of Default unless cured within the Cure Period, in connection with preservation or protection of the Mortgaged Property, enforcement of security and collection of amounts due to the Mortgagee shall be payable by the Mortgagor/s within 15 (Fifteen) Days from the date of notice of demand in respect thereof. In case of default in making such payment within 15 (Fifteen) Days from the date of notice of demand, the Mortgagor/s shall also pay interest on the defaulted amounts, at the default rate of 3% p.m. of such amount from the expiry of 15 (Fifteen) Days from the date of notice of demand till reimbursement and such payment and the interest thereon shall be charged on the Mortgaged Property and shall, until payment in full by the Mortgagor/s, form part of the Mortgage Debt.

17.2 The Mortgagor/s shall, upon notice from the Mortgagee pay or reimburse to the Receiver all fees for service performed by the Receiver, all out of pocket, and travelling expenses and other costs, charges and expenses in any way incurred by the Receiver, its officers, employees or authorised agents in connection with the exercise of any rights, remedies or powers granted hereunder or under these presents and/or pursuant to the other Transaction Documents.

17.3 All other costs, charges and expenses in respect of this Indenture, including in relation to stamp duty and registration charges, legal expenses for drafting, stamping and registration of this Indenture shall be solely borne by the Mortgagor. Mortgagee shall not be responsible for the abovementioned charges, duties and expenses at any time, in present or in future. It is agreed between the Parties that this mortgage deed shall be considered as principal document for the purpose of payment for stamp duty and registration charges under the respective stamp acts and shall be considered accordingly. Mortgagor doth hereby indemnify Mortgagee if any claims, objections or demand is raised in these regards by any authority or any person in any manner whatsoever. Notwithstanding anything mentioned or agreed under this deed, this deed shall not be considered as conveyance in any manner in favour of the Mortgagee and in case any person or authority is interpreting or considering this deed as conveyance due to any statement, clause or paragraph in this deed, such statement, clause or paragraph shall be considered as non-effective and non-operative and this deed shall always be considered as a mortgage without possession.

18. Liability to Mortgagee for deficiency

The Mortgagor/s jointly and/or severally shall remain liable to the Mortgagee for any deficiency occurring, arising or existing under the Transaction Documents and this present including for not attaching any annexures referred herein which can be produced by the Mortgagee duly confirmed by the Mortgagor/s or Borrower separately.

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19. Waiver

19.1 No implied waiver or impairment

No delay or omission of the Mortgagee or any Receiver in exercising any right, power or remedy accruing to the Mortgagee upon any default hereunder shall impair any such right power or remedy or be construed to be a waiver thereof or any acquiescence in such default, nor shall the action or inaction of the Mortgagee or any Receiver in respect of any default or any acquiescence by it in any default affect or impair any right power or remedy of the Mortgagee in respect of any other defaults nor shall any single or partial exercise of any such right power or remedy preclude any further exercise thereof or the exercise of any other right power or remedy. The rights and remedies of the Mortgagee herein provided are cumulative and not exclusive of any rights or remedies provided by Applicable Law or equity or in any of the other Transaction Documents.

19.2 Express Waiver

A waiver or consent granted by the Mortgagee under this Indenture will be effective only if given in writing and then only in the instance and for the purpose for which it is given.

20. Miscellaneous

20.1 Discharges and Releases

Notwithstanding any discharge, release or settlement from time to time between the Mortgagee and the Mortgagor/s, if any discharge or payment in respect of the Mortgage Debt by the Mortgagor/s is avoided or set aside or ordered to be surrendered, paid away, refunded or reduced by virtue of any provision, Applicable Law or enactment relating to bankruptcy, insolvency, liquidation, winding up, dissolution, composition or arrangement for t' ‿ ti. being in force or for any other reason, the Mortgagee shall be entitled hereafter to enforce the security created herein as if no such discharge, release or settlement had occurred.

20.2 Statement of Accounts

Any statement of account based on the Mortgagee's statement of account purporting to show an amount of Mortgage Debt due under any of the Facility Document and signed as correct by the duly authorised officer of the Mortgagee with respect to the Mortgage Debt owed to the Mortgagee shall be conclusive evidence of the amount so due and shall be binding on the Mortgagor/s.

20.3 Amendment

All amendments or supplements to the terms of this Indenture can be made only in writing signed by the Mortgagor/s and Mortgagee herein.

20.4 Other Remedies

The rights and remedies conferred upon the Mortgagee under this Indenture shall not prejudice any other rights or remedies to which the Mortgagee may, independently of this Indenture, be entitled or any collateral or other security now or hereafter held by the Mortgagee.

20.5 Assignability

The Mortgagor/s shall not delegate any of its obligations hereunder. The Mortgagee may transfer or assign its rights and benefits under this Agreement in accordance with the provisions of the Transaction Documents or may novate the same. Upon the execution of the Deed of Assignment / Transfer Deed, this Indenture shall bind and enure to the benefit of the new lender(s) / mortgagee(s)as defined in the said Deed of Assignment / Transfer Deed and such new lender(s) / mortgagee(s) shall be deemed to be beneficiary of this Indenture with all rights, benefits and entitlements

For, M/s Brijvallabh Infra LLP
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(Authorised Partner) Partner / Authorised Sign.

and the obligations of the Lender / Mortgagee. The Mortgagor/s shall execute all such deeds and documents required for such assignment, transfer or novation, as the case may be.

21. NOTICES

21.1 **Communications**

(a) Communications in writing

Any notice, demand, request or other communication to be made or given under this Indenture shall be in writing unless otherwise stated. Such notice, demand request or other communication shall be deemed to have been duly given or made when it shall be (a) delivered personally, or (b) sent by facsimile transmission, or (c) sent by registered mail with acknowledgment due, postage prepaid or courier, or (d) sent by email (provided that the email is followed up with hard copy within 48 hours).

(b) The details of the Parties for the purposes of serving any notices in relation to or pursuant to this Indenture shall be to the address of each party mentioned hereinabove.

Delivery

Any communication or document made or delivered by one person to another under or in connection with this Indenture will only be effective:

(i) if delivered personally, on delivery; or
(ii) if by way of facsimile, when received in legible form; or
(iii) if by way of registered mail / courier, the date of receipt of such registered mail / courier (as demonstrated by the acknowledgement); or
(iv) if by way of email, as soon as the email leaves the system of the sender to be transmitted to the addressee (provided that a copy by any of the aforesaid modes is delivered to the addressee within 2 (Two) days of such email).

(d) English language

a) Any notice given under or in connection with any transaction document must be in English.
b) All other documents provided under or in connection with any transaction docu[illegible]t [illegible]st be in English; or if not in English accompanied by a certified English translation and, in this case, the English translation will prevail unless the document is a constitutional, statutory or other official document.

22. **Provisions Severable**

Every provision contained in this Indenture shall be severable and distinct from every other such provision and if at any time any one or more of such provisions is or becomes invalid, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions hereof shall not be in any way affected or impaired thereby.

23. **Governing Law**

This Indenture shall be governed by and construed in accordance with Indian law.

24. **Jurisdiction**

24.1 Unless the same falls within the jurisdiction of the Debts Recovery Tribunal established under the Recovery of Debts Due To Banks and Financial Institutions Act, 1993 and/or the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 with all subsequent amendments or re-enactment thereof or

For, M/s Brijvallabh Infra LLP
BRIJVALLABH INFRA LLP
V. K. Patel
(Authorised Partner) Designated Partner / Authorised Sign.

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any other competent authority for Debt related disputes constituted in any other law in future or any other law enabling the lender to initiate proceedings suo moto which are in force at the time of enforcement, including but not limited to go for winding up of the Mortgagor or Borrower, wherein the Lender shall have right to select one or more, jointly or severally appropriate law, authority or forum, jointly or severally, with respect to full or part of Mortgaged Property, any and all claims and disputes arising out of or in connection with this Agreement or its performance shall be settled by arbitration by a single Arbitrator to be appointed by the Lender at any time. In the event of death, refusal, neglect, inability or incapability of a person so appointed to act as an arbitrator, at any time, the Lender may appoint a new arbitrator. The venue of arbitration shall be, in the city where this present is executed or the place as may be decided by the Mortgagee. The language to be used in arbitration proceedings shall be English. The arbitration shall be conducted under the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The arbitrator shall not be required to give any reason for the award and the award of the arbitrator shall be final and binding on the Mortgagor/s concerned.

25. No Effect

25.1 Neither the security created under this Mortgage nor the rights, powers and remedies conferred to the Mortgagee or the receiver by this Mortgage shall be discharged, impaired or affected by:

(a) any invalidity or unenforceability or amendment of any of the Transaction Documents;
(b) any time or other indulgence given or agreed to be given by the Mortgagee for the performance of the obligations by Mortgagor/s under any of the Transaction Documents;
(c) any release or exchange of security or obligations granted or undertaken pursuant to any of the Transaction Documents;
(d) any other act, event or omission which but for this provision would impair or discharge the Mortgagors' liability jointly and/or severally hereunder; and
(e) any change in the structure or organisation of the Mortgagor as a result of change in Applicable Law, insolvency / bankruptcy/dissolution of the Mortgagor or otherwise, including the winding up (voluntary o otherwise), merger or amalgamation, reconstruction or otherwise of the Mortgagor with an . th ompany or takeover of the management of the Mortgagor/s, wherever applicable.

SCHEDULE 1

Item No.	Particulars	Details
1	Place and Date of Execution	Ahmedabad on 28th 04 /2025 April
2	Name of the Mortgagor/s Address of the Mortgagor/s	M/s. Brijvallabh Infra LLP, a Limited Liability Partnership Firm duly incorporated under the provisions of the Limited Liabilities Partnership Act, 2008 and existing under the laws of India with registration No. ACH-8132 and PAN No. ABDFB1940L and having its office at L/1, AALJ 19 Homes Thaltej, Nr. Shyam Vihar Bunglows, Opp. Upavan, Thaltej Ahmedabad, Gujarat – 380054. **Email-** brijvallabhinfrallp@gmail.com **Contact No. -** 9825614200
3	Address of the office of the Lender	**Kotak Mahindra Investments Limited.** Ahmedabad, India.
4	Details of the Borrower : 1] Name, Address and Identity Numbers of the Borrower:	M/s. Brijvallabh Infra LLP, a Limited Liability Partnership Firm duly incorporated under the provisions of the Limited Liabilities Partnership Act, 2008 and existing under the laws of India with registration No. ACH-8132 and PAN No. ABDFB1940L and having its office at L/1, AALJ 19 Homes Thaltej, Nr. Shyam Vihar Bunglows, Opp. Upavan, Thaltej Ahmedabad, Gujarat – 380054.. Email - brijvallabhinfrallp@gmail.com Contact No. - 9825614200
5	Principal Amounts of the Facility	Term Loan Rs.55,00,00,000/- (Rupees Fifty Five Crores only).
6	Details of Facility Agreements : [1] Sanction Letter No. & Date. [2] Facility/Loan Agreement date.	[1] Sanction Letter No. CRE/KMIL/0010/2025-26 dated 8th April 2025.

For, M/s Brijvallabh Infra LLP
BRIJVALLABH INFRA LLP
Designated Partner / Authorised Sign.
(Authorised Partner)

BRIJVALLABH INFRA LLP
Designated Partner / Authorised Sign.

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	[2] Facility Agreement dated 17-04-2025
...ority of Mortgage created herein	First and exclusive charge in favor of Lender

SCHEDULE 2
(Description of Mortgaged Properties)

PROPERTY BELONGING TO M/s. Brijvallabh Infra LLP

5436 Square meters piece and parcel of non-agricultural, unreserved and unencumbered land bearing Sub Plot No.1 of Final Plot No.88/3 [allotted in lieu of Block No.18/B/2/001] of T. P. Scheme No.61 (Khoraj-Khodiyar) and the units/structures/constructions constructed / to be constructed on the above mentioned land, along with all existing / future potential FSI, TDR, Development rights, benefits, title & interest thereon with applicable car parking slots, as per the approved plan bearing reference number **PRM/49/8/2024/46** dated **1st March 2025** forming part of **Project "WESTERN LUXURIA"** situated at _ situated T.P.S.NO-61(Khoraj - Khodiyar) , FP-88/3, Sur NO-18/B/2/001, S.P-1, Ghatlodiya vill., Moje-Khodiyar ,TA -Ghatlodiya ,Dist-Ahmedabad Pin Code- 382421, Gujarat, India, more particularly demarcated in the plan/map annexed herewith as **Annexure** – 3 and bounded as under :-

EAST : Land of Final Plot No.62
WEST : 18 Meter's T. P. Road
NORTH : 36 Meter's T. P. Road
SOUTH : Land of Sub Plot No.2 of Final Plot No.88/3

INCLUDING unsold and not agreed to be sold 250 units comprised of 25.539.65 sq.ft (carpet area) as per **Annexure** – 4 and Receivable from agreed to sale NIL Units comprised of NIL sq ft (carpet area) as per **Annexure – 5**, in the Project "WESTERN LUXURIA" (any unit which is already agreed to sale or sold as per **Annexure** - 5 is getting cancelled for sale OR name of any purchaser is getting altered shall be considered as cancelled and both these type of units shall in such situation be considered as unsold or not agreed to sale under security and mortgaged herein)."

ALL THE ABOVE PROPERTIES ARE ALONG WITH all the right, title, interest including all the non-alienated structures existing and future constructions to be made thereon with proportionate car parking spaces ALONG WITH all the development rights (by virtue of development agreement/s, power of attorney and other deeds, documents and instruments), benefits, claims, FSI/FAR, TDR and compensation available and to be available in future along with benefits of all approvals obtained from civic authorities and construction related authorities ALONGWITH all other liquid assets including stock in trade and the movables, raw materials being used in the construction on and out of the above mentioned lands, project and structures along with all the common amenities, benefits, receivables present or in future, all the trees, hedges, ditches, wells, common amenities, common ways, access, drains, water sources, liberties, privileges, easements, advantages and appurtenances whatsoever arising out of or relating to the abovementioned properties belonging to the Mortgagors."

IN WITNESS WHEREOF the Mortgagors have hereunto set and subscribed through its authorized representatives and stamped the day and year first hereinabove written:

	SIGNED AND DELIVERED BY the withinnamed Mortgagors :		
1	M/s. Brijvallabh Infra LLP, by the hands of: Vijaykumar Kashanbhai Patel its duly Authorised Partner pursuant to the Partners Authority Letter issued by all the Partners on the 17th April 2025.		For, M/s. Brijvallabh Infra LLP, BRIJVALLABH INFRA LLP Designated Partner / Authorised Sign. (Authorised Partner)

BRIJVALLABH INFRA LLP
Designated Partner / Authorised Sign.

For, M/s Brijvallabh Infra LLP
BRIJVALLABH INFRA LLP
Designated Partner / Authorised Sign.
(Authorised Partner)

KOTAK MAHINDRA INVESTMENTS

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who has affixed their signature in the presence of (Witness)

1	Mr. Sunilkumar Hargovinddas Patel	Sunil
2	Mr. Rikul Navinchandra Patel.	

For, M/s Brijvallabh Infra LLP

BRIJVALLABH INFRA LLP

(Authorised Partner) Designated Partner / Authorised Sign.

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ANNEXURE 1
(ACCEPTED COPY OF SANCTION LETTER)

AS ATTACHED

ANNEXURE 2
(BOARD RESOLUTION / AUTHORITY LETTER)

AS ATTACHED

ANNEXURE 3
(LAND AREA MAP)

ANNEXURE – 4
(LIST OF UNSOLD/NOT AGREED TO BE SOLD UNITS)

AS ATTACHED

ANNEXURE – 5
(LIST OF SOLD/AGREED TO BE SOLD UNITS)
NA

For, M/s Brijvallabh Infra LLP
BRIJVALLABH INFRA LLP

(Authorised Partner) Designated Partner / Authorised Sign.

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નોધણી અધિનિયમ ૧૯૦૮ની કલમ ૩૨-એ મુજબનુ પરિશિષ્ટ

દસ્તાવેજમાં જણાવેલ વિગતોનું સંક્ષિપ્ત વર્ણન અમે નીચે મુજબ કરીએ છીએ.

૧.	ગુજરાત સ્ટેમ્પ અધિ.અંતર્ગત દસ્તાવેજનો પ્રકાર	Mortgage Mortgage Deed Without Possession	
૨.	અવેજ	550000000.00	
૩.	બજાર કિંમત	0.00	
૪. 1	તબદિલ થનાર સ્થાવર મિલકતનુ વર્ણન	5436 Square meters piece and parcel of non-agricultural, unreserved and unencumbered land bearing Sub Plot No.1 of Final Plot No.88/3 [allotted in lieu of Block No.18/B/2/001] of T. P. Scheme No.61 (Khoraj-Khodiyar) and the units/structures/constructions constructed to be constructed on the above mentioned land, along with all existing/future potential FSI, TDR, Development rights, benefits, title & interest thereon with applicable car parking slots, as per the approved plan bearing reference number PRM/49/8/2024/46 dated 1" March 2025 forming part of Project "WESTERN LUXURIA" situated at situated T.P.S.NO-61 (Khoraj Khodiyar), FP-88/3, Sur NO-18/B/2/001, S.P-1, Moje-Khodiyar	
	સ્થાવર મિલકતની ચતુર્દિશાનુ વર્ણન ઉત્તર | પશ્ચિમ ----|--- પૂર્વ | દક્ષિણ	ઉત્તર	36 Meter's T. P. Road
		પૂર્વ	Land of Final Plot No.62
		દક્ષિણ	Land of Sub Plot No.2 of Final Plot No.88/3
		પશ્ચિમ	18 Meter's T. P. Road

૫. ગુજરાત સ્ટેમ્પ અધિનિયમ ૧૯૫૮ની કલમ ૨૮ મુજબ સ્ટેમ્પ ડ્યુટીની અસર કરતી બધી બાબતો અન્વયે સ્ટેમ્પ ડ્યુટીની ગણતરી કરી યોગ્ય સ્ટેમ્પ ડ્યુટી વાપરેલ છે.

૬. સદર દસ્તાવેજ કરી આપવા માટે અમો દસ્તાવેજ કરી આપનાર હકદાર છીએ તેની અમો દસ્તાવેજ કરી આપનાર ખાત્રી આપીએ છીએ. ઉપરની માહિતી અમે સાચી આપી છે. જો કોઇ ખોટી માહિતી આપેલ હોય તો અમારી સમક્ષ નોંધણી અધિનિયમ ૧૯૦૮ તથા સ્ટેમ્પ એક્ટ ૧૯૫૮ અંતર્ગત દંડની અને ફોજદારી ની કાર્યવાહી કરી શકો છો એવી બાંહેધરી આપીએ છીએ. જે વાંચી સમજીને નીચે સહી કરી આપીએ છીએ.

