

Ref. No. :

Date : 04 / 08 / 2025

To,
Divine Developers, a Partnership Firm
Ahmedabad.

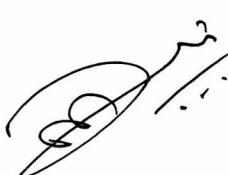


ENCUMBRANCE CERTIFICATE

Re.: - Property being Non Agriculture Land bearing Amalgamated Final Plot No. 83+104 [As Per Amalgamation Plans approved by Gandhinagar Municipal Corporation dtd.06.09.2024] admeasuring : 4007 Sq. Mtrs. **[(A) Final Plot No. 83** [as per Opinion of Town Planning Office and Pravar Nagar Niyojak, Town Planning Scheme Unit] admeasuring about : 1639 Sq. Mtrs. [allotted in lieu of Land bearing City Survey No. NA354/3 (Survey / Block No. 354/3) admeasuring about : 2732 Sq. Mtrs. of City Survey Ward : Sargasan (N.A.)] and **(B) Final Plot No. 104** [as per Opinion of Town Planning Officer, Town Planning Scheme Unit dtd.22.06.2023] admeasuring about : 2368 Sq. Mtrs. [land bearing City Survey No. NA381/ Paiki 1 admeasuring about : 2000 Sq. Mtrs. and City Survey No. NA381/Paiki 2 admeasuring : 368 Sq. Mtrs. totally admeasuring : 2368 Sq. Mtrs. of City Survey Ward : Sargasan (N.A.) (allotted in lieu of Survey / Block No. 381 admeasuring about : He.Are.Sq.Mtrs. : 0-39-46)] of Town Planning Scheme No. 28 (Sargasan-Por-Kudasan), situated, lying and being at Moje Sargasan, Taluka Gandhinagar, in the District of Gandhinagar and Sub District of Gandhinagar (Zone – 2), alongwith the projection of proposed scheme of Residential Cum Commercial Units named as "**DIVINE SANIDHYA**" in/upon the aforesaid land belonging to **Divine Developers, a Partnership Firm** being the absolute Owner-Occupier.
(Hereinafter referred to as the said "Property")

I hereby certify that, I have investigated the titles of Property being Non Agriculture Land bearing Amalgamated Final Plot No. 83+104 [As Per Amalgamation Plans approved by Gandhinagar Municipal Corporation dtd.06.09.2024] admeasuring : 4007 Sq. Mtrs. **[(A) Final Plot No. 83** [as per Opinion of Town Planning Office and Pravar Nagar Niyojak, Town Planning Scheme Unit] admeasuring about : 1639 Sq. Mtrs. [allotted in lieu of Land bearing City Survey No. NA354/3 (Survey / Block No. 354/3) admeasuring about : 2732 Sq. Mtrs. of City Survey Ward : Sargasan (N.A.)] and **(B) Final Plot No. 104** [as per Opinion of Town Planning Officer, Town Planning Scheme Unit dtd.22.06.2023] admeasuring about : 2368 Sq. Mtrs. [land bearing

(P.T.O.)



609-614, 6th Floor, "B" Block,
Shilp Corporate Park,
Beside Aaron Spectra, Rajpath Rangoli Road,
Bodakdev, Ahmedabad-380059.
+91-79-40072828 | 9824103112
+91-79-40071928
modilawfirm@gmail.com

: 2 :