૭. ➢ નોંધણી અધિનિયમ-૧૯૦૮ની કલમ-૮૨ અને ૮૩ અંતર્ગત સબ રજીસ્ટ્રાર સમક્ષ ખોટા કથનો કરવા માટે સાત (૭) વર્ષ સુધીની કેદ અથવા દંડની શિક્ષા અથવા તે બન્ને થઈ શકે છે.

➢ ગુજરાત સ્ટેમ્પ અધિનિયમ-૧૯૫૮ની કલમ-૬૨ મુજબ કલમ-૨૮ અન્વયે સ્ટેમ્પ ડ્યુટી ભરવાની પાત્રતા તથા અસર કરતી હકીકત તથા સંજોગો નહી દર્શાવવાનો ગુનો આ કલમ હેઠળ સજાપાત્ર છે.દસ્તાવેજ કરી આપનાર તેમજ દસ્તાવેજ કરાવી લેનાર બન્ને સજા પાત્ર છે તેવી જોગવાઈ અમારી જાણમાં છે.

દસ્તાવેજ કરી આપનાર

	નામ	ફોટો	અંગુઠા ની છાપ	સહી
1	Brijvallabh Infra LLP			BRIJVALLABH INFRA LLP Designated Partner / Authorised Sign.

THE SEAL OF REGISTRAR AHMEDABAD-8 (SOLA)

AHD-8-SLA

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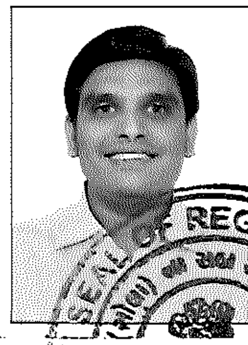
નોધણી અધિનિયમ ૧૯૦૮ની કલમ ૩૨-એ મુજબનુ પરિશિષ્ટ

દસ્તાવેજમાં જણાવેલ વિગતોનું સંક્ષિપ્ત વર્ણન અમે નીચે મુજબ કરીએ છીએ.

દસ્તાવેજ કરાવી લેનાર

	નામ	ફોટોગ્રાફ	અંગુઠા ની છાપ	સહી
1	KOTAK MAHINDRA INVESTMENTS LIMITED			KOTAK MAHINDRA INVESTMENTS LTD.

THE SEAL OF REGISTRAR AHMEDABAD-8 (SOLA)

અંનુક્રમણિકા નંબર - ૨

સબ-રજીસ્ટ્રાર ારી

એસ.આર.ઓ - 8 Sola

ગામનુ નામ	દસ્તાવેજનો પ્રકાર અને અવેજ (ભાડા પટાના કિસ્સામાં આકાર પટે આપનાર અથવા પટે રાખનાર આપે છે તે જણાવવું)	સર્વે નંબર પેટા વિભાગ નંબર અને ઘર નંબર (જો કંઈ પણ હોય તો)	ક્ષેત્રફળ	આકાર અથવા જુડી આપવામાં આવે ત્યારે તે.	દસ્તાવેજ કરી આપનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં પ્રતિવાદીનુ નામ	દસ્તાવેજ કરી લેનાર પક્ષકારનું નામ અથવા દિવાની કોર્ટના હુકમનામા અથવા આદેશના સંબંધમાં વાદીનું નામ	સહીની તારીખ નોંધણીની તારીખ	અનુક્રમ, વોલ્યુમ અને પૃષ્ઠ નંબર	શેરો
ખોડીયાર	માલિકી ફેરખત/વેચાણ રૂ।.150000000.00	સીમના બ્લોક નંબર 18/બ/2/001 (જૂના રેવન્યુ સર્વે નંબર 14,16,21,22,23 તથા 27/1) ની કુલ સમચોરસમીટર 9059 ની જમીન., જેનો સમાવેશ ડ્રાફટ ટાઉન પ્લાનીંગ સ્કીમ નંબર 61 (ખોરજ-ખોડીયાર) માં થતાં તેને ફાળવેલ ફાઈનલ પ્લોટ નંબર 88/3 ના સબપ્લોટ નંબર 1 ની કુલ સમચોરસમીટર 5436 ની વાણિજ્ય હેતુની બીનખેતીની જમીન.,			કેજીબી ઈફાસ્ટ્રકચર એલ એલ પી	બ્રિજવલ્લભ ઈન્ફ્રા એલ એલ પી	06/02/2025 06/02/2025	2618	

ઈ-પેમેન્ટ થી ટ્રાન્ઝેક્શન ID No. 20250208522252758 Date. 08-02-2025 થી મળેલ છે.

સ્ટેમ્પ	રૂ।. 300
નકલ ફી	રૂ।. ૨૦

SHAH ZEEL ની તારીખ 08/02/2025 ના રોજની
અરજી નંબર : 80120250109758
તારીખ : 08/02/2025

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Digitally signed by:
DS INSPECTOR GENERAL OF REGISTRATION
S.R.O - Ahmedabad-8 Sola
Date: 08-02-2025 11:32:04 IST
AHMEDABAD ,GUJARAT

આ નકલ સીસ્ટમ જનરેટેડ હોવાથી સબરજીસ્ટ્રારની સહીની જરૂરિયાત નથી. કોમ્પ્યુટર જનરેટેડ અનુક્રમણિકા નં :૨ ની નકલમાં કોઈ ફેરફાર/ચેડા કરવા કે ખોટી નકલ બનાવવી ફોજદારી ગુન્હો બને છે.

ગામ નમૂનો નંબર ૬ (હક પત્રક)

જિલ્લો: અમદાવાદ તાલુકો: ઘાટલોડીયા ગામ/ મોજે: ખોડીયાર

નોંધ નંબર નોંધ તારીખ ફેરફાર નો પ્રકાર	નોંધ ની વિગત	ફેરફારને સંબંધિત સરવે/ બ્લોક નંબર અને પેટા હિસ્સો તથા તેનો ખાતા નંબર	અગાઉની નામંજુર નોંધનો કમાંક/ તારીખ	તપાસણી કરનાર અધિકારી નો શેરો અને સહી/ તારીખ તથા નામ/ હોદ્દો
૫૮૪૮ ૦૧/૦૩/૨૦૨૫ વેચાણ	વેચાણ વેચાણ આપનાર :- કેજીબી ઇન્ફાસ્ટ્રક્ચર એલ એલ પી વેચાણ લેનાર :- બ્રિજવલ્લભ ઇન્ફા એલ એલ પી મોજે. ખોડીયાર તા.ઘાટલોડીયાના બ્લોક નં. ૧૮/બ/૨/૦૦૧ (જુના રેવન્યુ સર્વે નં. ૧૪, ૧૬, ૨૧, ૨૨, ૨૩ તથા ૨૭/૧) ની કુલ ૯૦૫૯ સ.ચો.મી.ની જમીન જેનો સમાવેશ ડ્રાફ્ટ ટી.પી.નં. ૬૧ મા થતા તેને ફાળવેલ ફા.પ્લોટ નં. ૮૮/૩ ના સબ પ્લોટ નં. ૧ ની કુલ ૫૪૩૬ ચો.મી. વાણીજ્ય હેતુની બીનખેતીની જમીન જેનો રજી.દસ્તાવેજ નં. ૨૬૧૮ તા.૦૬/૦૨/૨૦૨૫ થી રૂા. ૧૫,૦૦,૦૦,૦૦૦/- પૂરામાં વેચાણ થતાં રજૂ થયેલ અરજદારની અરજી, રજી.દસ્તાવેજની પ્રમાણિત નકલ તથા અસલ ઇન્ડેક્ષ આધારે વેચાણની નોંધ કરી.	૧૮/બ/૨/૦૦૧(૭૩૨)		પ્રમાણિત -૧૩૫-ડી ની નોટીસ RPAD થી મોકલેલ છે. -અરજી, રજી.વેચાણ દસ્તાવેજની નકલ, ઇન્ડેક્ષ આધારે ---પ્રમાણિત--- સહી. એન.એમ.ચૌધરી સ.ઓ. સોલા તા.૧૫/૦૪/૨૦૨૫

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MAMLATDAR OFFICE GHATLODIA (A'BAD)

3071725041336510

Digitally signed by:
DS REVENUE DEPARTMENT 9
GOVERNMENT OF GUJARAT
Date: 16-04-2025 17:13:41 IST
MAMLATDAR OFFICE, GHATLODIA

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2025

आयकर विभाग — INCOME TAX DEPARTMENT

भारत सरकार — GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड

e - Permanent Account Number (e-PAN) Card

ABDFB1940L

नाम / Name: BRIJVALLABH INFRA LLP

निगमन/गठन की तारीख
Date of Incorporation / Formation: 18/06/2024

Signature valid

Digitally signed by Income Tax Dept.
Date: 2024.06.18 0?:?5:30 GMT+05:30

Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।

- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card.
संलग्न पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

--- Cut ---

आयकर विभाग — INCOME TAX DEPARTMENT — भारत सरकार — GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABDFB1940L

नाम / Name
BRIJVALLABH INFRA LLP

निगमन/गठन की तारीख
Date of Incorporation/Formation
18/06/2024

If this card is lost / someone's lost card is found, please inform / return to :

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

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भारत सरकार

आधार

ભારત સરકાર
Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નામાંકન ક્રમ સંખ્યા/ Enrolment No.: 0000/00755/48413

To
વિજયભાઈ પટેલ
Vijaybhai Patel
Karshanbhai Patel
8 Friends Villa
Science City Road
B/h Harmony Villa
B/s Babylon Club
Sola
Ahmedabad Gujarat - 380060
9825614200

તમારો આધાર નંબર / Your Aadhaar No. :

7590 8899 8538

VID : 9190 4001 2590 7988

મારો આધાર, મારી ઓળખ

Government of India

AADHAAR

નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે. નાગરીકતાનું નહિં
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ / ઑફલાઈન XML / ઓનલાઇન પ્રમાણીકરણનો ઉપયોગ કરવો.
- આ ઈલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- આધાર સમગ્ર દેશમાં માન્ય છે.
- આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
- તમારા મોબાઈલ નંબર અને ઈમેઇલ આઈડીને આધારમાં અપડેટ કરો.
- તમારા સ્માર્ટ ફોનમાં આધાર રાખો – એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

ભારત સરકાર
Government of India

આધાર

Issue Date: 30/01/2012

વિજયભાઈ પટેલ
Vijaybhai Patel
જન્મ તારીખ/DOB: 05/06/1966
પુરુષ/ MALE

7590 8899 8538

VID : 9190 4001 2590 7988

મારો આધાર, મારી ઓળખ

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

આધાર

Download Date: 02/06/2022

સરનામું :
કરશનભાઈ પટેલ, 8 ફ્રેન્ડ્સ વિલા, સાયન્સ સિટી રોડ, હાર્મની વિલા ની પાછળ, બેબીલોન કલબ ની બાજુમાં, સોલા, અમદાવાદ, ગુજરાત - 380060

Address:
Karshanbhai Patel, 8 Friends Villa, Science City Road, B/h Harmony Villa, B/s Babylon Club, Sola, Ahmedabad, Gujarat - 380060

7590 8899 8538

VID : 9190 4001 2590 7988

1947 | help@uidai.gov.in | www.uidai.gov.in

REGISTRAR ... AD-8 (SOLA)

"Annexure 1."

kotak

Kotak Mahindra Investments

PRIVATE AND CONFIDENTIAL

Ref. No.: CRE/KMIL/0010/2025-26

Date – 8th April 2025.

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2025

Brijvallabh Infra LLP.
Reg. Address – L/1, AALJ 19 Homes Thaltej,
Nr. Shyam Vihar Bunglows, Opp. Upavan,
Thaltej Ahmedabad, Gujarat – 380054.

Communication Address
First Floor, FF-117, Western Prime,
Ganesh Genesis Road, Near B/S Devnagar Gam,
Jagatpur Gota, Ahmedabad, Gujarat – 382481.

Kind Attn: Mr. Vijaykumar K Patel

Dear Sir,

Re: Financial Facilities

Kotak Mahindra Investments Ltd., having our registered office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai – 400 051 and having branch office among other places at 4th Floor, Vivaan Square, Opp Venus Amadeus, Jodhpur Cross Road, Satellite, Ahmedabad - 380015 (herein after referred to as "the Lender") are pleased to inform **Brijvallabh Infra LLP** (herein after referred to as **"the Borrower"**) that the facility/ies mentioned in the Annexures has/have been sanctioned to you. The facilities are subject to the term and conditions contained in the respective Facility Agreement/s to be executed by you together with the Schedules contained thereunder and all other Transaction Documents (as defined in the aforesaid respective Facility Agreement/s and those that the Lender may from time to time stipulate and not limited to those mentioned in Annexures hereto).

Specific terms and conditions in addition to the terms and conditions of the Facility Agreement and the Security Agreement, applicable for the facility/ies are detailed in the Annexures to this letter.

Please note that this Sanction Letter along with Annexure to this Sanction Letter shall forms an integral part of the Facility Agreement. Also, may it be noted that in the event of there being a conflict between the Sanction Letter/Annexure and the Facility Agreement due to duplication and/or repetition of terms and conditions, then as far as such duplicated and/or repeated term/s and condition/s is concerned, the terms and conditions contained in the Sanction Letter & Annexure shall prevail over the Facility Agreement.

This letter and the Annexures hereunder are intended for your guidance and information. Any legal relationship will be evidenced by documentation, which will be prepared following your acceptance of the offer. Please note that at such time the contents of this letter shall form an integral part and shall be read in conjunction with the Facility and Security documentation. It is clearly understood that this Sanction Letter does not obligate the Lender to enter into any further agreement and/or to provide the Facilities, and any such obligation shall be contingent upon the Borrower executing final definitive transactional documents for the Facilities to the satisfaction of the Lender and delivering the same to the Lender, within such time as stipulated therefore by the Lender.

In case Any stamp papers purchased by the Borrower or Guarantors or Security Provider for the purposes of availing facilities from the Lender shall remain valid for a period of 3 months from the date of purchase of the stamp papers and can be cancelled by the Lender in case facilities are not availed within aforesaid time period. The Lender shall not use such cancelled stamp papers and also shall not be responsible for any such loss to the Borrower or Guarantors or Security Providers due to the cancellation of the stamp papers.
In confirmation of your agreement to be bound by the conditions stipulated herein please return the duplicate copy of this letter duly signed by the authorised signatories of the Borrower on all pages to the Lender having office at

Ref. No.: CRE/KMIL/0010/2025-26

Brijvallabh Infra LLP

BRIJVALLABH INFRA LLP
V K Patel
Designated Partner / Authorised Sign.

BRIJVALLABH INFRA LLP
V K Patel
Designated Partner / Authorised Sign.

kotak

Kotak Mahindra Investments

4th Floor, Vivaan Square, Opp Venus Amadeus, Jodhpur Cross Road, Satellite, Ahmedabad - 380015 within 30 days from the date of this letter, after which this offer will lapse.

All the dues / repayments as stipulated in sanction terms shall be made to following bank account.

Name of Beneficiary	Kotak Mahindra Investments Ltd
Name of Bank	Kotak Mahindra Bank Ltd
Beneficiary Current Account No	09582540003719
IFSC Code	KKBK0000958
Branch	Mittal Court, Nariman Point, Mumbai

GST no of Kotak Mahindra Investments Limited, Gujarat is 24AAACH1075K1ZR. Category of Service. Banking and other Financial Services.

Customer service and customer satisfaction is one of the prime concerns of the Lender. In case of any queries, please write to us on our authorized email id at kmil.helpdesk@kotak.com.

We assure you of our best services at all times.

Yours faithfully,

For Kotak Mahindra Investments Limited,

Authorised Signatory

Nirvan Gaikwad

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2025

Authorised Signatory

Yasheshchandra Mehta

I/We hereby acknowledge receipt of your sanction letter no. Ref. No.: CRE/KMIL/0010/2025-26 and Annexures dated 8th April 2025 of which this is a copy.

We accept and agree to be bound by the terms and conditions contained therein.

For and on behalf of Brijvallabh Infra LLP,

BRIJVALLABH INFRA LLP

Designated Partner / Authorised Signatory

Name:

Date:

BRIJVALLABH INFRA LLP

Designated Partner / Authorised Sign.

Ref. No.: CRE/KMIL/0010/2025-26

Brijvallabh Infra LLP

BRIJVALLABH INFRA LLP

Designated Partner / Authorised

Kotak Mahindra Investments Ltd.
CIN U65900MH1988PLC047986
4th Floor, Vivaan Square,
Opp Venus Amadeus,
Jodhpur Cross Road,
Satellite, Ahmedabad - 380015

www.kmil.co.in

Registered Office:
27BKC, C 27, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400 051,
India

kotak

Kotak Mahindra Investments

AHD-8-SLA

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	Cumulative collections from sale of the units including locked receivables from the Project Western Luxuria to be adjusted towards principal repayment in the proposed facility in the following manner • NIL – Upto Rs. 20 crs • 50% - Above 20 crs & upto 45 crs • 70% - Above Rs. 45 crs NIL Collection as on 27th Mar 25, since project is yet to be launched Quarterly Average Minimum selling price shall be Rs 5,600 per sqft. On usable carpet area Any shortfall in sales value will have to be routed by borrower through Escrow Account within 15 days from the end of the respective quarter. Lender may, at its discretion, change the escrow mechanism/MSP/Priority during the tenor of the loan.
Security	• First and exclusive charge by way of registered mortgage on land admeasuring 5,436 sq mtrs along with buildings constructed/to be constructed known as Project "Western Luxuria" along with all existing / future potential FSI, TDR, Development rights, benefits, title & interest thereon along-with applicable parking slots, situated T.P.S.NO-61(Khoraj - Khodiyar) , FP-88/3, Sur NO-18/B/2/001, S.P-1, Ghatlodiya vill., Moje-Khodiyar ,TA - Daskroi ,Dist-Ahmedabad Pin Code- 382421 owned by Brijvallabh Infra LLP. • Escrow of all Eligible Receivables, (Sold + Unsold) from above security including but not limited to deposits/rentals/sales proceeds/any other receipts of any nature from the Project both present and future (Eligible Receivables means all the receivables which are available to the Borrower / Developer as per the provisions of RERA Act). • Undated security cheques for repayment of the liability as and when required
DSRA	Amount equivalent to three months interest to be kept as a Term Deposit with Kotak Mahindra Bank Limited and a lien in favour of Lender to be marked on same. The lien so created over the said amount, shall continue until the repayment of the entire Facility and such deposit shall not be released or reduced in part, irrespective of the fact that the Facility has been repaid in part. In case of liquidation, replenishment has to be done within 5 working days by the borrower, failure of which shall result in event of default.
Security Cover	Minimum Security Cover of 2x times to be maintained at all times
Guarantees	Personal Guarantee of Mr. Vijaykumar Patel, Mr. Chiragkumar Patel, Mr. Rajeshkumar Patel and Mr. Jignesh Patel
Condition subsequent	• Security perfection to be done within 30 days of security creation • The TDR cost to be incurred from promoter equity and customer collections. • Second valuation report by external valuer, if applicable, to be received within 30 days of first disbursement. • RERA registration of the project by 30th April 2025 • Launch of the project by 15th May 2025 • The BU for slum rehabilitation project from which TDR is generated to be obtained by April 2026 • The encumbrance of the Lender to be updated on RERA within 30 days from date of receipts of RERA registration • Escrow account to be opened and operational within 30 days of first disbursement. All the cashflows from the security project to be routed through escrow account opened with the Bank acceptable to the lender within 30 days from the date of launch. • Contractor All Risk (CAR) Insurance Policy to be obtained for the security project and assignment to be done in favour of Lender/s as first loss payee for the amount of the facility within 30 days of first disbursement to the satisfaction of lender and borrower to ensure that the security is duly insured at all times during the tenor of the loan.