City Survey No. NA381/ Paiki 1 admeasuring about :2000 Sq. Mtrs. and City Survey No. NA381/Paiki 2 admeasuring : 368 Sq. Mtrs. totally admeasuring : 2368 Sq. Mtrs. of City Survey Ward : Sargasan (N.A.) (allotted in lieu of Survey / Block No. 381 admeasuring about : He.Are.Sq.Mtrs. : 0-39-46)] of Town Planning Scheme No. 28 (Sargasan-Por-Kudasan), situated, lying and being at Moje Sargasan, Taluka Gandhinagar, in the District of Gandhinagar and Sub District of Gandhinagar (Zone – 2), alongwith the projection of proposed scheme of Residential Cum Commercial Units named as “**DIVINE SANIDHYA**” in/upon the aforesaid land, belonging to **Divine Developers**, a Partnership Firm, being the absolute Owner-Occupier. I hereby certify that, I have not received any objection till date from anybody against the public notice published by me in the daily newspaper “Gujarat Samachar”, dtd.29.09.2023 and dtd.25.04.2024 published in the name of previous land owner, regarding the title clearance of the said property. And I also certify that I have taken Sub-Registry Search relating to the said property for the period of more than 30 years. I have searched the Records of Concerned Sub-Registrar offices for the said period. And as per the information Provided by the property holder, Registered Indenture of Mortgage (Mortgage Deed) has been executed by **Divine Developers**, a Partnership Firm, in favour of the DCB Bank Ltd. vide Sr. No. 21377, dtd.21.07.2025 as the said Owner-occupier has obtained Project Loan for an amount of Rs.18,00,00,000/- (Rupees Eighteen Crore Only) against the mortgage of the project land with the DCB Bank Ltd. as referred above and except it, I have not found any charges / lien or any dues of any Bank or any Government or Semi Government or any Financial Institutions. Therefore, the said property is free from all kind of litigations, charges, encumbrances and dues except the aforesaid Loan of DCB Bank Ltd.

 DATED THIS 04th DAY OF AUGUST, 2025



 Maulik D. Modi

 Advocate
 (Enrollment No. G / 997 / 2002)

Note : The Search of complete registration record is not available due to tearing of Book No. 2 of Registration Records of some years and the Search of registration record for some years is only available through Computerized Search Mode as per the prevailing government rules therefore due to the aforesaid reasons, no responsibility regarding accuracy of the said entire search of registration record is taken by me.

GANDHINAGAR ZONE-2

21377 - Q = 36

2025

E. 9 29329
24/9/2024



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

પહોંચ નંબર	૨૦૨૫૫૦૧૦૦૦૩૦૪૯૦	દસ્તાવેજ નંબર	૨૧૩૭૭	દસ્તાવેજ વર્ષ	૨૦૨૫
તારીખ	૨૧	માટે	જુલાઈ	સને	૨૦૨૫

દસ્તાવેજનો પકાર Mortgage(Mortgage Deed Without Possession) અવેજ 180000000.00

રજુ કરનારનું નામ MUKESKUMAR DEVCHANDBHAI MEVADA

દ્રાન્જિકસન નંબર 20250716940764273

નીચે પ્રમાણે ફી પહોંચી

રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....	૫૦૦૦.૦૦
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....	૭૦૦.૦૦
શેરોની નકલ કરવા માટે ફી.....	
ટપાલ ખર્ચ.....	
નકલો અથવા યાઈઓ (કલમ ૫૪ ફી ૬૭).....	
શોધ અગાર તપાસણી.....	
દંડ કલમ-૨૫.....	
કલમ-૩૪ (કલમ-૫૭).....	
નકલ ફી ફોલીયો.....	
ઇન્સેક્ષન-૨ ફી.....	
અન્ય ફી.....	



અંકે રૂપીયા પાંચ હજાર સાત સો મુરા

કુલ એકદરે રૂ. ૫૭૦૦.૦૦

દસ્તાવેજ

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે

ના દિવસે તૈયાર થશે અને

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

A-1-8 Hari Om Nagar Ghodasar 380050

અગાર Authority Name :MUKESKUMAR DEVCHANDBHAI MEVADA ને આપશો

રજુ કરનારની સહી

Mukesh

Sureshbhai Bhudhabhai Chaudhari
સબ રજીસ્ટર
S.R.O - GANDHINAGAR ZONE 2



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

IGR-NIC(G) -6371490014938653717 (W)

07/21/2025 16:12:23

**Inspector General of Registration
Revenue Department, Government of Gujarat
ખૂટતી ફી પહોંચ**

પહોંચ નંબર	૨૦૨૫૦૧૦૦૦૩૦૪૮૧	દસ્તાવેજ નંબર	૨૧૩૯૯
તારીખ	૨૧	માહે	જુલાઈ
			દસ્તાવેજ વર્ષ
			૨૦૨૫

દસ્તાવેજનો પ્રકાર Mortgage(Mortgage Deed Without Possession) અવેજ 180000000.00
રજુ કરનારનું નામ MUKESKUMAR DEVCHANDBHAI MEVADA
દ્રાંજકસન નંબર 20250721543279054

નીચે પ્રમાણે ફી પહોંચી રૂ. પૈસા

ખૂટતી રજીસ્ટ્રેશન ફી.....
નકલ કરવા ની ફી સાઈડ / ફોલીયો.....
શેરોની નકલ કરવા માટે ફી..... 50.00
ટપાલ ખર્ચ.....
નકલો અથવા ચાર્ટડ ઓફિસ (કલમ ૬૪ થી ૬૭).....
શોધ અગર તપાસણી.....
ડ્રાંજકસન ફી.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી ફોલીયો.....
ઇન્ડેક્શન-૨ ફી ..
અન્ય ફી ..



કુલ એકદરે રૂ.	50.00
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અંકે રૂપીયા સાઈટ પુરા

દસ્તાવેજ

— — — — — ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર ટપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

અગર

MUKESKUMAR DEVCHANDBHAI MEVADA

ને આપશો

રજુ કરનારની સહી

Sureshbhai Bhudchhai Chaudhari

સબ રજીસ્ટર

S.R.O - GANDHINAGAR ZONE 2





		GANDHINAGAR ZONE-2		
e-Challan		21377	15	= 36
Inspector General of Registration Revenue Department Government of Gujarat				
2025				

Application No (આરજી નંબર)		20251101287087		Printed On (પ્રિંટ કર્યો તારીખ)	
Transaction No (ટ્રાન્ઝેક્શન નંબર)	Account Head (પ્રાતાનું હેડ)	Amount (Rs.) (રૂપાય)	Bank CIN (બ્યાંક સી.આઇ.એન)	Date (તારીખ)	Bank Branch (બ્યાંક શાખા)
20250716940764273	Registration Fee (003C-03-104-00)	5700.00	5700001355100301607 2541472	16-07-2025	SBIEPAY
Page Fee (પેજ ફી)	(35) 700	Other (અન્ય)	0	Postage (પોસ્ટેજ)	0.00
Registration Fee (નોંધણી ફી)	5000.00	Fee Exemption (ફી માફી?)	No	અંદેક ની રકમ	180000000.00
Total Amount (કુલ રકમ)	5700.00	In Words (શબ્દોમાં)	Rupees Five Thousand Seven Hundred Only		

Payee Details (નાણા ભરનારની વિગત)

Name (નામ)	MUKESKUMAR DEVCHANDBHAI MEVADA	Office District (કચેરીનો જિલ્લો)	GANDHINAGAR
Address (સરનામું)	A-1-8 Hari Om Nagar Ghodasar AHMEDABAD CITY (અમદાવાદ શહેર) AHMEDABAD (અમદાવાદ) GUJARAT (ગુજરાત) 380050	Office Name (કચેરીનું નામ)	S.R.O - GANDHINAGAR ZONE 2
Mobile (મોબાઇલ નંબર)	8156077343	E-Mail (ઈ-મેલ)	sadiqbackoffice@gmail.com
PAN (પાન નંબર)	NA	Year (વર્ષ)	2025-2026 One time

Property Details (મિલેક્ટની વિગત)	<p>All That Piece And Parcel Of Land Bearing Amalgamated Final Plot No. 83 + 104 (Admeasuring About 4007 SQ. MTRS.) Included in town planning scheme no. 28 [Sargasan-Por-Kucasan] Forming Part Of City Survey No. NA354/3 (Old Survey No. 354/3) And City Survey No. NA381/Paiki 1 And City Survey No. NA381/Paiki 2 (Old Survey No. 381) Of Mouje: Sargasan (As Per City Survey Record: City Survey Ward: Sargasan (Non-Agricultural), Taluka: Gandhinagar (As Per City Survey Record: City Survey Office: Gandhinagar, Sub-District: Gandhinagar Zone – 2 & District Gandhinagar. ("Project Land") Along With Project Known AS "DIVINE SANIDHYA",</p>
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Remarks
(દીનાંક)
1 28/3/2024

Wolmadi: Paulwisch
Wolmadi: Wills
Wolmadi: Cafest
Wolmadi: Thakkar 201 रुपये, अंदिनीकार-2