BRIJVALLABH INFRA LLP

Designated Partner / Authorised Sign.

Ref. No.: CRE/KMIL/0010/2025-26

Brijvallabh Infra LLP

BRIJVALLABH INFRA LLP

Designated Partner / Authorised Sign.

Monitoring conditions	The Borrower to comply with the following covenants for project during the tenor of the Facility:

	Cumulative Area Sold*	Cumulative Collection (Rs. Crs)^	Cumulative Disbursement (Rs. Crs)
June-25	7800	0.3	9.0
September-25	21000	1.4	17.5
December-25	35000	3.3	26.0
March-26	47000	6.0	32.0
June-26	61000	10.0	37.0
September-26	74000	14.0	41.5
December-26	87000	20.0	45.5
March-27	106000	27.0	50.5
June-27	125000	36.0	55.0
September-27	151000	54.0	55.0
December-27	184000	79.0	55.0
March-28	215000	110.0	55.0
June-28	253000	134.0	55.0
September-28	274000	152.0	55.0
December-28	274909	152.9	55.0

***Cumulative Area sold in usable carpet area in Sq.ft. ^Cumulative collections (excluding GST) As on March 27, 2025, area sold and collections is nil.**

- Sale to be considered on collection of 10%

Other Conditions

- The facility availed by the borrower from Kotak Mahindra Investment Ltd shall not be used for Land acquisition and development of land or in any kind of capital market activity.
- No change in capital structure, management control, sharing ratio of the Borrower during the tenor of the loan without prior approval of the Lender.
- Chartered Accountant certified Net worth certificate to be submitted by all personal guarantors annually and as & when demanded by the Lender.
- As and when demanded, Borrower will provide undated cheque for repayment liability of the loan in favour of Lender. Lender shall be unconditionally and irrevocably authorised to fill the undated cheque and deposit with its bankers. The Borrower shall be absolutely bound as the drawer of the cheque so completed by Lender and shall be liable in the same manner as the cheque was drawn and completed by the Borrower and shall ensure that the cheque is honored on presentation for payment.
- Lender reserves the right to review the terms of the facility including but not limited to Disbursement terms, Cashflow adjustment etc. basis the various payment plans offered for units sold by the Borrower.
- All promoter/group loans/contribution/advances brought in for the said Land/project to be sub-ordinate to the proposed Facility. Any payments including but not limited to interest/repayments etc. pertaining to such owed amounts shall not be made from cash flows of the Secured Assets, except with prior written consent of the Lender or as may be allowed by the Lender upfront
- Furthermore, no take out is permissible from the cashflows of security project till the currency of KMIL loan without prior written approval of Lender, except as allowed from sanctioned facility.
- Any further borrowings against assets offered as security shall require prior written approval of Lender.
- Prior NOC from lender to be obtained before sale / lease / transfer / new or renewal of license or lease of any property offered as security , revision of building plans or new

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Kotak Mahindra Investments Ltd.
CIN U65900MH1988PLC047986
4th Floor, Vivaan Square,
Opp Venus Amadeus,
Jodhpur Cross Road,
Satellite, Ahmedabad - 380015

www.kmil.co.in

Registered Office:
27BKC, C 27, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400 051,
India

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	project launch on security property and all payments towards the security shall be directly made in the Escrow Account opened with the Bank. • The shortfall in adjustment is to be monitored on a quarterly basis and shortfall if any shall be made good by the Borrower within 15 days from the end of the respective quarter. • No change in approved plans / permission except being currently proposed by the Borrower without specific approval from Lender in writing. • The Lender shall have the right to assign, transfer, sell, pledge or hypothecate the Facility, receivables, the security, rights, benefits and any other interest created in its favour under any of the Facility Agreements or hereunder, without prior notice to the Borrower in case of default, to any other bank/lender or financial institution. • The Lenders shall have the right to stipulate any additional condition, as considered necessary, upon occurrence of any event, which may have any material adverse change in the conditions of the Borrower • No assets (land, development rights, FSI etc.) of Borrower mortgaged to the Lender can be transferred/ encumbered directly or indirectly, without prior written approval of Lender • All amounts owed to shareholders/related and unrelated parties in the form of unsecured loans/subordinate debt/inter-corporate deposits etc. shall be subordinated to the Facility. • Sales MIS including area sold/collections from the security project to be provided on monthly basis. Cost details to be provided on quarterly basis. • All TDS has to be deposited on timely basis, any delay will attract penal charges. • The Borrower to comply with the RERA guidelines at all times.
Facility / Security Documents	As per Lender's policy
Standard Penalties & Charges	As per Annexure B
End Use of Facilities	CA certified end use certificate shall be submitted within 90 days from end of financial year or as demanded by lender. Supporting documents (including bank statements) as required by lender shall be provided by the Borrower to substantiate the actual end use of funds.
Submission of Financials	Audited Financial statement for Mar 31 shall be submitted by December 31, every year. Provisional Financial statement for year ended Mar 31, shall be submitted by August 31, every year.
Availability Date	Borrower to take First drawdown on or before 6th July 2025

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Rate of Interest / Discount	Applicable KMCLR rate 9.40% + 1.60% Applicable KMCLR prevailing on the first disbursement under each Facility (whether partial or full) plus spread shall be the Rate of Interest for that Facility until next Reset Date. As on date the Rate of Interest is 11.00% consisting of Applicable KMCLR rate @ 9.40% and the spread @ 1.60% The Interest shall be recovered by way of ECs/SIs which shall be banked on respective due dates. Lender reserves the right to increase the interest rate on the sanctioned financial facilities, including increasing the interest spread, in the event of downgrade in Borrower's internal or external rating.
Applicable MCLR	KMCLR 6 months
Reset Date for KMCLR	First Reset Date: All the loans will be reset on the sixteenth day of the sixth calendar month (in case of KMCLR 6 months) excluding the month of disbursement. Subsequent Reset Date /s: will be the date which is immediately succeeding to the date on which sixth calendar months (in case of KMCLR 6 months) are completed from the earlier Reset Date. Applicable MCLR prevailing on the Reset Date + Spread shall be the Rate of Interest for that Facility until next Reset Date.
Sanction Fees (Non-Refundable)	1% of sanction amount i.e. Rs.55 Lacs plus applicable taxes
Price Validity	The above price is valid in case the facility is availed by 31/05/2025, beyond this date KMIL has right to modify the price"
Prepayment of Loans	Prepayment charge of 2.00 % pa. not exceeding 2.00% on the outstanding loan amount

Annexure 'B'

Sr. No.	Head	Penal charge rate
1	Overdue amount	Amounts standing unpaid on respective due dates shall attract penal charge of 18% p.a. + applicable taxes on unpaid amount.
2	Non-compliance with financial covenants	Non-compliance shall attract penal charge of 2% p.a. plus applicable taxes from date of non-compliance till the time such non-compliance continues.
3	Non creation of security or shortfall in security cover	Non-compliance shall attract penal charge of 2% p.a. plus applicable taxes from date of non-compliance till the time such non-compliance continues.
4	Other Material terms and conditions as defined in Sanction letter	Non-compliance shall attract penal charge of 2% p.a. plus applicable taxes from date of non-compliance till the time such non-compliance continues.

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Annexure 'C'

COMMON CONDITIONS FOR REAL ESTATE BORROWERS:

Other conditions	1. Lender reserves the right at any point of time, to revoke or cancel the Facility(ies) sanctioned and/or vary, alter, modify or rescind, amend or change any one or more of the terms & conditions of the Facility, at Lender's sole discretion, with such notice as Lender may deem reasonable & without assigning any reasons. As regards the un-utilised limits, if any under the Facility(ies), Lender reserves the right at any point of time, to revoke or cancel and/or vary, alter or modify the said un-utilised limits, at Lender's sole discretion, without prior notice & without assigning any reasons thereof. Please note that Lender reserves the right at any point of time to vary, alter, modify or rescind the provision/s of this/these Facility (ies) at the sole discretion of Lender and any request for extension/ enhancement / renewal of this facility (ies) / limit(s) is at the sole discretion of Lender and shall be subject to the fulfillment of terms and conditions as prescribed by Lender. It is clarified that Lender shall be entitled to vary any of the facilities sanctioned, by issue of such further letters to the Borrower as Lender may deem fit. Such further letters issued by Lender modifying the facilities shall be considered to be part of this sanction letter and any reference to sanction letter shall be deemed to be reference to such further letter also. 2. Lender shall be entitled to vary/change the rate of interest (including but not limited any change as may be directed by Reserve Bank of India and/or any other regulatory /statutory body and / or change in credit rating (internal or external) of the borrower) from time to time or vary/change the method of computation of such rate of interest or to charge an additional or penal rate by sending to the Borrower an intimation in that regard. Upon intimation of such change/ variation in the interest rates Borrower shall be deemed to have consented to such change. 3. Security to be legally and technically clear to the satisfaction of Lender at any point of time of the financial facilities and the Borrower shall ensure and cause to ensure execution (including registration with sub-registrar) such documents as may be required by Lender. 4. The borrower to get the valuation done of the properties offered as security periodically as and when requested by the lender from empanelled valuer of lender or any other reputed valuer as may approved by the lender. Borrower to bear all the cost of such valuation. If Borrower is not providing and Lender bears such cost, the same shall be reimbursed by the Borrower or debited to the loan account of the Borrower. 5. The Borrower undertakes herein that no consideration whether by way of commission, brokerage fees or any other form, would be paid/has been paid by them to the Guarantor/s, directly or indirectly, whatsoever, for granting Guarantee for the loan facility granted/availed vide this sanction letter. 6. The physical draft of the Loan/Facility Agreement and other documents provided to the Borrower are acceptable to the Borrower including the terms and conditions contained therein. 7. In case of delay or default in repayment of any of the facilities availed by the Borrower from the Lender or any other bank or financial institution, the Borrower shall not allow any pay-out by way of salary to directors (other than professional directors) / partners or by way of interest to other subordinate lenders or by way of dividend to shareholders 8. Borrower will be compliant with all national laws relating to social & environmental regulations including ensuring that equipment installed are compliant with pollution control regulations 9. All the facility and security documents executed by and between the Borrower and Lender from time to time inter-alia the guarantee(s) so executed earlier shall remain valid, effective, binding and subsisting during the tenor of these facilities.

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Kotak Mahindra Investments Ltd.
CIN U65900MH1988PLC047986
4th Floor, Vivaan Square,
Opp Venus Amadeus,
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Satellite, Ahmedabad - 380015

www.kmil.co.in

Registered Office:
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Bandra Kurla Complex,
Bandra (E), Mumbai 400 051,
India

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	10. Irrespective of the description of facilities mentioned hereinabove as secured facilities the securities /additional securities furnished by the Borrower from time to time shall secure the aggregate secured facilities granted/to be granted by the Lender from time to time notwithstanding the individual facility limits or for interchanging within the individual facility limits granted within aggregate secured limits 11. At all times the Borrower shall ensure compliance of Real Estate (Regulation and Development) Act, 2016 and the rules made and updated from time to time thereunder ("The RERA Act") applicable to the project. Consequent to any modification in The Act or issuance of any notification, circular or Rules pursuant to The Act, the Lender shall be entitled to modify terms and conditions of the Facility granted herein/already granted, commensurate to The Act and any such changes, which shall be acceptable and binding to the Borrower/Mortgagors /Security provider". 12. Project shall be insured for all risks. Insurance policy copy to be furnished to the Lender. 13. The Borrower / Security Provider cannot, without prior written consent from the Lender, raise any further loans/ facilities against the assets offered as security for facility/ies of the Company. 14. The Borrower shall not, without prior written consent of the Lender, undertake any Reduction/ change in promoter shareholding/ change in promoter directorship resulting in change in management control. 15. In order to comply with the directions issued by Reserve Bank of India it is agreed between the parties that notwithstanding anything contrary contained either in the Facility / Security Agreements or their schedules or any other letter, agreement with respect to the rate of interest, its calculation/ methodology of computation and all the terms relating to the rate of interest, the rate of interest computation methodology mentioned in the Sanction Letter shall apply and such terms shall prevail over the interest rate clauses wherever they are mentioned in the Facility / Security Agreements or any other letter, agreement without any further act or deed between the Parties. Accordingly wherever Prime Lending Rate / Bench mark Rate / Base Rate / Reference Rate is mentioned the same be substituted and be read and understood as Applicable MCLR herein specified. 16. Lender shall be entitled to vary / change the rate of interest (including any change as may be directed by Reserve Bank of India and / or any other regulatory / statutory body) from time to time or method of computation of such rate of interest or to charge an additional or penal rate and send to the Borrower an intimation in that regard. Upon intimation of such change / variation in the interest rates Borrower shall be deemed to have consented to such change / variation. The Borrower agrees / undertakes to pay interest at the rates as may be revised from time to time.
CREDIT CLAUSES	1. Borrower to obtain prior approval of lender in case of change in any sales receivables plans including introduction of interest subvention scheme or deferred payment scheme etc. 2. If required by Lender, the Borrower to get Lender facilities rated from an approved credit rating agency. A copy of the rating letter issued by the said credit rating agency to the Borrower to be submitted to Lender.
Regulatory Compliance	**1. NBC Guidelines:** "The borrower shall ensure : i. to disclose in the pamphlets, brochures etc., the charge of Lender over the mortgaged property/project and shall obtain the prior NOC / permission of Lender for the sale of flats/ property etc. ii. to append/publish the information relating to the mortgage/charge of Lender over the mortgaged property/project, while publishing an advertisement of the scheme in the newspapers, magazines etc.. iii. All inflows related to the project will be routed through Project Escrow account to be opened with Kotak Mahindra Bank Limited

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	iv. to submit monthly statements/reports of project cost incurred, sales and all the material information. v. Lender shall be entitled for periodic inspection of the project site by a team of Lender/empaneled agency. 2. **NDMA Guidelines:** The borrower shall obtain prior permission from the government /local governments, other statutory authorities for the project under construction/ to be constructed, wherever required. Further the Borrower shall ensure that the project/s is/are in line with provisions of The National Building Code and National Disaster Management Authority guidelines, such as general building requirements, fire safety requirements, stipulations regarding materials, structural design and construction (including safety), building and plumbing services, etc. Additionally borrowers shall ensure that the safety related codes and regulations as specified in NBC-2005 and as amended from time to time and various Indian standards are complied with and the designs of the proposed buildings and structures are multi-disaster-resilient." It shall be the responsibility of the Borrower/s to ensure, that the mortgagor/security provider, shall obtain prior permission from the government /local governments, other statutory authorities for the project/s, wherever required and that the project/s is/are in line with provisions of The National Building Code and National Disaster Management Authority guidelines, such as general building requirements, fire safety requirements, stipulations regarding materials, structural design and construction (including safety), building and plumbing services, etc. Additionally Borrower/s shall ensure that the Mortgagor/security provider duly complies, with the safety related codes and regulations as specified in NBC-2005 and as amended from time to time and various Indian standards and the designs of the proposed buildings and structures are multi-disaster-resilient."
Cross Default Clause	In addition to any general lien or similar right to which Lender is in law generally entitled, Lender may at its discretion use and enforce its right of set-off and cross default between all the facilities sanctioned to you, without any intimation. For the purposes of cross default: "Indebtedness of the Borrower" means any indebtedness in respect of monies borrowed or liabilities contracted (including under guarantees, indemnities, hire purchase and leasing) of the Borrower towards Lender and shall be deemed to include any indebtedness of any associate/affiliate of the Borrower or a person or entity related to the Borrower, towards Lender and any indebtedness of the Borrower and/or of any associate/affiliate of the Borrower or a person and entity related to the Borrower towards any subsidiary/ associate/affiliate company of Lender. You agree and confirm that Lender may at its absolute discretion appropriate any payments made by you under this facility towards another agreement or transaction entered into by you and/or towards any other Indebtedness of the Borrower and such appropriation shall be final and binding upon you and you shall continue to remain liable to Lender for payment of dues under this facility in respect of which such sums of money were so paid but were appropriated towards another agreement or transaction entered into by you or towards another Indebtedness of the Borrower. In addition, you hereby expressly give Lender the power to sell/transfer or otherwise dispose of any and all security created in favour of Lender under the security documents or deposited with Lender or under its possession or control and appropriate the same towards satisfaction of amounts due to Lender on account of another agreement or transaction entered into by you and/ or the Indebtedness of the Borrower. It is also agreed, acknowledged and understood by you that if you commit a default under this Facility/ies then such default shall be and deemed to be a default of all the other facilities availed of by you, and notwithstanding anything contrary elsewhere contained in any writing or otherwise, and Lender shall regard all borrowings by you as immediately due and payable and Lender shall be

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	entitled to recall all the facilities granted to you and also utilize and enforce any mortgage, charge, pledge, hypothecation, lien or any other security interest ("Security") created and subsisting as on date towards recovery of its dues under the facilities.
Stamp duty & Charges (Documentation, Registration, Title Search, ROC Search, Valuation, Insurance etc)	On actual amounts expended, to be borne by the Borrower.
Taxes, duties, costs and expenses	All taxes, duties and levies as to be borne by the Borrower. All charges / fees and any amounts payable under these facilities by the Borrower to Lender as mentioned herein do not include any applicable taxes, levies including service tax etc and all such impositions shall be borne by the Borrower additionally
Account Transactions and Monitoring	▪ The borrower shall ensure that (a) Notice disclosing charge of Lender with such content as may be approved by the Lender, put up at prominent place in the project, (b) it would append the information relating to mortgage while publishing advertisement of a particular scheme in newspapers/magazines etc and (c) it would indicate in their pamphlets/brochures, that they would provide No Objection Certificate (NOC)/permission from Lender for sale of flats/property. ▪ An NOC from the Lender or its authorized nominee is required before sale / transfer of property offered as security and all payments towards the flats shall be directly made in the Escrow Account to be opened with the Kotak Mahindra Bank Limited. ▪ All inflows related to the property offered as security will be routed through Escrow account to be opened with the Kotak Mahindra Bank ▪ Periodic inspection of the property by a team of the Lender/empaneled agency. Cost of audit and inspection shall be borne by the Borrower. ▪ Subject to our prior written approval for transfer of property offered as security, in the agreement to be executed with each purchaser, you will explicitly mention about charge of the Lender and the Escrow Account number, where such purchaser is required to deposit the consideration and before demanding first disbursement, you will submit a self-certified draft of such agreement. (a) **Periodic** MIS: On a monthly (specify as required) basis, the following details pertaining to the project shall be furnished to the Lender, duly distinguishing between different types of apartments/units: ▪ Unit wise sales MIS ▪ Number of apartments/units booked, cancelled during the given period ▪ Cumulative number apartments/units booked. ▪ Collections from allottees during the period and cumulative collections. ▪ Number of apartments/units for which conveyance deed was executed during the given period and cumulative number. ▪ Cumulative cost incurred on project. ▪ Total estimated cost/revised cost for the project and residual cost to be incurred. ▪ The Lender reserves the right to verify the status report on the vendors / contractors. ▪ Payment plans offered unit wise ▪ Home loan details availed by Buyers ▪ Copies of CA Certificate, Engineer Certificates, Architect Certificates etc. submitted to RERA and as & when demanded by the Lender ▪ Any other details as may be stipulated by the Lender.