સોધ:

- (૧) ગુજરાત નોંધણી ફી છ-પેમેન્ટ અને રીફંડ નિયમો, ૨૦૨૦ના નિયમ ૪(૭) અનુસાર નોંધણી ફીનું છ-ચલણ ચાર માસ સુધી જ માન્ય ગણાશે.
- (૨) ગુજરાત સ્ટેપ્પ અધિનિયમ ૧૯૫૮ની કલમ ૫૨ અનુસાર દી-ચલણથી ભરેલ સ્ટેપ્પ ડયુટીની સમય મર્યાદા ડયુટી ભર્યાના ૬ મહિના સુધીની છે.
- (૩) છ-ચલણમાં છેડાણ કરવી કે ખોટું ચલણ બનાવવું ફોજદારી ગુનો બને છે.



GANDHINAGAR ZONE-2

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Inspector General of Registration
Revenue Department
Government of Gujarat
2025

Application No (આરજી નંબર)	20251101287087	Printed On (પ્રિંટ કર્યો તારીખ)	19/07/2025 20:08:32
Transaction No (દ્રાવ્યકાશન નંબર)	Account Head (માટીાંનું હેડ)	Amount (Rs.) (રૂપાં)	Bank CIN (બેંક સી.આઇ.એન)
20250716706502505	Stamp Duty (0030-02-102-01)	1260000.00	5700001355100301607 2542047
Total Amount (રૂપાં રૂપાં)	1260000.00	In Words (શબ્દોમાં)	Rupees Twelve Lac Sixty Thousand Only

Player Details (ખૂણા ભરનારની વિગત)

Name (નામ)	MUKESKUMAR DEVCHANDBHAI MEVADA	Office District (કાર્યાલયનો જિલ્લો)	GANDHINAGAR
Address (ઠાકુરીનું)	A-1-8 Hari Om Nagar Ghodasar AHMEDABAD CITY (અમદાવાદ શહેર) AHMEDABAD (અમદાવાદ) GUJARAT (ગુજરાત) 380050	Office Name (કાર્યાલયનું નામ)	S.R.O - GANDHINAGAR ZONE 2
Mobile (મોબાઇલ નંબર)	8156077343	E-Mail (ઈ-મેલ)	sadikbackoffice@gmail.com
PAN (પાન નંબર)	NA	Year (વર્ષ)	2025-2026 One time

Property Details (મિલ્લતાની વિગત)	<p>All That Piece And Parcel Of Land Bearing Amalgamated Final Plot No. 83 + 104 (Admeasuring About 4007 SQ. MTRS.) Included in town planning scheme no. 28 [Sargasan-Por-Kudasan] Forming Part Of City Survey No. NA354/3 (Old Survey No. 354/3) And City Survey No. NA381/Paiki 1 And City Survey No. NA381/Paiki 2 (Old Survey No. 381) Of Mouje: Sargasan (As Per City Survey Record: City Survey Ward: Sargasan (Non-Agricultural), Taluka: Gandhinagar (As Per City Survey Record: City Survey Office: Gandhinagar, Sub-District: Gandhinagar Zone - 2 & District: Gandhinagar. ("Project Land" Along With Project Known AS "DIVINE SANIDHYA"</p>
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Remarks (ମେମୋରି) 2132912024

~~Alfredo~~ ~~Paulineh~~ 223
~~Alfredo~~ ~~Dilesh~~ ~~Arvade~~
~~Alfredo~~ ~~Kabes2~~ ~~Infall~~
~~Alfredo~~ ~~Thakker~~

ગુજરાત સર્વોચ્ચ અધ્યક્ષનાનુભૂતિ, 'અસર્વીન્દ્રિય મોટ

୭୮

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

(૨) ગુજરાત સ્ટેપ અધિનિયમ ૧૯૫૮ની કલમ ૫૨ અનુસાર ઇચ્છાપત્રથી ભરેલ સ્ટેપ ડયુટીની સમય મર્યાદા ડયુટી ભર્યાના ૬ મહિના સુધીની છે.

(૩) ઇચ્છાપત્રમાં છેડાઇ કરવી કે ખોટ ચલણ બનાવવું છોજદારી ગુનો બને છે.