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BRIJVALLABH INFRA LLP
Designated Partner / Authorised Sign.

Kotak Mahindra Investments Ltd.
CIN U65900MH1988PLC047986
4th Floor, Vivaan Square,
Opp Venus Amadeus,
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Satellite, Ahmedabad - 380015

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Registered Office:
27BKC, C 27, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400 051,
India

	(b) **Self-declaration** shall be submitted by the borrower confirming the estimated residual collections/receivables from the project and the estimated residual cost for completion as and when required by lender
Others	This letter of offer shall stand revoked and cancelled and shall be absolutely null and void if: • There are any material changes in the proposal for which the said Loan is sanctioned. • Any material fact concerning your profits, etc., or ability to repay, or any other relevant aspect of your application of loan is withheld, suppressed, or concealed or not made known to us. • Any statement made in the loan application is found to be incorrect or untrue. • Any information as may be required by the Lender from time to time pertaining to the project is not furnished in the form prescribed/approved by the Lender
Clarification on Identification of Special Mention Accounts (SMA) / Non Performing Asset (NPA)	If due date of a loan account is March 31, 2021, and full dues (interest / principal instalment / EMI) are not received by Kotak Mahindra Investments Limited (company) before day-end of March 31, 2021, the account will be considered as overdue with reference to due date and will be tagged as SMA 0. If the account continues to remain overdue and all dues are not regularized by April 30, 2021 , then the account gets tagged as SMA-1 as on April 30, 2021 i.e. upon completion of 30 days of being continuously overdue. If the account continues to remain overdue, account gets tagged as SMA-2 as of May 30, 2021 and if continues to remain overdue further, accounts gets classified as NPA at day end on June 29, 2021. * The date(s) mentioned hereinabove are for illustrative purpose only. Please take note that Special Mention Accounts (SMA) / Non-Performing Asset (NPA) reporting is done at Borrower level as per the applicable regulatory guidelines and thus, overdue in any one account of the Borrower will result in reporting of the Borrower as SMA or NPA as the case may be.
Approach For Gradation Of Risk	The interest rate and other fees for credit facilities is based on profile of the customer, market reputation, group strength, nature and value of primary and collateral security, risk perception, pricing offered by competition and other relevant factors. The rates of interest for different borrowers is at the discretion of the Lender.

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TO WHOM SO EVER IT MAY CONCERN

Sub: Authority to Mr. Yasheshchandra Mehta to represent Kotak Mahindra Investments Limited before SRO-Ahmedabad, with respect to Registration of Mortgage Deed of below mentioned property.

Ref: Mortgage of property mentioned in SCHEDULE hereunder.

Authority is hereby granted to Mr. Yasheshchandra Mehta having PAN No. APWPM8924L and Aadhar No. XXXX XXXX 5367, specifically to represent Kotak Mahindra Investments Limited **(KMIL)** before **SRO-Ahmedabad,** to Mortgage the secured property mentioned in SCHEDULE hereunder and to perform following related activities on behalf of KMIL.

1. To appear and represent KMIL before concerned sub registrar.
2. To file, execute, sign and submit Mortgage deed/receipt for registration before concerned sub registrar.

Kotak Mahindra Investments Limited employee Mr. Yasheshchandra Mehta, shall act in consultation with Legal Department of KMIL and the authority granted herein shall be valid only for one month from the date of this authority.

SCHEDULE
(Description of Mortgaged Properties)

PROPERTY OWNED BY M/S. BRIJVALLABH INFRA LLP

5436 Square meters piece and parcel of non-agricultural, unreserved and unencumbered land bearing Sub Plot No.1 of Final Plot No.88/3 [allotted in lieu of Block No.18/B/2/001] of T. P. Scheme No.61 (Khoraj-Khodiyar) and the units/structures/constructions constructed / to be constructed on the above mentioned land, along with all existing / future potential FSI, TDR, Development rights, benefits, title & interest thereon with applicable car parking slots, as per the approved plan bearing reference number PRM/49/8/2024/46 dated 1st March 2025 forming part of Project "WESTERN LUXURIA" situated at _ situated T.P.S.NO-61(Khoraj - Khodiyar) , FP-88/3, Sur NO-18/B/2/001, S.P-1, Ghatlodiya vill., Moje-Khodiyar ,TA -Ghatlodiya ,Dist-Ahmedabad Pin Code- 382421, Gujarat, India, and bounded as under :-

EAST : Land of Final Plot No.62
WEST : 18 Meter's T. P. Road
NORTH : 36 Meter's T. P. Road
SOUTH : Land of Sub Plot No.2 of Final Plot No.88/3

INCLUDING unsold and not agreed to be sold 250 units comprised of 25,539.65 sq.ft (carpet area) as and Receivable from agreed to sale NIL Units comprised of NIL sq ft (carpet area), in the Project "WESTERN LUXURIA" (any unit which is already agreed to sale or sold as per Annexure is getting cancelled for sale OR name of any purchaser is getting altered shall be considered as cancelled and both these type of units shall in such situation be considered as unsold or not agreed to sale under security and mortgaged herein)."

CIN U65900MH1988PLC047986
3rd Floor 12BKC, Plot C-12
G Block, Bandra Kurla Complex,
Bandra (East), Mumbai – 400 051

T +91 022 62185320
F +91 022 62215400
www.kotak.com

Registered Office:
27BKC, C 27, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400 051
India

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ALL THE ABOVE PROPERTIES ARE ALONG WITH all the right, title, interest including all the non-alienated structures existing and future constructions to be made thereon with proportionate car parking spaces ALONG WITH all the development rights (by virtue of development agreement/s, power of attorney and other deeds, documents and instruments), benefits, claims, FSI/FAR, TDR and compensation available and to be available in future along with benefits of all approvals obtained from civic authorities and construction related authorities ALONGWITH all other liquid assets including stock in trade and the movables, raw materials being used in the construction on and out of the above mentioned lands, project and structures along with all the common amenities, benefits, receivables present or in future, all the trees, hedges, ditches, wells, common amenities, common ways, access, drains, water sources, liberties, privileges, easements, advantages and appurtenances whatsoever arising out of or relating to the abovementioned properties belonging to the Mortgagors."

Thanking you,

For Kotak Mahindra Investments Limited

AMIT BAGRI Digitally signed by AMIT BAGRI Date: 2025.04.23 13:49:27 +05'30'

Mr. Amit Bagri
Designation: Chief Executive Officer and Managing Director
Place: Mumbai

"Annexure 2"

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INDIA NON JUDICIAL

Government of Gujarat

Certificate of Stamp Duty

SR. NO. 209/2/2025

Certificate No.	:	IN-GJ97160989446301X
Certificate Issued Date	:	17-Apr-2025 11:11 AM
Account Reference	:	IMPACC (AC)/ gj13315811/ GULBAI TEKRA/ GJ-AH
Unique Doc. Reference	:	SUBIN-GJGJ1331581103979972461559X
Purchased by	:	BRIJVALLABH INFRA LLP
Description of Document	:	Article 5(h) Agreement (not otherwise provided for)
Description	:	PARTNERSHIP AUTHORITY LETTER BRIJVALLABH INFRA LLP
Consideration Price (Rs.)	:	55,00,00,000 (Fifty Five Crore only)
First Party	:	BRIJVALLABH INFRA LLP
Second Party	:	KOTAK MAHINDRA INVESTMENTS LTD
Stamp Duty Paid By	:	BRIJVALLABH INFRA LLP
Stamp Duty Amount(Rs.)	:	300 (Three Hundred only)

JAIMIN B. TRIVEDI
NOTARY
GOVT. OF INDIA
17 APR. 2025

BRIJVALLABH INFRA LLP
Designated Partner / Authorised Sign.

BRIJVALLABH INFRA LLP
Designated Partner / Authorised Sign.

BRIJVALLABH INFRA LLP
Designated Partner / Authorised Sign.

NOTARY
JAIMIN B. TRIVEDI
AHMEDABAD
GUJARAT STATE
REGD. NO. 20577/2020
GOVERNMENT OF INDIA

ACC
GJ 13315811
NARANPURA
AHMEDABAD
JAIMIN B. TRIVEDI

BRIJVALLABH INFRA LLP
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Statutory Alert:
1. 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.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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BRIJVALLABH INFRA LLP

LETTER OF AUTHORITY AND CONFIRMATION

GOVERNMENT OF INDIA NOTARY JAIMIN B. TRIVEDI AHMEDABAD GUJARAT STATE REGD. NO. 2907/2020

TO:

KOTAK MAHINDRA INVESTMENTS LIMITED,
4th Floor, Vivaan Square, Opp Venus Amadeus,
Jodhpur Cross Road, Satellite, Ahmedabad – 380015.

Kind Attention: Mr. Rajeev Kumar

Dear Sirs,

Re: Availment of certain financial facilities by person as fully described in **Item No. 1 of Schedule-1** herein (**"Borrower"**), to the extent of an aggregate amount as described in **Item No. 2 of Schedule-1** (**"Facilities"**), from time to time, from one or more person as described in **Item No. 3 of Schedule-1** herein (**"Lenders"**).

1. I/We hereby state that the persons as described in **Schedule-3** herein, are the present partners of the LLP as described in **Schedule-3** herein, a partnership LLP constituted under the Deed of Partnership dates of which is/are described in **Schedule-3** herein, including any amendment therein from time to time (**"Partnership Deed"**) and having its principal place of business at the place as described in Schedule-3 herein (the **"LLP"**).

2. I/We understand that LLP as Borrower is desirous of availing of or has availed of, from Lenders, the Facilities. I/We understand that one of the terms on which the Lenders have agreed to provide / provided the Facilities to the LLP is that the LLP shall create the following security interests, to secure the discharge by the LLP of its obligations in relation to the Facilities:

   (a) the creation of such document to provide security over assets movable as well as immovable and all right, title, interest and benefit thereof the details whereof are provided for in **Schedule 2** hereto (**"Secured Assets"**) and such other assets as may be required;

   (b) the provision of the Facilities to the LLP, in the manner and upon the terms and conditions provided for in the terms of the Facilities, a copy whereof has been provided to each of the Partners.

3. In light thereof, I/we hereby state as follows

   (a) I/We are aware that LLP has been sanctioned/provided Facilities by the Lenders, in the manner and upon the terms and conditions contained in the terms of the Facilities and draft agreements for the Facilities which shall be executed by and between LLP and the Lenders;

   (b) I/We have examined the drafts of the Facility Agreement, Demand Promissory Note, security documents, pledge agreement, hypothecation agreement, appropriation letter, mortgage deed / memorandum of deposit of title deeds with declaration, share transfer form, share pledge instruction, power of attorney, Escrow Agreement and other connected documents (collectively the **"Transaction Documents"**) to be executed by the LLP and have confirmed the same;

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...ykumar Karshanbhai Patel	Mr. Patel Rajeshkumar Karsanbhai	Mr. Patel Chiragkumar N	Mr. Jignesh Purushottam Patel

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Email: Brijvallabhinfrallp@gmail.com

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BRIJVALLABH INFRA LLP

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I/We hereby authorise:

(i) The provision by the LLP to borrow, renew, extend, reschedule and re-negotiate the Facility and provide security of Secured Assets to secure the obligations of the LLP in respect of the Facilities;

To provide security for and on behalf of the LLP from time to time in the form of mortgage, pledge, hypothecation, charge or mortgage in any manner, with or without deposit of title deeds, over the Secured Assets of the LLP including land with all or any rights, income, accession therefrom, the finished, unfinished, constructed, half constructed, under construction, fully sold, agreed to sale, flats, units, premises of any nature whatsoever with development rights thereon and all development potential rights and all the income, accruals, benefits and receivables therefrom and to give such other securities as may be demanded by the Lender from time to time to secure the obligations of the LLP in respect of the Facilities.

(iii) To provide security for and on behalf of the LLP from time to time in the form of pledge, hypothecation, charge, lien, negative lien, non-disposal undertaking and such other form along with or without handing over of any equity share certificate, security certificate, fixed deposit receipt or any instrument of such nature, and over the movable assets, book debts, claims of the LLP in such manner as may be demanded by the Lender from time to time to secure the obligations of the LLP in respect of the Facilities.

(iv) To execute Transaction Documents, escrow agreements and all agreements and such other document(s) as may be required by the Lender including documents with respect to trusteeship or custodial arrangement with one or more trustees and to do such acts, deeds and things for and on behalf of LLP, for the purpose of enabling the LLP to avail, renew or extend the Facilities from the Lenders and/or for the purpose of creating security for the due repayment of the Facilities.

(v) To draw, accept, sign, endorse, negotiate and deliver on behalf of LLP cheques, bills of exchange and that the Lender is entitled to act upon the faith of any cheque, promissory note or other documents so signed by the Partners in the name and on behalf of LLP.

(vi) To execute the Escrow agreement and/or other documents for the opening of Escrow Account, the deposit of the Receivables (as defined in Escrow Agreement) into the Escrow Account and the operation and closure of the Escrow Account, in the manner and upon the terms and conditions provided for in the Escrow Agreement to secure the Facility and to give necessary authority to the Lender and to do all activities in respect of the borrowing and security.

(vii) To authorize any employee of the LLP, severally by any of the below mentioned Authorized Partners to carry out the activities under their authorities given herein.

(viii) To accept and consent to the e-platform/digital platform of the Lender or of /through any vendor/s appointed by the Lender for accepting terms and conditions relating to the Facilities, executing and e-signing of Transaction Documents, e-stamping, data storage etc.

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Mr. Patel Vinodkumar Karshanbhai Patel	Mr. Patel Rajeshkumar Karsanbhai	Mr. Patel Chiragkumar	Mr. Jignesh Purushottam Patel

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(ix) To execute, sign either physically or electronically or digitally by using Aadhar or One Time Password (OTP) or Biometric based authentication or USB token based Digital Signature Certificate (DSC) or any other electronic form, all Transaction Dcuments/instruments including promissory notes, bills of exchange, demand draft, transaction and security documents etc.

(x) To receive and/or send any communication from and to the Lender/third party vendors/agents etc. appointed by the Lender, whether by way of an SMS, Email etc. on the personal numbers/email id(s) of the Authorised Partners and/or on the registered mobile numbers/email id(s) of the LLP with the Lender and/or on the mobile numbers/email id(s) of the Authorised Partners/LLP provided as Annexure I to this letter to the Lender the same shall be treated as valid and binding upon all us/the LLP.

(xi) To receive any communication from the Lender/third party vendors/agents etc. appointed by the Lender, whether by way of an SMS, Email etc. on the personal numbers/email id(s) and/or on the registered mobile numbers/email id(s) of the LLP with the Lender and/or on the mobile numbers/email id(s) of the Authorised Partners/LLP provided as Annexure I to this letter to the Lender.

(d) In light of the above, I/we hereby appoint and authorise the partners as named in **Schedule-3** herein, jointly and/or severally (**"Authorised Partners"**), with full power and authority

(i) to execute, sign and negotiate, on behalf of the LLP, all documents, application forms, agreements and writings which may be required to be executed by the LLP, in respect of the captioned Transaction Documents and any amendment deeds/supplemental agreements thereto and to otherwise, do all such acts, deeds and things referred hereinabove, including *inter alia* execute or ratify all such documents whatsoever as may be required in connection with the Facilities including without limitation the opening, operating, modifying and closure of bank accounts (including the Escrow Account) and to do correspondences with the Lenders, bankers, trustees for any matter of the Facility and assets of the LLP.

(ii) to accept and acknowledge the sanction letters issued by the Lender from time to time and the terms and conditions therein specified, to execute, , sign either physically or electronically or digitally by using Aadhar or OTP or Biometric based authentication or USB token based DSC or any other electronic form the Transaction Documents and to accept all terms and conditions of the sanction letter or Transaction Documents and such other document(s) as may be required by the Lender from time to time and to do such acts, deeds and things, for the purpose of availing Facilities from time to time.

4. I/We hereby agree and undertake that I/we shall not commit or omit to do, whether intentionally or otherwise, and whether directly or indirectly, any act, deed or thing which could or has the effect of rendering the power and authority of the Authorised Partners, nugatory. I/We have read all the terms and conditions and covenants of the Sanction Letter as mentioned in the **Schedule 1** herein and the Transaction Documents and I/we do hereby jointly and independently ratify and confirm whatever is stated therein and I/we also agree and undertake to comply with all the obligations of the LLP as mentioned therein.

Notwithstanding, the event of any further change occurring in the LLP by the introduction of any new partner or resignation, retirement, death, expulsion or insolvency of any Partner or the dissolution of LLP, each Partner shall be jointly or severally responsible for repayment of the Facilities granted to the

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...aykumar Karshanbhai Patel	Mr. Patel Rajeshkumar Karsanbhai	Mr. Patel Chiragkumar N	Mr. Jignesh Purushottam Patel

BRIJVALLABH INFRA LLP
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LLP, in their individual capacity.

6. I/We jointly or severally, confirm and undertake that the constitution of the LLP, change in capital structure or expulsion or retirement of any partner shall not be made without prior written permission of the Lender and any partner so discontinued or retired after permission of the Lender shall be continued to be liable for all the transaction, dealings, activities, liabilities, securities, responsibilities created or done by LLP till the complete repayment of the Facilities availed.

7. I/We shall not amend the Partnership Deed without prior written consent of the Lender. I/We shall not take any action for dissolution of the Partnership till the payment of all outstanding amount under the Facility.

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It is further understood that I/we shall be jointly or severally liable in person, for all acts deeds and things both in my/our individual capacity and in my/our capacity as partners of the Partnership LLP.

Without prejudice to what is stated above,

- I/we agree that notwithstanding anything contained in Partnership Deed or any other agreement, any guarantee or security given or facility taken or borrowing made by Authorised Partners or authorized employee on behalf of the LLP and all such securities of moveable and/or immoveable assets given to the Lender for repayment of the Facilities by the Borrower, shall be deemed to have been so made and all instruments so made and or accepted by the LLP for the purpose of LLP under the express or implied authority of the partners of the LLP conferred by all and each of them upon the others or other of them individually and all liabilities created by any of the abovementioned partner/s on behalf of the LLP shall be binding upon the LLP and all the partners, jointly and severally.
- Any communication/correspondence from the Authorised Partner/s, shall be treated as communication/correspondence for and on behalf of and under the authority of all the partners of the LLP and the Lenders will be fully entitled to act upon the same and same shall be binding on all of us.
- Any communication received and/or sent from and to the Lender/third party vendors/agents etc. appointed by the Lender, whether by way of an SMS, Email etc. on the personal mobile numbers/email id(s) of the partners including the Authorised Partners and/or on the registered mobile numbers/email id(s) of the LLP with the Lender and/or on the mobile numbers/email id(s) of the Authorised Partners/LLP provided as Annexure I to this letter to the Lender shall be treated as valid and binding upon all us/the LLP.
- The documents accepted and/or executed on the e-platform/digital platform, shall be valid and binding upon us and can be relied upon and used by the bank as a proper form of evidence and we/the LLP undertakes not to raise any dispute or question as regards the terms and conditions accepted thereon and as regards the documents executed on the electronic/digital platform.
- The Lender shall be at liberty to treat the personal cell number/email id, communicated by the Authorised Partners or provided as Annexure I to this letter or last on record of the Lender as valid and permitted cell number /email id for communication.
- That disbursement of the Facilities into the account of the LLP would imply consent and authority of the LLP, to avail the Facilities and to abide by all terms and conditions of Transaction Documents and the same shall be valid and binding upon each and every partner of the LLP and no dispute shall be raised as regards the authority of the Authorized Partners or otherwise in respect of the documents executed in favour of the Lender.
- By entering the OTP and providing the fingerprint impression (Biometric KYC) of the Authorized Partners, it shall be imply consent and be treated as a voluntarily consent of the LLP/authorized partners, to validate the PAN no and use the Aadhaar details, for Aadhaar

BRIJVALLABH INFRA LLP Designated Partner / Authorised Sign. Vijaykumar Karshanbhai Patel	BRIJVALLABH INFRA LLP Designated Partner / Authorised Sign. Mr. Patel Rajeshkumar Karsanbhai	BRIJVALLABH INFRA LLP Designated Partner / Authorised Sign. Mr. Patel Chiragkumar N.	BRIJVALLABH INFRA LLP Designated Partner / Authorised Sign. Mr. Jignesh Purushottam Patel

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Email: Brijvallabhinfrallp@gmail.com

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(Biometric authentication and we hereby authorize Kotak Mahindra Investments Limited, to fetch our/the LLPs personal details from NSDL and for UIDAI respectively.

- We are hereby authorizing Kotak Mahindra Investments Limited, to use our/ the LLPs including all its partners Aadhaar details and core biometric information to authenticate and verify our/LLP identity. We are also consenting to execution and stamping of documents through the E-platform/digitized platform. We all partners shall be jointly and severally liable for all acts deeds and things both in our individual capacity and in our capacity as Partners of the LLP.
- The Authorized Partners are authorized to authenticate/ esign/affix digital signature for the purposes of ratifying/certifying the letter of authority on any e-platform/digital platform as may be desired by the Lender.
- That the Lender shall be at liberty to rely on the scan copy of the letter of authority and the same shall be valid and binding upon the LLP.
- The authority granted to the Authorized Partners herein shall be treated as authority by all the partners and the Lender can place reliance on the same without any further verification or reference to us.

10. It is further understood that the authority granted to the Authorised Partners shall be treated as express authority by all the partners of the LLP to the Authorised Partners and the Lenders can place reliance on the same without any further verification.

11. I/We confirm that each signatory to this letter has been signed the same in a personal capacity as well as in the capacity as a Partner of the LLP which is if signed without stamp of the LLP shall be binding to the LLP.

It is further understood that we shall be jointly or severally liable in person, for all acts deeds and things both in my/our individual capacity and in my/our capacity as partners of the LLP.

The expression "Partner" in this letter shall mean partners of the aforesaid LLP and shall be deemed to mean and include the partners or partner for the time being of the LLP and the survivors or survivor of them in relation to the respective estate of each partner, their respective heirs, executors and administrators in relation to the respective estate of each partner.

SCHEDULE-1

Item No.	Particulars	Description
1	**Name and Address of the Borrower**	**Brijvallabh Infra LLP,** [PAN **ABDFB1940L** and Regn. No. **ACH-8132**] a Limited Liability Partnership Firm duly incorporated under the provisions of Limited Liability Partnership Act 2008 and existing under the laws of India and having its registered office / permanent address at L/1, AALJ 19 Homes Thaltej, Nr. Shyam Vihar Bunglows, Opp. Upavan, Thaltej Ahmedabad, Gujarat – 380054..
2	**Facility amount Rs.**	Rs.55,00,00,000/- (Rupees Fifty Five Crores Only) sanctioned vide sanction letter bearing number CRE/KMIL/0010/2025-26 dated 8th April 2025.
3	**Lenders**	**Kotak Mahindra Investments Ltd.**, having its Registered office at 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400051 and office at 4th Floor, Vivaan Square, Opp Venus Amadeus, Jodhpur Cross Road,

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Mr. Vijaykumar Karshanbhai Patel	Mr. Patel Rajeshkumar Karsanbhai	Mr. Patel Chiragkumar N.	Mr. Jignesh Purushottam Patel

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BRIJVALLABH INFRA LLP

Satellite, Ahmedabad - 380015

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SCHEDULE 2
DESCRIPTION OF THE SECURED ASSETS

5436 Square meters piece and parcel of non-agricultural, unreserved and unencumbered land bearing Sub Plot No.1 of Final Plot No.88/3 [allotted in lieu of Block No.18/B/2/001] of T. P. Scheme No.61 (Khoraj-Khodiyar) and the units/structures/constructions constructed / to be constructed on the above mentioned land, along with all existing / future potential FSI, TDR, Development rights, benefits, title & interest thereon with applicable car parking slots, as per the approved plan bearing reference number **PRM/49/8/2024/46** dated **1st March 2025** forming part of **Project "WESTERN LUXURIA"** situated at _ situated T.P.S.NO-61(Khoraj - Khodiyar) , FP-88/3, Sur NO-18/B/2/001, S.P-1, Ghatlodiya vill., Moje-Khodiyar ,TA -Daskroi ,Dist-Ahmedabad Pin Code-382421, Gujarat, India, more particularly demarcated in the plan/map annexed herewith as **Annexure – 3** and bounded as under :-

EAST : Land of Final Plot No.62
WEST : 18 Meter's T. P. Road
NORTH: 36 Meter's T. P. Road
SOUTH : Land of Sub Plot No.2 of Final Plot No.88/3

INCLUDING unsold and not agreed to be sold 250 units comprised of 25,539.65 sq.mtr (carpet area) as per **Annexure – 2** and Receivable from agreed to sale NIL Units comprised of NIL sq ft (carpet area) as per **Annexure – 3**, in the **Project "WESTERN LUXURIA"** (any unit which is already agreed to sale or sold as per Annexure - 3 is getting cancelled for sale OR name of any purchaser is getting altered shall be considered as cancelled and both these type of units shall in such situation be considered as unsold or not agreed to sale under security and mortgaged herein)."

ALONG WITH all the right, title, interest thereon including all the structures existing and future constructions to be made thereon ALONG WITH all the rights of owner, development rights (by virtue of development agreement/s, power of attorney and other deeds, documents and instruments), benefits, claims, FSI/FAR, TDR and compensation available and to be available in future along with benefits of all approvals obtained from civic authorities and construction related authorities ALONGWITH all other liquid assets including stock in trade and the movables, raw materials being used in the construction on and out of the above mentioned lands and structures along with all the benefits, receivables present or in future, all the trees, hedges, ditches, wells, common ways, access, drains, water sources, liberties, privileges, easements, authorities, approvals, permissions, advantages and appurtenances whatsoever arising out of the abovementioned properties."

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Details of other Secured Assets

- Escrow of all Eligible Receivables, (Sold + Unsold) from above security including but not limited to deposits/rentals/sales proceeds/any other receipts of any nature from the Project both present and future (Eligible Receivables means all the receivables which are available to the Borrower / Developer as per the provisions of RERA Act).

- Undated security cheques for repayment of the liability as and when required

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Mr. Vijaykumar Karshanbhai Patel	Mr. Patel Rajeshkumar Karshanbhai	Mr. Patel Chiragkumar	Mr. Jignesh Purushottam Patel

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SCHEDULE – 3

(Details of the Partnership LLP)

Name of the Partnership LLP	M/S. Brijvallabh Infra LLP, having Registration No. ACH-8132 and PAN ABDFB1940L
Place of Business of the LLP	Ahmedabad.
Dates of Incorporation	18/06/2024
Name and Details of Partner-1	Mr. Vijaykumar Karshanbhai Patel having PAN ABJPP8476D, residing at 8 Friends Villa, Science City Road, B/H Harmony Villa, B/S Babylon Club, Sola Ahme dabad, Gujarat – 380060.
Name and Details of Partner-2	Mr. Patel Rajeshkumar Karsanbhai having PAN ABJPP8479N, residing at 25/B, Nirant Park Society Part-1, Sun N Step Club Road, Opp Sudarshan Tower, Thaltej Daskroi, Ahmedabad Gujarat – 380059.
Name and Details of Partner-3	Mr. Patel Chiragkumar N having PAN AMZPP4240L, residing at 27, Harmony Status, Science City Road, Near Heritage Bunglows, Sola, Ahmedabad, Gijarat – 380060.
Name and Details of Partner-4	Mr. Jignesh Purushottam Patel having PAN AFKPP4522K, residing at L-1, AALJ-19 Home Thaltej, Thaltej Silaj Road, Ahmedabad City, Bodakdev, Ahmedabad, Gujarat – 380054.
NAME AND SIGNATURE OF AUTHORISED PARTNERS	
Mr. Vijaykumar Karshanbhai Patel	BRIJVALLABH INFRA LLP Designated Partner / Authorised Sign.

Date 17/04/2025

Place : Ahmedabad

Yours faithfully,

BRIJVALLABH INFRA LLP

Designated Partner / Authorised Sign

For each of the Partners of the time being of the Partnership LLP

Sr.no	Name of Partners	Signature of Partners(with stamp if corporate partner)
1.	Mr. Vijaykumar Karshanbhai Patel	BRIJVALLABH INFRA LLP Designated Partner / Authorised Sign
2.	Mr. Patel Rajeshkumar Karsanbhai	BRIJVALLABH INFRA LLP Designated Partner / Authorised Sign

BRIJVALLABH INFRA LLP Designated Partner / Authorised Sign Mr. Vijaykumar Karshanbhai Patel	BRIJVALLABH INFRA LLP Designated Partner / Authorised Sign Mr. Patel Rajeshkumar Karsanbhai	BRIJVALLABH INFRA LLP Designated Partner / Authorised Sign Mr. Patel Chiragkumar N	BRIJVALLABH INFRA LLP Mr. Jignesh Purushottam Patel

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	Mr. Patel Chiragkumar N	BRIJVALLABH INFRA LLP C. N. Patel Designated Partner / Authorised Sign C. N. Patel
4.	Mr. Jignesh Purushottam Patel	BRIJVALLABH INFRA LLP J. P. Patel Designated Partner / Authorised Sign. J. P. Patel

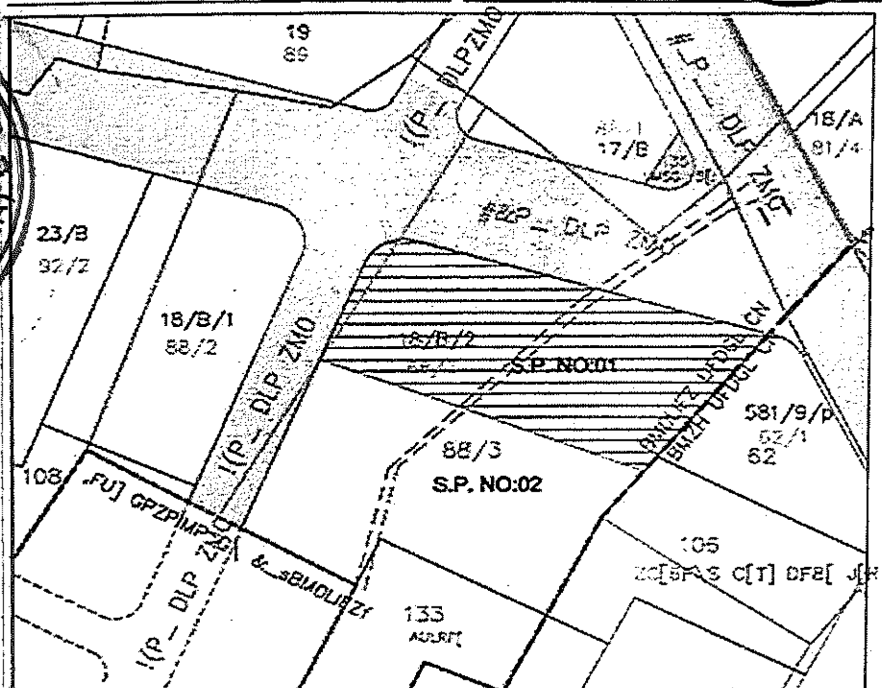
Annexure I

NOTARY JAIMIN B. TRIVEDI AHMEDABAD GUJARAT STATE REGD. NO. 20577/2020 GOVERNMENT OF INDIA

Before Me,

(Notary)

Annexure – 1 Land Area Map



KEY PLAN
SCALE:- 1.0 CM = 20.0 MT.

SIGNED
BEFORE ME
Trivedi
JAIMIN B. TRIVEDI
NOTARY
GOVT. OF INDIA
17 APR 2025

IDENTIFIED BY ME
ADVOCATE / PERSON
Name Sahum Sadarwala...
Enroll No. G/1697/2025

BRIJVALLABH INFRA LLP V. K. Patel Designated Partner / Authorised Sign. Mr. Vijaykumar Karshanbhai Patel	BRIJVALLABH INFRA LLP R. K. Patel Designated Partner / Authorised Sign. Mr. Patel Rajeshkumar Karsanbhai	BRIJVALLABH INFRA LLP C. N. Patel Designated Partner / Authorised Sign. Mr. Patel Chiragkumar N	BRIJVALLABH INFRA LLP J. P. Patel Designated Partner / Authorised Sign. Mr. Jignesh Purushottam Patel

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V. K. Patel
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BRIJVALLABH INFRA LLP

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Annexure – 2 (List of unsold or not agreed to be sold units)

Annexure as attached

Annexure – 3 (List of sold units)

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SUB-REGISTRAR AHMEDABAD-8 (SOLA)

BRIJVALLABH INFRA LLP	BRIJVALLABH INFRA LLP	BRIJVALLABH INFRA LLP	BRIJVALLABH INFRA LLP
V. K. J. Patel	R K Patel	C. K. Patel	J. P. Patel
Designated Partner / Authorised Sign.	Designated Partner / Authorised Sign.	Designated Partner / Authorised Sign.	Designated Partner / Authorised Sign.
Mr. Vijaykumar Karshanbhai Patel	Mr. Patel Rajeshkumar Karsanbhai	Mr. Patel Chiragkumar N	Mr. Jignesh Purushottam Patel

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V. K. J. Patel

Designated Partner / Authorised Sign.

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AHMEDABAD GUJARAT STATE
REGD. NO.

आधार

ભારત સરકાર
Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નોંધણી ક્રમ સંખ્યા/ Enrolment No.: 0000/00755/48413

To
વિજયભાઈ પટેલ
Vijaybhai Patel
Karshanbhai Patel
8 Friends Villa
Science City Road
B/h Harmony Villa
B/s Babylon Club
Sola
Ahmedabad Gujarat - 380060
9825614200

REGISTRAR (SOLA)

આધાર નંબર/ Your Aadhaar No. :

[redacted] 8538
VID : 9190 4001 2590 7988

મારો આધાર, મારી ઓળખ

Government of India

નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે. નાગરીકતાનું નહિં
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ / ઑફલાઈન XML / ઑનલાઇન પ્રમાણીકરણનો ઉપયોગ કરવો.
- આ ઈલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- આધાર સમગ્ર દેશમાં માન્ય છે.
- આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
- તમારા મોબાઈલ નંબર અને ઈમેઇલ આઈડીને આધારમાં અપડેટ કરો.
- તમારા સ્માર્ટ ફોનમાં આધાર રાખો – એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

ભારત સરકાર
Government of India
આધાર

વિજયભાઈ પટેલ
Vijaybhai Patel
જન્મ તારીખ/DOB: 05/06/1966
પુરુષ/ MALE

[redacted] 8538
VID : 9190 4001 2590 7988
મારો આધાર, મારી ઓળખ

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India
આધાર

સરનામું :
કરશનભાઈ પટેલ, 8 ફ્રેન્ડ્સ વિલા, સાયન્સ સિટી રોડ, હાર્મની વિલા ની પાછળ, બેબીલોન ક્લબ ની બાજુમાં, સોલા, અમદાવાદ, ગુજરાત - 380060

Address:
Karshanbhai Patel, 8 Friends Villa, Science City Road, B/h Harmony Villa, B/s Babylon Club, Sola, Ahmedabad, Gujarat - 380060

Download Date: 02/06/2022

[redacted] 8538
VID : 9190 4001 2590 7988

1947 | help@uidai.gov.in | www.uidai.gov.in

V. K. Patel

BRIJVALLABH INFRA LLP

V. K. Patel

Designated Partner / Authorised Sign.