GANDHINAGAR ZONE-2

21377 + 3 = 36

2025

INDENTURE OF MORTGAGE

(WITHOUT POSSESSION)

THIS INDENTURE OF MORTGAGE is made at place and executed on the date as mentioned under Schedule I.



The Mortgagor as mentioned under Schedule I hereto (hereinafter called "the Mortgagor") of the First Part;

AND

The Borrower, Co-borrower/s as mentioned under Schedule I hereto (hereinafter called "the Borrower") of the Second Part;

AND

DCB Bank Limited, a Banking Company incorporated under the Companies Act, 1956 (CIN: 199999MH1995PLC089008) and deemed to exist within the meaning of Companies Act, 2013, having its Registered Office at 601 and 602, Peninsula Business Park, 6th Floor, Tower A, Senapati Bapat Marg, Lower Parel, Mumbai 400 013 and a branch/office amongst others as mentioned under Schedule I (hereinafter called "the Mortgagee" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the Third Part;

WHEREAS:

Divine Developers

Thakker U.m.

Umesh Thakker

Umesh Thakker

Partner

Divine Developers

Divine Developers

Divine Developers

Divine Developers

Thakker Umesh

Partner

1 of 17



(i) The Mortgagor is seized and possessed of and otherwise well and sufficiently entitled to property more particularly described in the Schedule I written hereunder (hereinafter for the sake of brevity called "the Property").

(ii) The Mortgagor and Borrower have availed of loan against the Property of an amount as mentioned under Schedule I (which amount alongwith interest, additional interest, costs, expenses, charges, commissions and all other moneys payable to the Mortgagee under the Loan Agreement, Master General Terms Agreement, Facility Documents, Sanction Letter is hereinafter collectively referred to as the "Loan") and for securing the Loan, granted by the Mortgagee to the Borrower, the Mortgagor offered to *inter alia* mortgage the Property AND ALL the estate, right, title, interest, claim and demand whatsoever of the Mortgagor into and upon the Property in favour of the Mortgagee with the end and intent that the same will be held as security as and by way of first and exclusive mortgage by the Mortgagee to further secure the repayment of the Loan.

(iii) The Mortgagee has called upon the Mortgagor and Borrower to execute these presents which the Mortgagor and Borrower have agreed to do in the manner following:

NOW THIS INDENTURE OF MORTGAGE WITNESSETH:

1. CONSIDERATION

That in consideration of the Mortgagee having granted to the Mortgagor and Borrower the Loan on such terms and conditions as may be stipulated by the Mortgagee from time to time and on terms and conditions recorded in the Loan Agreement, Master General Terms Agreement and Sanction Letter as mentioned under Schedule I as security for the repayment of the Loan of an amount as mentioned under Schedule I or as may hereafter from time to time be extended, renewed and rolled over pursuant to any letters issued by the Mortgagee from time to time ("the said loan agreement"), including all such amounts including such interests, additional interests, costs, expenses, charges, commissions and all other moneys payable to the Mortgagee, the Mortgagor do and each of them doth hereby mortgage in favour of Mortgagee their respective interest in the Property.

2. GRANT AND CONVEY

For the consideration aforesaid and for the continuing security the Mortgagor do and each of them doth hereby grant, convey, assign and assure unto the Mortgagee the Property comprising of the Property more particularly described in the Schedule I hereunder written

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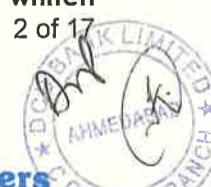
Shinde Patil

Umesh

Partner

Partner

Thakkar Rakesh K
Partner



2 of 17

TOGETHER WITH the full and free right and liberty to enter upon and unfettered access to the Property and all and singular the areas, buildings, structures, drains, liberties, privileges, easements, advantages and appurtenances whatsoever to the Property or any part thereof belonging to or in anyway appertaining or usually held or enjoyed or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of the Mortgagor into and upon the Property and every part thereof being property as mentioned under Schedule I all of which are hereinafter referred to as "the mortgaged property") TO HAVE AND TO HOLD the mortgaged property hereby granted or expressed so to be unto and to the use of the Mortgagee subject to the proviso for redemption next hereinafter contained.