AHD-8-SLA

85 67 66 90

2025

भारत सरकार

आधार

ભારત સરકાર
Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નામાંકન ક્રમ સંખ્યા/ Enrolment No.: 0000/00114/22349

Download Date: 21/07/2020

To
રાજેશકુમાર પટેલ
Rajeshkumar Patel
S/O Karshanbhai Patel
25/B, Nirant Park Society Part- 1
Sun N Step Club Road
Thaltej
Opp. Surdharshan Tower
Daskroi
Thaltej
Ahmadabad Gujarat - 380059
9825326097

મારો આધાર નંબર / Your Aadhaar No. :

[redacted] 7981

VID : 9124 2053 8581 6132

મારો આધાર, મારી ઓળખ

ભારત સરકાર
Government of India

આધાર

Download Date: 21/07/2020

રાજેશકુમાર પટેલ
Rajeshkumar Patel
જન્મ તારીખ/DOB: 30/11/1964
પુરુષ/ MALE

Issue Date: 20/05/2013

[redacted] 7981

VID : 9124 2053 8581 6132

મારો આધાર, મારી ઓળખ

Government of India

AADHAAR

નિર્દેશ

- આધાર ઓળખાણનું પ્રમાણ છે. નાગરીકતાનું નહિં
- ઓળખ ચકાસવા માટે સુરક્ષિત QR કોડ / ઑફલાઈન XML / ઑનલાઇન પ્રમાણીકરણનો ઉપયોગ કરવો.
- આ ઈલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- આધાર સમગ્ર દેશમાં માન્ય છે.
- આધાર તમને વિવિધ સરકારી અને બિન-સરકારી સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
- તમારા મોબાઈલ નંબર અને ઈમેઇલ આઈડીને આધારમાં અપડેટ કરો.
- તમારા સ્માર્ટ ફોનમાં આધાર રાખો – એમઆધાર એપ્લિકેશનનો ઉપયોગ કરો.

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

આધાર

સરનામું :
S/O કરશનભાઈ પટેલ, ૨૫/બી, નિરાંત પાર્ક સોસાયટી વી- ૧, સન એન સ્ટેપ કલબ રોડ, સુરદર્શન ટાવર ની સામે, થલતેજ, દસક્રોઈ, અમદાવાદ, ગુજરાત - 380059

Address:
S/O Karshanbhai Patel, 25/B, Nirant Park Society Part- 1, Sun N Step Club Road, Opp. Surdharshan Tower, Thaltej, Daskroi, Ahmadabad, Gujarat - 380059

[redacted] 7981

VID : 9124 2053 8581 6132

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BRIJVALLABH INFRA LLP

Designated Partner / Authorised Sign.

AHD-8-SLA

85 67 / 60 / 90

2025

આધાર

ભારત સરકાર
Government of India

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

નામાંકન ક્રમ સંખ્યા/ Enrolment No.: 0000/00617/77543

To
પટેલ ચિરાગકુમાર નટવરલાલ
Patel Chiragkumar Natvarlal
C/O Natvarlal Patel,
27 Harmony Status,
Science City Road,
Near Heritage Bunglows,
Sola,
VTC: Sola,
PO: Sola,
District: Ahmedabad,
State: Gujarat,
PIN Code: 380060,
Mobile: 9979924000

Signature valid

તમારો આધાર નંબર / Your Aadhaar No. :

[redacted] 9659

VID : 9194 3415 9385 1451

મારો આધાર, મારી ઓળખ

ભારત સરકાર
Government of India

આધાર

Aadhaar no. issued: 24/11/2011

પટેલ ચિરાગકુમાર નટવરલાલ
Patel Chiragkumar Natvarlal
જન્મ તારીખ/DOB: 17/10/1986
પુરુષ/ MALE

આધાર એ ઓળખનો પુરાવો છે, નાગરિકતા અથવા જન્મ તારીખનો નહીં. તેનો ઉપયોગ માત્ર ચકાસણી (ઓનલાઇન પ્રમાણીકરણ અથવા ક્યુઆર કોડ/ઓફલાઇન એક્સએમએલનું સ્કેનીંગ) સાથે જ થવો જોઇએ.
Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

[redacted] 9659

મારો આધાર, મારી ઓળખ

Government of India

AADHAAR

માહિતી / INFORMATION

- આધાર એ ઓળખનો પુરાવો છે, નાગરિકતા કે જન્મતારીખનો નહીં. જન્મ તારીખ આધાર નંબર ધારક દ્વારા જમા કરાયેલ નિયમોમાં ઉલ્લેખિત, જન્મ તારીખના દસ્તાવેજના પુરાવા દ્વારા આધારભૂત માહિતી પર આધારિત છે.
- આ આધાર પત્રની ચકાસણી યુ. આઇ. ડી. એ. આઇ. દ્વારા નિયુક્ત પ્રમાણીકરણ એજન્સી દ્વારા ઓનલાઇન પ્રમાણીકરણ દ્વારા અથવા એપ્લિકેશન સ્ટોર્સ પર ઉપલબ્ધ એમઆધાર અથવા આધાર ક્યુઆર સ્કેનર એપ્લિકેશનનો ઉપયોગ કરીને અથવા www.uidai.gov.in પર ઉપલબ્ધ સુરક્ષિત ક્યુઆર કોડ રીડર એપ્લિકેશનનો ઉપયોગ કરીને ક્યુઆર કોડ સ્કેનીંગ દ્વારા થવી જોઇએ.
- આધાર અનન્ય અને સુરક્ષિત છે.
- આધાર માટે નોંધણીની તારીખથી દર 10 વર્ષ પછી ઓળખ અને સરનામાને સમર્થન આપતા દસ્તાવેજો આધારમાં અપડેટ થવા જોઇએ.
- આધાર તમને વિવિધ સરકારી અને બિન-સરકારી લાભો/સેવાઓને સરળતાથી મેળવવામાં મદદ કરે છે.
- આધારમાં તમારો મોબાઇલ નંબર અને ઇમેલ આઇડી અપડેટ રાખો.
- આધાર સેવાઓનો લાભ લેવા માટે mAadhaar એપ ડાઉનલોડ કરો.
- આધાર/બાયોમેટ્રિક્સનો ઉપયોગ ન કરતી વખતે સુરક્ષા સુનિશ્ચિત કરવા માટે આધારને બંધ કરો/ખોલો/બાયોમેટ્રિક્સની સુવિધાનો ઉપયોગ કરો.
- આધાર મેળવવાની સંસ્થાઓ સંમતિ મેળવવા માટે બંધાયેલી છે.
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

આધાર

Details as on: 21/05/2024

સરનામું :
નટવરલાલ પટેલ, 27 હાર્મની સ્ટેટસ, સાયન્સ સિટી રોડ, હેરિટેજ બંગ્લોઝ પાસે, સોલા, સોલા, સોલા, અમદાવાદ, ગુજરાત - 380060

Address:
C/O Natvarlal Patel, 27 Harmony Status, Science City Road, Near Heritage Bunglows, Sola, Sola, PO: Sola, DIST: Ahmedabad, Gujarat - 380060

[redacted] 9659

VID : 9194 3415 9385 1451

1047 | help@uidai.gov.in | www.uidai.gov.in

C. N. Patel

BRIJVALLABH INFRA LLP

Designated Partner / Authorised Sign.

भारत सरकार

आधार

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
ભારત સરકાર
Unique Identification Authority of India
Government of India

નામાંકન ક્રમ સંખ્યા/ Enrolment No.: 2141/43464/76831

To
પટેલ જીગ્નેશ
Patel Jignesh
S/O: Patel Purshottam
L-1
Aalj-19-Home
Thaltej
Thaltej Silaj Road
Ahmedabad City
Bodakdev
Ahmedabad Gujarat - 380054
9879575287

Download Date: 05/03/2018
Generation Date: 24/02/2018

QR Code with Photograph

તમારો આધાર નંબર / Your Aadhaar No. :

[redacted] 2764

મારો આધાર, મારી ઓળખ

Government of India

AADHAAR

સૂચના

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિં.
- ઓળખાણનું પ્રમાણ ઑનલાઇન ઑથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- 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.

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2025

ભારત સરકાર
Government of India

પટેલ જીગ્નેશ
Patel Jignesh
જન્મ તારીખ/DOB: 11/12/1972
પુરુષ/ MALE

[redacted] 2764

મારો આધાર, મારી ઓળખ

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

આધાર

સરનામું :
ની પુત્ર: પટેલ પુરષોત્તમ, એલ-1, આલજ-19-હોમ, થલતેજ, થલતેજ સિલજ રોડ, અમદાવાદ શહેર, અમદાવાદ, ગુજરાત - 380054

Address:
S/O: Patel Purshottam, L-1, Aalj-19-Home, Thaltej, Thaltej Silaj Road, Ahmedabad City, Ahmedabad, Gujarat - 380054

QR Code with Photograph

[redacted] 2764

J. P. Patel.

NOTARY
JAIMIN B. TRIVEDI
AHMEDABAD
GUJARAT STATE
REGD. NO. 20571/2020
GOVERNMENT OF INDIA

BRIJVALLABH INFRA LLP

Designated Partner / Authorised Sign.

AHD-8-SLA

8567 69 90

2025

Brijvallabh Infra LLP

Annexure – 2 (List of unsold or not agreed to be sold units)

Unit No.	Floor	Block	Usage	RERA Carpet Area (Sq.Mtr.)	RERA Balcony (Sq.Mtr.)	RERA Wash (Sq.Mtr.)	RERA Terrace (Sq.Mtr.)	Total Carpet Area (Sq.Mtr.)	UDS (Sq.Mtr.)
Shop-001	GF	A+B+C	Shop	50.56	-	-	-	50.56	11.13
Shop-002	GF	A+B+C	Shop	34.38	-	-	-	34.38	7.57
Shop-003	GF	A+B+C	Shop	36.19	-	-	-	36.19	7.96
Shop-004	GF	A+B+C	Shop	36.19	-	-	-	36.19	7.96
Shop-005	GF	A+B+C	Shop	33.28	-	-	-	33.28	7.32
Shop-006	GF	A+B+C	Shop	33.28	-	-	-	33.28	7.32
Shop-007	GF	A+B+C	Shop	59.15	-	-	-	59.15	13.02
Shop-008	GF	A+B+C	Shop	47.92	-	-	-	47.92	10.54
Shop-009	GF	A+B+C	Shop	51.97	-	-	-	51.97	11.44
Shop-010	GF	A+B+C	Shop	49.92	-	-	-	49.92	10.98
Shop-011	GF	A+B+C	Shop	56.89	-	-	-	56.89	12.52
Shop-012	GF	A+B+C	Shop	33.28	-	-	-	33.28	7.32
Shop-013	GF	A+B+C	Shop	33.28	-	-	-	33.28	7.32
Shop-014	GF	A+B+C	Shop	36.19	-	-	-	36.19	7.96
Shop-015	GF	A+B+C	Shop	36.19	-	-	-	36.19	7.96
Shop-016	GF	A+B+C	Shop	34.38	-	-	-	34.38	7.57
Shop-017	GF	A+B+C	Shop	34.10	-	-	-	34.10	7.50
Shop-018	GF	A+B+C	Shop	33.87	-	-	-	33.87	7.45
Shop-019	GF	A+B+C	Shop	41.78	-	-	-	41.78	9.19
Shop-020	GF	A+B+C	Shop	56.90	-	-	-	56.90	12.52
Shop-021	GF	A+B+C	Shop	64.39	-	-	-	64.39	14.17
Shop-022	GF	A+B+C	Shop	24.44	-	-	-	24.44	5.38
Shop-023	GF	A+B+C	Shop	50.80	-	-	-	50.80	11.18
Shop-024	GF	A+B+C	Shop	55.92	-	-	-	55.92	12.31
Shop-025	GF	A+B+C	Shop	25.80	-	-	-	25.80	5.68
Shop-026	GF	A+B+C	Shop	26.27	-	-	-	26.27	5.78
Shop-027	GF	A+B+C	Shop	32.99	-	-	-	32.99	7.26
Shop-028	GF	A+B+C	Shop	33.62	-	-	-	33.62	7.40
Shop-029	GF	A+B+C	Shop	31.49	-	-	-	31.49	6.93
Shop-101	1	A+B+C	Shop	50.56	-	-	-	50.56	11.13
Shop-102	1	A+B+C	Shop	26.48	-	-	-	26.48	5.83
Shop-103	1	A+B+C	Shop	27.87	-	-	-	27.87	6.13
Shop-104	1	A+B+C	Shop	27.87	-	-	-	27.87	6.13

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Mr. Vijaykumar Karshanbhai Patel	Mr. Patel Rajeshkumar Karsanbhai	Mr. Patel Chiragkumar N.	Mr. Jignesh Purushottam Patel

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Shop-105	1	A+B+C	Shop	24.87	-	-	-	24.87	5.47
Shop-106	1	A+B+C	Shop	24.87	-	-	-	24.87	5.47
Shop-107	1	A+B+C	Shop	45.55	-	-	-	45.55	10.02
Shop-108	1	A+B+C	Shop	69.09	-	-	-	69.09	15.20
Shop-109	1	A+B+C	Shop	43.29	-	-	-	43.29	9.53
Shop-110	1	A+B+C	Shop	42.01	-	-	-	42.01	9.24
Shop-111	1	A+B+C	Shop	43.81	-	-	-	43.81	9.64
Shop-112	1	A+B+C	Shop	24.87	-	-	-	24.87	5.47
Shop-113	1	A+B+C	Shop	24.87	-	-	-	24.87	5.47
Shop-114	1	A+B+C	Shop	27.87	-	-	-	27.87	6.13
Shop-115	1	A+B+C	Shop	27.87	-	-	-	27.87	6.13
Shop-116	1	A+B+C	Shop	26.48	-	-	-	26.48	5.83
Shop-117	1	A+B+C	Shop	26.26	-	-	-	26.26	5.78
Shop-118	1	A+B+C	Shop	26.09	-	-	-	26.09	5.74
Shop-119	1	A+B+C	Shop	35.01	-	-	-	35.01	7.70
Shop-120	1	A+B+C	Shop	65.09	-	-	-	65.09	14.32
Shop-121	1	A+B+C	Shop	66.66	-	-	-	66.66	14.67
Shop-122	1	A+B+C	Shop	16.85	-	-	-	16.85	3.71
Shop-123	1	A+B+C	Shop	134.61	-	-	-	134.61	29.62
101	1	A	Residential	100.70	6.64	3.52	10.14	121.00	24.39
102	1	A	Residential	100.70	6.64	3.52	10.90	121.76	24.39
201	2	A	Residential	100.70	6.64	3.52	-	110.86	24.39
202	2	A	Residential	101.98	10.17	3.27	19.84	135.26	25.40
203	2	A	Residential	100.68	6.64	3.52	115.91	226.75	24.39
204	2	A	Residential	100.70	6.64	3.52	-	110.86	24.39
301	3	A	Residential	100.70	6.64	3.52	-	110.86	24.39
302	3	A	Residential	101.98	10.17	3.27	-	115.42	25.40
303	3	A	Residential	100.68	6.64	3.52	-	110.84	24.39
304	3	A	Residential	100.70	6.64	3.52	-	110.86	24.39
401	4	A	Residential	100.70	6.64	3.52	-	110.86	24.39
402	4	A	Residential	101.98	10.17	3.27	-	115.42	25.40
403	4	A	Residential	100.68	6.64	3.52	-	110.84	24.39
404	4	A	Residential	100.70	6.64	3.52	-	110.86	24.39
501	5	A	Residential	100.70	6.64	3.52	-	110.86	24.39
502	5	A	Residential	101.98	10.17	3.27	-	115.42	25.40
503	5	A	Residential	100.68	6.64	3.52	-	110.84	24.39
504	5	A	Residential	100.70	6.64	3.52	-	110.86	24.39
601	6	A	Residential	100.70	6.64	3.52	-	110.86	24.39

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Mr. Patel Krishnakumar	Mr. Patel Rajeshkumar Karsanbhai	Mr. Patel Chiragkumar N.	Mr. Jignesh Purushottam Patel

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602	6	A	Residential	101.98	10.17	3.27		115.42	25.40
603	6	A	Residential	100.68	6.64	3.52	-	110.84	24.39
604	6	A	Residential	100.70	6.64	3.52	-	110.86	24.39
701	7	A	Residential	100.70	6.64	3.52	-	110.86	24.39
702	7	A	Residential	101.98	10.17	3.27	-	115.42	25.40
703	7	A	Residential	100.68	6.64	3.52	-	110.84	24.39
704	7	A	Residential	100.70	6.64	3.52	-	110.86	24.39
801	8	A	Residential	100.70	6.64	3.52	-	110.86	24.39
802	8	A	Residential	101.98	10.17	3.27	-	115.42	25.40
803	8	A	Residential	100.68	6.64	3.52	-	110.84	24.39
804	8	A	Residential	100.70	6.64	3.52	-	110.86	24.39
901	9	A	Residential	100.70	6.64	3.52	-	110.86	24.39
902	9	A	Residential	101.98	10.17	3.27	-	115.42	25.40
903	9	A	Residential	100.68	6.64	3.52	-	110.84	24.39
904	9	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1001	10	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1002	10	A	Residential	101.98	10.17	3.27	-	115.42	25.40
1003	10	A	Residential	100.68	6.64	3.52	-	110.84	24.39
1004	10	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1101	11	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1102	11	A	Residential	101.98	10.17	3.27	-	115.42	25.40
1103	11	A	Residential	100.68	6.64	3.52	-	110.84	24.39
1104	11	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1201	12	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1202	12	A	Residential	101.98	10.17	3.27	-	115.42	25.40
1203	12	A	Residential	100.68	6.64	3.52	-	110.84	24.39
1204	12	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1301	13	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1302	13	A	Residential	101.98	10.17	3.27	-	115.42	25.40
1303	13	A	Residential	100.68	6.64	3.52	-	110.84	24.39
1304	13	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1401	14	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1402	14	A	Residential	101.98	10.17	3.27	-	115.42	25.40
1403	14	A	Residential	100.68	6.64	3.52	-	110.84	24.39
1404	14	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1501	15	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1502	15	A	Residential	101.98	10.17	3.27	-	115.42	25.40
1503	15	A	Residential	100.68	6.64	3.52	-	110.84	24.39

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Mr. Vijaykumar Karsanbhai Patel	Mr. Patel Rajeshkumar Karsanbhai	Mr. Patel Chiragkumar N.	Mr. Jignesh Purushottam Patel

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1504	15	A	Residential	100.70	6.64	3.52	[illegible]	110.86	24.39
1601	16	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1602	16	A	Residential	101.98	10.17	3.27	-	115.42	25.40
1603	16	A	Residential	100.68	6.64	3.52	-	110.84	24.39
1604	16	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1701	17	A	Residential	172.56	13.42	5.86	20.98	212.82	42.21
1702	17	A	Residential	178.52	20.62	5.52	22.10	226.76	45.04
1703	17	A	Residential	172.43	13.65	6.00	20.98	213.06	42.27
1704	17	A	Residential	172.56	13.42	5.86	20.98	212.82	42.21
101	1	B	Residential	100.09	6.47	3.30	-	109.86	24.17
102	1	B	Residential	97.27	6.41	3.24	-	106.92	23.53
201	2	B	Residential	97.27	6.41	3.24	94.89	201.81	23.53
202	2	B	Residential	100.09	6.47	3.30	-	109.86	24.17
203	2	B	Residential	100.09	6.47	3.30	76.86	186.72	24.17
204	2	B	Residential	97.27	6.41	3.24	-	106.92	23.53
301	3	B	Residential	97.27	6.41	3.24	-	106.92	23.53
302	3	B	Residential	100.09	6.47	3.30	-	109.86	24.17
303	3	B	Residential	100.09	6.47	3.30	-	109.86	24.17
304	3	B	Residential	97.27	6.41	3.24	-	106.92	23.53
401	4	B	Residential	97.27	6.41	3.24	-	106.92	23.53
402	4	B	Residential	100.09	6.47	3.30	-	109.86	24.17
403	4	B	Residential	100.09	6.47	3.30	-	109.86	24.17
404	4	B	Residential	97.27	6.41	3.24	-	106.92	23.53
501	5	B	Residential	97.27	6.41	3.24	-	106.92	23.53
502	5	B	Residential	100.09	6.47	3.30	-	109.86	24.17
503	5	B	Residential	100.09	6.47	3.30	-	109.86	24.17
504	5	B	Residential	97.27	6.41	3.24	-	106.92	23.53
601	6	B	Residential	97.27	6.41	3.24	-	106.92	23.53
602	6	B	Residential	100.09	6.47	3.30	-	109.86	24.17
603	6	B	Residential	100.09	6.47	3.30	-	109.86	24.17
604	6	B	Residential	97.27	6.41	3.24	-	106.92	23.53
701	7	B	Residential	97.27	6.41	3.24	-	106.92	23.53
702	7	B	Residential	100.09	6.47	3.30	-	109.86	24.17
703	7	B	Residential	100.09	6.47	3.30	-	109.86	24.17
704	7	B	Residential	97.27	6.41	3.24	-	106.92	23.53
801	8	B	Residential	97.27	6.41	3.24	-	106.92	23.53
802	8	B	Residential	100.09	6.47	3.30	-	109.86	24.17
803	8	B	Residential	100.09	6.47	3.30	-	109.86	24.17

BRIJVALLABH INFRA LLP Designated Partner / Authorised Sign. Mr. Vijaykumar Karshanbhai Patel	BRIJVALLABH INFRA LLP Designated Partner / Authorised Sign. Mr. Patel Rajeshkumar Karsanbhai	BRIJVALLABH INFRA LLP Designated Partner / Authorised Sign. Mr. Patel Chiragkumar N.	BRIJVALLABH INFRA LLP Designated Partner / Authorised Sign. Mr. Jignesh Purushottam Patel

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804	8	B	Residential	97.27	6.41	3.24	[illegible]	106.92	23.53
901	9	B	Residential	97.27	6.41	3.24		106.92	23.53
902	9	B	Residential	100.09	6.47	3.30	-	109.86	24.17
903	9	B	Residential	100.09	6.47	3.30	-	109.86	24.17
904	9	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1001	10	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1002	10	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1003	10	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1004	10	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1101	11	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1102	11	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1103	11	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1104	11	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1201	12	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1202	12	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1203	12	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1204	12	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1301	13	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1302	13	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1303	13	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1304	13	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1401	14	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1402	14	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1403	14	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1404	14	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1501	15	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1502	15	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1503	15	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1504	15	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1601	16	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1602	16	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1603	16	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1604	16	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1701	17	B	Residential	168.09	12.79	5.60	18.86	205.34	41.04
1702	17	B	Residential	162.90	6.53	3.30	47.00	219.73	38.01
1703	17	B	Residential	162.90	6.53	3.30	47.00	219.73	38.01
1704	17	B	Residential	168.09	12.79	5.60	18.86	205.34	41.04
101	1	C	Residential	97.27	6.41	3.24	-	106.92	23.53

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102	1	C	Residential	100.09	6.47	3.30	-	109.86	24.17
201	2	C	Residential	97.27	6.41	3.24	-	106.92	23.53
202	2	C	Residential	100.09	6.47	3.30	-	109.86	24.17
203	2	C	Residential	100.09	6.47	3.30	76.86	186.72	24.17
204	2	C	Residential	97.27	6.41	3.24	82.51	189.43	23.53
301	3	C	Residential	97.27	6.41	3.24	-	106.92	23.53
302	3	C	Residential	100.09	6.47	3.30	-	109.86	24.17
303	3	C	Residential	100.09	6.47	3.30	-	109.86	24.17
304	3	C	Residential	97.27	6.41	3.24	-	106.92	23.53
401	4	C	Residential	97.27	6.41	3.24	-	106.92	23.53
402	4	C	Residential	100.09	6.47	3.30	-	109.86	24.17
403	4	C	Residential	100.09	6.47	3.30	-	109.86	24.17
404	4	C	Residential	97.27	6.41	3.24	-	106.92	23.53
501	5	C	Residential	97.27	6.41	3.24	-	106.92	23.53
502	5	C	Residential	100.09	6.47	3.30	-	109.86	24.17
503	5	C	Residential	100.09	6.47	3.30	-	109.86	24.17
504	5	C	Residential	97.27	6.41	3.24	-	106.92	23.53
601	6	C	Residential	97.27	6.41	3.24	-	106.92	23.53
602	6	C	Residential	100.09	6.47	3.30	-	109.86	24.17
603	6	C	Residential	100.09	6.47	3.30	-	109.86	24.17
604	6	C	Residential	97.27	6.41	3.24	-	106.92	23.53
701	7	C	Residential	97.27	6.41	3.24	-	106.92	23.53
702	7	C	Residential	100.09	6.47	3.30	-	109.86	24.17
703	7	C	Residential	100.09	6.47	3.30	-	109.86	24.17
704	7	C	Residential	97.27	6.41	3.24	-	106.92	23.53
801	8	C	Residential	97.27	6.41	3.24	-	106.92	23.53
802	8	C	Residential	100.09	6.47	3.30	-	109.86	24.17
803	8	C	Residential	100.09	6.47	3.30	-	109.86	24.17
804	8	C	Residential	97.27	6.41	3.24	-	106.92	23.53
901	9	C	Residential	97.27	6.41	3.24	-	106.92	23.53
902	9	C	Residential	100.09	6.47	3.30	-	109.86	24.17
903	9	C	Residential	100.09	6.47	3.30	-	109.86	24.17
904	9	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1001	10	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1002	10	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1003	10	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1004	10	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1101	11	C	Residential	97.27	6.41	3.24	-	106.92	23.53

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Mr. Vijaykumar Karshanbhai Patel	Mr. Patel Rajeshkumar Karsanbhai	Mr. Patel Chiragkumar N.	Mr. Jignesh Purushottam Patel

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1102	11	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1103	11	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1104	11	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1201	12	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1202	12	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1203	12	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1204	12	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1301	13	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1302	13	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1303	13	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1304	13	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1401	14	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1402	14	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1403	14	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1404	14	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1501	15	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1502	15	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1503	15	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1504	15	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1601	16	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1602	16	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1603	16	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1604	16	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1701	17	C	Residential	168.09	12.79	5.60	18.86	205.34	41.04
1702	17	C	Residential	162.90	6.53	3.30	47.00	219.73	38.01
1703	17	C	Residential	162.90	6.53	3.30	47.00	219.73	38.01
1704	17	C	Residential	168.09	12.79	5.60	18.86	205.34	41.04
		TOTAL		22,622.87	1,401.58	678.81	836.39	25,539.65	5,436.00

SUB REGISTRAR AHMEDABAD-8 (SOLA)

NOTARY GOVERNMENT OF INDIA
JAIMIN B. TRIVEDI
AHMEDABAD GUJARAT STATE
REGD. NO. 10577/2020

BRIJVALLABH INFRA LLP	BRIJVALLABH INFRA LLP	BRIJVALLABH INFRA LLP	BRIJVALLABH INFRA LLP
V. K. Patel	R K Patel	C. N. Patel	J. P. Patel
Designated Partner / Authorised Sign.	Designated Partner / Authorised Sign.	Designated Partner / Authorised Sign.	Designated Partner / Authorised Sign.
Mr. Vijaykumar Karshanbhai Patel	Mr. Patel Rajeshkumar Karsanbhai	Mr. Patel Chiragkumar N.	Mr. Jignesh Purushottam Patel

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V. K. Patel

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"ANNEX-3"

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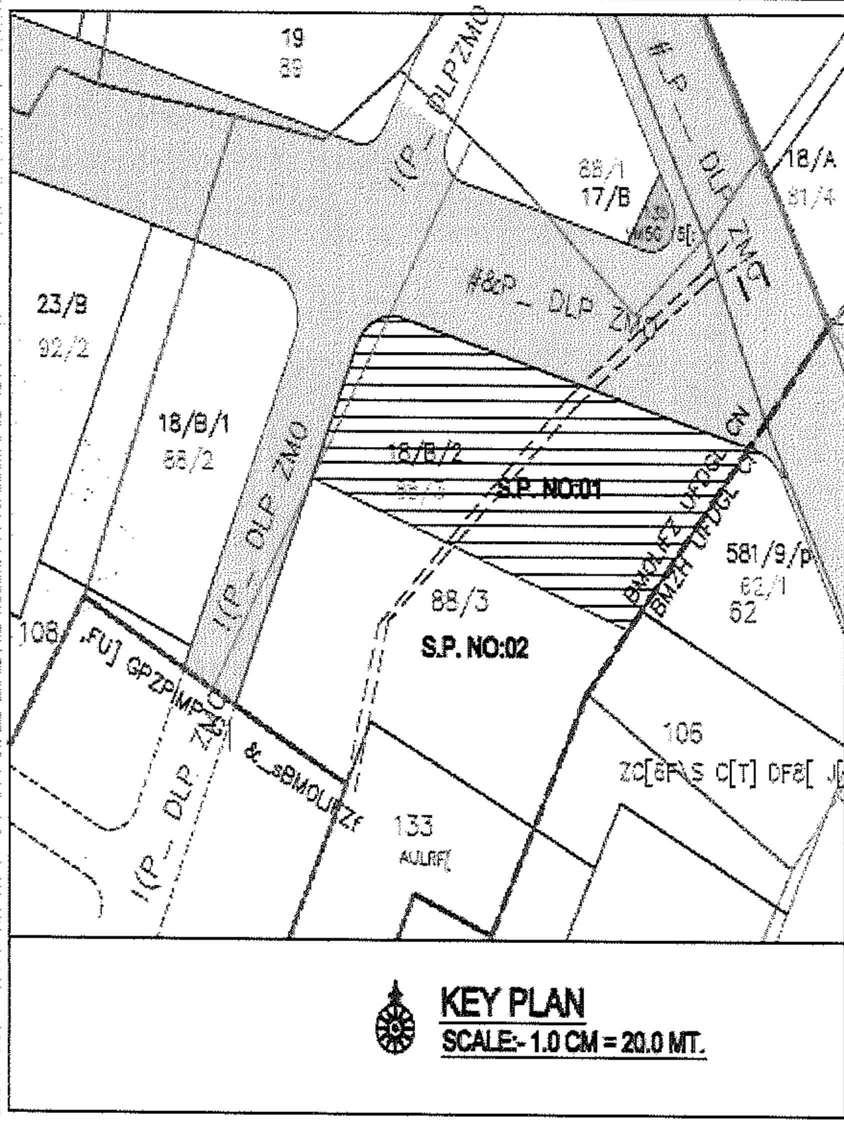
Land Area Map



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" Annexure 4 "

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Annexure – 4 (List of unsold or not agreed to be sold units)

Unit No.	Floor	Block	Usage	RERA Carpet Area (Sq.Mtr.)	RERA Balcony (Sq.Mtr.)	RERA Wash (Sq.Mtr.)	RERA Terrace (Sq.Mtr.)	Total Carpet Area (Sq.Mtr.)	UDS (Sq.Mtr.)
Shop-001	GF	A+B+C	Shop	50.56	-	-	-	50.56	11.13
Shop-002	GF	A+B+C	Shop	34.38	-	-	-	34.38	7.57
Shop-003	GF	A+B+C	Shop	36.19	-	-	-	36.19	7.96
Shop-004	GF	A+B+C	Shop	36.19	-	-	-	36.19	7.96
Shop-005	GF	A+B+C	Shop	33.28	-	-	-	33.28	7.32
Shop-006	GF	A+B+C	Shop	33.28	-	-	-	33.28	7.32
Shop-007	GF	A+B+C	Shop	59.15	-	-	-	59.15	13.02
Shop-008	GF	A+B+C	Shop	47.92	-	-	-	47.92	10.54
Shop-009	GF	A+B+C	Shop	51.97	-	-	-	51.97	11.44
Shop-010	GF	A+B+C	Shop	49.92	-	-	-	49.92	10.98
Shop-011	GF	A+B+C	Shop	56.89	-	-	-	56.89	12.52
Shop-012	GF	A+B+C	Shop	33.28	-	-	-	33.28	7.32
Shop-013	GF	A+B+C	Shop	33.28	-	-	-	33.28	7.32
Shop-014	GF	A+B+C	Shop	36.19	-	-	-	36.19	7.96
Shop-015	GF	A+B+C	Shop	36.19	-	-	-	36.19	7.96
Shop-016	GF	A+B+C	Shop	34.38	-	-	-	34.38	7.57
Shop-017	GF	A+B+C	Shop	34.10	-	-	-	34.10	7.50
Shop-018	GF	A+B+C	Shop	33.87	-	-	-	33.87	7.45
Shop-019	GF	A+B+C	Shop	41.78	-	-	-	41.78	9.19
Shop-020	GF	A+B+C	Shop	56.90	-	-	-	56.90	12.52
Shop-021	GF	A+B+C	Shop	64.39	-	-	-	64.39	14.17
Shop-022	GF	A+B+C	Shop	24.44	-	-	-	24.44	5.38
Shop-023	GF	A+B+C	Shop	50.80	-	-	-	50.80	11.18
Shop-024	GF	A+B+C	Shop	55.92	-	-	-	55.92	12.31
Shop-025	GF	A+B+C	Shop	25.80	-	-	-	25.80	5.68
Shop-026	GF	A+B+C	Shop	26.27	-	-	-	26.27	5.78
Shop-027	GF	A+B+C	Shop	32.99	-	-	-	32.99	7.26
Shop-028	GF	A+B+C	Shop	33.62	-	-	-	33.62	7.40
Shop-029	GF	A+B+C	Shop	31.49	-	-	-	31.49	6.93
Shop-101	1	A+B+C	Shop	50.56	-	-	-	50.56	11.13
Shop-102	1	A+B+C	Shop	26.48	-	-	-	26.48	5.83
Shop-103	1	A+B+C	Shop	27.87	-	-	-	27.87	6.13
Shop-104	1	A+B+C	Shop	27.87	-	-	-	27.87	6.13
Shop-105	1	A+B+C	Shop	24.87	-	-	-	24.87	5.47
Shop-106	1	A+B+C	Shop	24.87	-	-	-	24.87	5.47
Shop-107	1	A+B+C	Shop	45.55	-	-	-	45.55	10.02
Shop-108	1	A+B+C	Shop	69.09	-	-	-	69.09	15.20

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Shop-109	1	A+B+C	Shop	43.29	-	-	-	43.29	9.53
Shop-110	1	A+B+C	Shop	42.01	-	-	-	42.01	9.24
Shop-111	1	A+B+C	Shop	43.81	-	-	-	43.81	9.64
Shop-112	1	A+B+C	Shop	24.87	-	-	-	24.87	5.47
Shop-113	1	A+B+C	Shop	24.87	-	-	-	24.87	5.47
Shop-114	1	A+B+C	Shop	27.87	-	-	-	27.87	6.13
Shop-115	1	A+B+C	Shop	27.87	-	-	-	27.87	6.13
Shop-116	1	A+B+C	Shop	26.48	-	-	-	26.48	5.83
Shop-117	1	A+B+C	Shop	26.26	-	-	-	26.26	5.78
Shop-118	1	A+B+C	Shop	26.09	-	-	-	26.09	5.74
Shop-119	1	A+B+C	Shop	35.01	-	-	-	35.01	7.70
Shop-120	1	A+B+C	Shop	65.09	-	-	-	65.09	14.32
Shop-121	1	A+B+C	Shop	66.66	-	-	-	66.66	14.67
Shop-122	1	A+B+C	Shop	16.85	-	-	-	16.85	3.71
Shop-123	1	A+B+C	Shop	134.61	-	-	-	134.61	29.62
101	1	A	Residential	100.70	6.64	3.52	10.14	121.00	24.39
102	1	A	Residential	100.70	6.64	3.52	10.90	121.76	24.39
201	2	A	Residential	100.70	6.64	3.52	-	110.86	24.39
202	2	A	Residential	101.98	10.17	3.27	19.84	135.26	25.40
203	2	A	Residential	100.68	6.64	3.52	115.91	226.75	24.39
204	2	A	Residential	100.70	6.64	3.52	-	110.86	24.39
301	3	A	Residential	100.70	6.64	3.52	-	110.86	24.39
302	3	A	Residential	101.98	10.17	3.27	-	115.42	25.40
303	3	A	Residential	100.68	6.64	3.52	-	110.84	24.39
304	3	A	Residential	100.70	6.64	3.52	-	110.86	24.39
401	4	A	Residential	100.70	6.64	3.52	-	110.86	24.39
402	4	A	Residential	101.98	10.17	3.27	-	115.42	25.40
403	4	A	Residential	100.68	6.64	3.52	-	110.84	24.39
404	4	A	Residential	100.70	6.64	3.52	-	110.86	24.39
501	5	A	Residential	100.70	6.64	3.52	-	110.86	24.39
502	5	A	Residential	101.98	10.17	3.27	-	115.42	25.40
503	5	A	Residential	100.68	6.64	3.52	-	110.84	24.39
504	5	A	Residential	100.70	6.64	3.52	-	110.86	24.39
601	6	A	Residential	100.70	6.64	3.52	-	110.86	24.39
602	6	A	Residential	101.98	10.17	3.27	-	115.42	25.40
603	6	A	Residential	100.68	6.64	3.52	-	110.84	24.39
604	6	A	Residential	100.70	6.64	3.52	-	110.86	24.39
701	7	A	Residential	100.70	6.64	3.52	-	110.86	24.39
702	7	A	Residential	101.98	10.17	3.27	-	115.42	25.40
703	7	A	Residential	100.68	6.64	3.52	-	110.84	24.39
704	7	A	Residential	100.70	6.64	3.52	-	110.86	24.39
801	8	A	Residential	100.70	6.64	3.52	-	110.86	24.39
802	8	A	Residential	101.98	10.17	3.27	-	115.42	25.40