3. **RIGHT OF REDEMPTION**

PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that if the Mortgagor shall pursuant to the covenant in that behalf contained in the said loan agreement, repay to the Mortgagee on demand, the amounts disbursed under the said loan agreement together with all interest, additional interest, costs, charges, commissions, expenses and all other monies due and payable in respect thereof as also all other moneys by law or under these presents payable by the Mortgagor to the Mortgagee (hereinafter referred to as "the mortgage debt"), then and in such case the Mortgagee shall, upon the request and at the costs, charges and expenses of the Mortgagor, reassign, retransfer and release the mortgaged property hereby granted or expressed so to be unto and to the use of the Mortgagor or as the Mortgagor shall direct and do all other things as may be reasonably necessary to enable the same.

4. **BAR ON REDEMPTION**

PROVIDED ALSO AND IT IS HEREBY AGREED AND DECLARED that if the Mortgagor and Borrower shall fail to repay and/or to pay to the Mortgagee the mortgage debt on a demand being made by the Mortgagee, then without prejudice to any of the other rights and remedies of the Mortgagee, the Mortgagor shall be liable to pay interest on the mortgage debt plus an additional interest plus interest tax (if any), together with costs, charges and expenses incurred by the Mortgagee by reason of such default from the date of demand till payment and/or realisation of the mortgage debt (hereinafter referred to as "penal interest and charges"). The mortgaged property hereby granted, assigned, transferred and assured or expressed so to be shall not be redeemable by the Mortgagor or any other person or persons interested in the equity of redemption thereof at any time thereafter PROVIDED

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Savita Patel

Praveen

J. Patel

Divine Developers



Umesh Patel
Partner

K. Patel
Partner

Thakkar Eshwar K.
Partner

Partner

ALWAYS AND IT IS HEREBY AGREED that nothing herein before contained shall affect the other rights and remedies of the Mortgagee granted to the Mortgagee under law, equity or contract AND THIS DEED FURTHER WITNESSETH THAT until the repayment or realization of the mortgage debt the Mortgagor shall not without prior written consent of the Mortgagee assign, transfer, alienate or part possession of or induct third party into the mortgaged property or any part thereof.

5. AUTHORITY TO MORTGAGE

AND the Mortgagor do and each of them doth hereby declares, represents and warrants that the Mortgagor has good right, full power and absolute authority to grant and assure the mortgaged property hereby granted, assigned, transferred and assured or expressed so to be or every part thereof unto and to the use of the Mortgagee in the manner aforesaid and that the Mortgagor has obtained all requisite permissions, consents licenses, approvals as are necessary for the creation of this security and shall be effective in law at all material times.

6. CONTINUING SECURITY

The security created by or pursuant to this Indenture of Mortgage is a continuing security and shall remain in full force and effect notwithstanding the intermediate satisfaction by the Mortgagor of the whole or the part of the mortgage debt and is in addition, and without prejudice, to any other security or other right or remedy which the Mortgagee may now or hereafter hold for the mortgage debt or any part thereof. It is clarified that this security shall neither be merged with nor in any way exclude or prejudice or be affected by any other security interest, right of recourse or other right whatsoever (or the invalidity thereof) which the Mortgagee may now or hereafter hold or have for the mortgage debt or any part thereof. The security created herein may be enforced against the Mortgagor without first having recourse to any other rights of the Mortgagee.

7. MORTGAGOR'S AND BORROWER'S COVENANTS

(i) Covenant to pay the mortgage debt

The Mortgagor and Borrower hereby agrees covenants and warrants to pay to the Mortgagee the mortgage debt and any and all monies due hereunder or under the said loan agreement, on demand being made by the Mortgagee of the same or part thereof;

Divine Developers
Free from Encumbrances

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Divine Developers

U.M. Thakker

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K.K. Patel

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Ahmedabad
U.G. Road Branch
4 of 17
Divine Developers
Thakkar Kavishik
Divine Developers

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The Mortgagor and Borrower hereby agree covenant and warrant that the mortgaged property is free from all encumbrances, charges, claims and demands of whatsoever nature and that the Mortgagor and Borrower shall not at any time during the continuance of these presents create any further mortgage, charge, lien or any other encumbrance of any kind whatsoever on the mortgaged property or transfer the mortgaged property in any way unless permitted in writing by the Mortgagee;