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803	8	A	Residential	100.68	6.64	3.52	-	110.84	24.39
804	8	A	Residential	100.70	6.64	3.52	-	110.86	24.39
901	9	A	Residential	100.70	6.64	3.52	-	110.86	24.39
902	9	A	Residential	101.98	10.17	3.27	-	115.42	25.40
903	9	A	Residential	100.68	6.64	3.52	-	110.84	24.39
904	9	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1001	10	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1002	10	A	Residential	101.98	10.17	3.27	-	115.42	25.40
1003	10	A	Residential	100.68	6.64	3.52	-	110.84	24.39
1004	10	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1101	11	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1102	11	A	Residential	101.98	10.17	3.27	-	115.42	25.40
1103	11	A	Residential	100.68	6.64	3.52	-	110.84	24.39
1104	11	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1201	12	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1202	12	A	Residential	101.98	10.17	3.27	-	115.42	25.40
1203	12	A	Residential	100.68	6.64	3.52	-	110.84	24.39
1204	12	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1301	13	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1302	13	A	Residential	101.98	10.17	3.27	-	115.42	25.40
1303	13	A	Residential	100.68	6.64	3.52	-	110.84	24.39
1304	13	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1401	14	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1402	14	A	Residential	101.98	10.17	3.27	-	115.42	25.40
1403	14	A	Residential	100.68	6.64	3.52	-	110.84	24.39
1404	14	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1501	15	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1502	15	A	Residential	101.98	10.17	3.27	-	115.42	25.40
1503	15	A	Residential	100.68	6.64	3.52	-	110.84	24.39
1504	15	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1601	16	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1602	16	A	Residential	101.98	10.17	3.27	-	115.42	25.40
1603	16	A	Residential	100.68	6.64	3.52	-	110.84	24.39
1604	16	A	Residential	100.70	6.64	3.52	-	110.86	24.39
1701	17	A	Residential	172.56	13.42	5.86	20.98	212.82	42.21
1702	17	A	Residential	178.52	20.62	5.52	22.10	226.76	45.04
1703	17	A	Residential	172.43	13.65	6.00	20.98	213.06	42.27
1704	17	A	Residential	172.56	13.42	5.86	20.98	212.82	42.21
101	1	B	Residential	100.09	6.47	3.30	-	109.86	24.17
102	1	B	Residential	97.27	6.41	3.24	-	106.92	23.53
201	2	B	Residential	97.27	6.41	3.24	94.89	201.81	23.53
202	2	B	Residential	100.09	6.47	3.30	-	109.86	24.17
203	2	B	Residential	100.09	6.47	3.30	76.86	186.72	24.17

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204	2	B	Residential	97.27	6.41	3.24	-	106.92	23.53
301	3	B	Residential	97.27	6.41	3.24	-	106.92	23.53
302	3	B	Residential	100.09	6.47	3.30	-	109.86	24.17
303	3	B	Residential	100.09	6.47	3.30	-	109.86	24.17
304	3	B	Residential	97.27	6.41	3.24	-	106.92	23.53
401	4	B	Residential	97.27	6.41	3.24	-	106.92	23.53
402	4	B	Residential	100.09	6.47	3.30	-	109.86	24.17
403	4	B	Residential	100.09	6.47	3.30	-	109.86	24.17
404	4	B	Residential	97.27	6.41	3.24	-	106.92	23.53
501	5	B	Residential	97.27	6.41	3.24	-	106.92	23.53
502	5	B	Residential	100.09	6.47	3.30	-	109.86	24.17
503	5	B	Residential	100.09	6.47	3.30	-	109.86	24.17
504	5	B	Residential	97.27	6.41	3.24	-	106.92	23.53
601	6	B	Residential	97.27	6.41	3.24	-	106.92	23.53
602	6	B	Residential	100.09	6.47	3.30	-	109.86	24.17
603	6	B	Residential	100.09	6.47	3.30	-	109.86	24.17
604	6	B	Residential	97.27	6.41	3.24	-	106.92	23.53
701	7	B	Residential	97.27	6.41	3.24	-	106.92	23.53
702	7	B	Residential	100.09	6.47	3.30	-	109.86	24.17
703	7	B	Residential	100.09	6.47	3.30	-	109.86	24.17
704	7	B	Residential	97.27	6.41	3.24	-	106.92	23.53
801	8	B	Residential	97.27	6.41	3.24	-	106.92	23.53
802	8	B	Residential	100.09	6.47	3.30	-	109.86	24.17
803	8	B	Residential	100.09	6.47	3.30	-	109.86	24.17
804	8	B	Residential	97.27	6.41	3.24	-	106.92	23.53
901	9	B	Residential	97.27	6.41	3.24	-	106.92	23.53
902	9	B	Residential	100.09	6.47	3.30	-	109.86	24.17
903	9	B	Residential	100.09	6.47	3.30	-	109.86	24.17
904	9	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1001	10	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1002	10	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1003	10	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1004	10	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1101	11	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1102	11	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1103	11	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1104	11	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1201	12	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1202	12	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1203	12	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1204	12	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1301	13	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1302	13	B	Residential	100.09	6.47	3.30	-	109.86	24.17

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1303	13	B	Residential	100.09	6.47	3.30	-	109.86	~~24.17~~
1304	13	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1401	14	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1402	14	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1403	14	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1404	14	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1501	15	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1502	15	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1503	15	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1504	15	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1601	16	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1602	16	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1603	16	B	Residential	100.09	6.47	3.30	-	109.86	24.17
1604	16	B	Residential	97.27	6.41	3.24	-	106.92	23.53
1701	17	B	Residential	168.09	12.79	5.60	18.86	205.34	41.04
1702	17	B	Residential	162.90	6.53	3.30	47.00	219.73	38.01
1703	17	B	Residential	162.90	6.53	3.30	47.00	219.73	38.01
1704	17	B	Residential	168.09	12.79	5.60	18.86	205.34	41.04
101	1	C	Residential	97.27	6.41	3.24	-	106.92	23.53
102	1	C	Residential	100.09	6.47	3.30	-	109.86	24.17
201	2	C	Residential	97.27	6.41	3.24	-	106.92	23.53
202	2	C	Residential	100.09	6.47	3.30	-	109.86	24.17
203	2	C	Residential	100.09	6.47	3.30	76.86	186.72	24.17
204	2	C	Residential	97.27	6.41	3.24	82.51	189.43	23.53
301	3	C	Residential	97.27	6.41	3.24	-	106.92	23.53
302	3	C	Residential	100.09	6.47	3.30	-	109.86	24.17
303	3	C	Residential	100.09	6.47	3.30	-	109.86	24.17
304	3	C	Residential	97.27	6.41	3.24	-	106.92	23.53
401	4	C	Residential	97.27	6.41	3.24	-	106.92	23.53
402	4	C	Residential	100.09	6.47	3.30	-	109.86	24.17
403	4	C	Residential	100.09	6.47	3.30	-	109.86	24.17
404	4	C	Residential	97.27	6.41	3.24	-	106.92	23.53
501	5	C	Residential	97.27	6.41	3.24	-	106.92	23.53
502	5	C	Residential	100.09	6.47	3.30	-	109.86	24.17
503	5	C	Residential	100.09	6.47	3.30	-	109.86	24.17
504	5	C	Residential	97.27	6.41	3.24	-	106.92	23.53
601	6	C	Residential	97.27	6.41	3.24	-	106.92	23.53
602	6	C	Residential	100.09	6.47	3.30	-	109.86	24.17
603	6	C	Residential	100.09	6.47	3.30	-	109.86	24.17
604	6	C	Residential	97.27	6.41	3.24	-	106.92	23.53
701	7	C	Residential	97.27	6.41	3.24	-	106.92	23.53
702	7	C	Residential	100.09	6.47	3.30	-	109.86	24.17
703	7	C	Residential	100.09	6.47	3.30	-	109.86	24.17

BRIJVALLABH INFRA LLP

Designated Partner / Authorised Sign.

AHD-8-SLA

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704	7	C	Residential	97.27	6.41	3.24	-	106.92	23.53
801	8	C	Residential	97.27	6.41	3.24	-	106.92	23.53
802	8	C	Residential	100.09	6.47	3.30	-	109.86	24.17
803	8	C	Residential	100.09	6.47	3.30	-	109.86	24.17
804	8	C	Residential	97.27	6.41	3.24	-	106.92	23.53
901	9	C	Residential	97.27	6.41	3.24	-	106.92	23.53
902	9	C	Residential	100.09	6.47	3.30	-	109.86	24.17
903	9	C	Residential	100.09	6.47	3.30	-	109.86	24.17
904	9	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1001	10	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1002	10	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1003	10	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1004	10	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1101	11	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1102	11	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1103	11	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1104	11	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1201	12	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1202	12	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1203	12	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1204	12	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1301	13	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1302	13	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1303	13	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1304	13	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1401	14	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1402	14	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1403	14	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1404	14	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1501	15	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1502	15	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1503	15	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1504	15	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1601	16	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1602	16	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1603	16	C	Residential	100.09	6.47	3.30	-	109.86	24.17
1604	16	C	Residential	97.27	6.41	3.24	-	106.92	23.53
1701	17	C	Residential	168.09	12.79	5.60	18.86	205.34	41.04
1702	17	C	Residential	162.90	6.53	3.30	47.00	219.73	38.01
1703	17	C	Residential	162.90	6.53	3.30	47.00	219.73	38.01
1704	17	C	Residential	168.09	12.79	5.60	18.86	205.34	41.04
		TOTAL		**22,622.87**	**1,401.58**	**678.81**	**836.39**	**25,539.65**	**5,436.00**

BRIJVALLABH INFRA LLP

V. K. Patel

Designated Partner / Authorised Sign.

AHD-8-SLA

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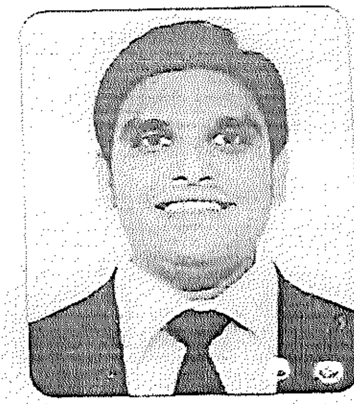
kotak Kotak Mahindra Investments

Yasheshchandra Mehta

Emp. Code : 462

Blood Group : B+ve



भारत सरकार

आधार

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ

ભારત સરકાર

Unique Identification Authority of India

Government of India

નામાંકન ક્રમ સંખ્યા/ Enrolment No.: 0000/00476/39870

To
યશેષચંદ્ર મેહતા
Yasheshchandra Mehta
C/O
D 802
Maher Homes
Shela
Near Club O7
Shela
Shela
Ahmedabad Gujarat - 380058
7573013301

Download Date: 02/01/2018

Signature Not Verified

...રો આધાર નંબર / Your Aadhaar No. :

[redacted]5367

મારો આધાર, મારી ઓળખ

Government of India

AADHAAR

સૂચના

- આધાર ઓળખાણનું પ્રમાણ છે, નાગરિકતાનું નહિ.
- ઓળખાણનું પ્રમાણ ઓનલાઇન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.
- આ ઇલેક્ટ્રોનિક પ્રક્રિયા દ્વારા બનાવેલા દસ્તાવેજ છે.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- 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.

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ભારત સરકાર
Government of India

યશેષચંદ્ર મેહતા
Yasheshchandra Mehta
જન્મ તારીખ/DOB: 06/05/1985
પુરુષ/ MALE

[redacted]5367

મારો આધાર, મારી ઓળખ

આધાર

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

Address:
C/O, D 802, Maher Homes, Shela, Near Club O7, Shela, Ahmedabad, Gujarat - 380058

સરનામું :
ડી 802, માહેર હોમ્સ, શેલા, ક્લબ ઓ7 પાસે, શેલા, અમદાવાદ, ગુજરાત - 380058

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EGISTRAR
ABAD-8 (SOLA)

AHD-8-SLA

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भारत सरकार

Government of India

आधार

Issue Date: 26/08/2013

પટેલ સુનીલકુમાર હરગોવિંદદાસ

Patel Sunilkumar Hargovinddas

જન્મ તારીખ / DOB : 09/05/1972

પુરુષ / Male

[redacted] 0544

मेरा आधार, मेरी पहचान

Sunil k Patel

AHD-8-SLA

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2025

Government of India

ભારત સરકાર

Unique Identification Authority of India

Government of India

આધાર

નોંધણીની ઓળખ / Enrollment No. 0664/70007/06958

To
Rikul Navinchandra Patel
રીકુલ નવીનચંદ્ર પટેલ
S/O: Navinchandra
207
Preet residency
Nr. Ranna Park overbridge
Ghatlodia
Ahmedabad City
Ghatlodia, Ahmedabad City, Ahmedabad,
Gujarat - 380061
9824947390

16/06/2013

70569768

KA765697580FH

તમારો આધાર નંબર / Your Aadhaar No. :

[redacted] 2344

મારો આધાર, મારી ઓળખ

નિર્દેશ

- આધાર ઓળખનું પ્રમાણ છે, નાગરિકતાનું નહિ.
- ઓળખનું પ્રમાણ ઓનલાઇન ઓથેન્ટિકેશન દ્વારા પ્રાપ્ત કરો.

INFORMATION

- 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.

REGISTRAR AD-8 (SOLA)

ભારત સરકાર
Government of India

રીકુલ નવીનચંદ્ર પટેલ
Rikul Navinchandra Patel
જન્મ તારીખ / DOB: 10/07/1981
પુરૂષ / Male

[redacted] 2344

મારો આધાર, મારી ઓળખ

ભારતીય વિશિષ્ટ ઓળખાણ પ્રાધિકરણ
Unique Identification Authority of India

આધાર

સરનામું: S/O: નવીનચંદ્ર, ૨૦૭, પ્રીત રેસિડેન્સી, રન્ના પાર્ક ઓવરબ્રિજ પાસે, ઘાટલોડિયા, અમદાવાદ શહેર, ઘાટલોડિયા, અમદાવાદ, ગુજરાત, 380061

Address: S/O: Navinchandra, 207, Preet residency, Nr. Ranna Park overbridge, Ghatlodia, Ahmedabad City, Ghatlodia, Ahmedabad, Gujarat, 380061

[redacted] 2344

1947 help@uidai.gov.in www.uidai.gov.in

AHD-8 - SLA	
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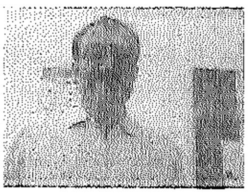
Serial No. 8567 Presented of the office of the Sub-Registrar of S.R.O - Ahmedabad-8 Sola Between the hour of 15 To 16 on Date 28/04/2025	Receipt No :- 202530800015438	
	Received Fees as following	**Rs.**
	Registration	5000.00
	Side Copy Fee (110)	2200.00
	Other Fees	0.00
	TOTAL :-	**7200.00**

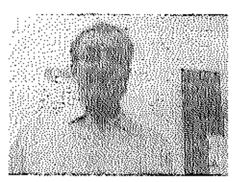



Document Type: Mortgage : Mortgage Deed Without Possession
20250424598264695

Brijvallabh Infra LLP

M K Prajapati
Sub Registrar
S.R.O - Ahmedabad-8 Sola

M K Prajapati
Sub Registrar
S.R.O - Ahmedabad-8 Sola

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
Executing					
1	Brijvallabh Infra LLP Authorized Person Vijaykumar Karshanbhai Patel, L/1,AALJ-19 HOMES,NR SHYAM VIHAR BUNGLOWS,OPP UPAVAN,SHILAJ ROAD,,THALTEJ,,,, PANNO:ABDFB1940L	58			

Executing Party admits execution

AHD-8 - SLA		
8567	89	90
2025		

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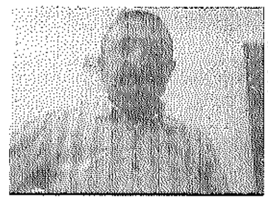
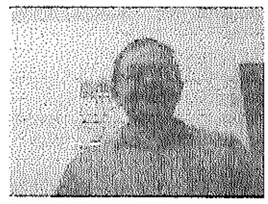
1 SUNILKUMAR HARGOVINDDAS PATEL
36,,ANUSTHAN BUNGLOWS,,SCIENCE CITY ROAD,,SOLA,AHUMDABAD AMC (અમદાવાદ AMC),AHMEDABAD (અમદાવાદ),GUJARAT (ગુજરાત),380060




2 RIKUL NAVINCHANDRA PATEL
207,,PREET RESIDENCY,NR RANNA PARK,GHATLODIYA,AHUMDABAD AMC (અમદાવાદ AMC),AHMEDABAD (અમદાવાદ),GUJARAT (ગુજરાત),380061




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

Sunil h Pcm

2

Date: 28 Month: April -2025

M K Prajapati
Sub Registrar
S.R.O - Ahmedabad-8 Sola

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

Date: 28/04/2025

M K Prajapati
Sub Registrar
S.R.O - Ahmedabad-8 Sola

(W) 28/04/2025 4:06 PM

AHD-8 - SLA		
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2025		

1	Book No.	8567	Registered No.
Date: 28-04-2025			

M K Prajapati
Sub Registrar
S.R.O - Ahmedabad-8 Sola

THE SEAL OF REGISTRAR
AHMEDABAD-8 (SOLA)