(iii) Further Assurances

The Mortgagor and Borrower agrees and covenants that the Mortgagor and Borrower shall and will from time to time and at all times hereafter upon the request and costs of the Mortgagee during the continuance of the security of the mortgage and afterwards, execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the mortgaged property unto and to the use of the Mortgagee in manner aforesaid. The Mortgagor and Borrower agrees and covenants that the Mortgagor and Borrower shall create such or additional security by way of a further assurance in favour of the Mortgagee and as may be required by the Mortgagee from time to time.

(iv) Good Repairs

The Mortgagor and Borrower warrants, covenants and represents that that the Mortgagor and Borrower shall from time to time and at all times during the continuance of this security keep the mortgaged property hereby granted, assigned, transferred and assured or expressed so to be in a good and substantial state and shall pay all the rates, taxes, charges, 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 mortgaged property in a good and substantial state or in making 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 state and to pay such rates, taxes, assessments, dues and duties as aforesaid, together with interest thereon at the rate payable on the Loan shall have been so paid or expended and until so repaid the same shall be a charge upon the mortgaged property hereby assured or expressed to be in addition to the Loan 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

Transferred and assured **Divine Developers**

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A circular stamp of DCB Bank Limited, Ahmedabad, CG Road Branch. The stamp is blue and contains the bank's name in a circular border. A handwritten signature is overlaid on the stamp.

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Thalidomidefødsel

or otherwise howsoever at any time or times after the execution hereof so as in the opinion of the Mortgagee materially to impair the security hereby created, the Mortgagor and Borrower shall from and out of claim of insurance and if required at its own costs and expenses repair the mortgaged property for any excess outgoing.

(v) Insurance

The Mortgagor and Borrower represents, covenants and warrants that the Mortgagor and Borrower shall so long as any moneys shall remain due on the security of these presents keep the mortgaged property insured with an insurance company and of such value, acceptable to the Mortgagee against fire, lightening, explosion, earthquake, riot, storm, tempest, flood, and such other risks as may be specified by the Mortgagee and pay all premia and other sum payable for such purpose in time and shall on demand deliver to the Mortgagee the policy or policies of insurance and due receipt for every such payment duly endorsed and assigned in favour of the Mortgagee and that the Mortgagor and Borrower will not at any time hereafter during the continuance of any such insurance as aforesaid do any act or commit any default whereby the said insurance may be rendered void or voidable or an increased premium may become payable therefor and shall and will in case at any time during the continuance of this security, the said insurance shall by any means become void or voidable forthwith at its own costs, effect a new insurance in lieu of such void or voidable insurance in the name of the Mortgagee with some insurance company to be approved by the Mortgagee for the aforesaid value AND THAT if default be made in insuring or keeping the mortgaged property insured as aforesaid, it shall be lawful but not obligatory for the Mortgagee on giving 24 hours notice to insure and keep insured the mortgaged property for the aforesaid sum and that the Mortgagor and Borrower will on demand repay to the Mortgagee every sum of money expended for that purpose by the Mortgagee from the time of the same respectively having been so expended and that until such repayment the same shall be a charge upon the mortgaged property AND IT IS HEREBY AGREED AND DECLARED that all sums of money received under or by virtue of any such insurance as aforesaid shall be at the option of the Mortgagee either be forthwith applied in or towards the substantially reinstating and repairing the mortgaged property or in or towards payment of the monies for the time being remaining due on the security of these presents.

(vi) Inspection

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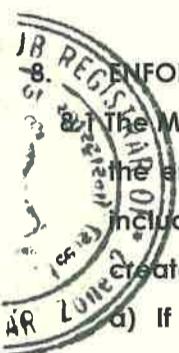
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The Mortgagor and Borrower will permit the Mortgagee or its officers, servants and agents from time to time and at all reasonable times to enter into and upon the mortgaged property and to inspect the same and if upon such inspection it appears to the Mortgagee that the mortgaged property or any part thereof require repairs, the Mortgagee may give notice to the Mortgagor and Borrower calling upon it to repair the same and in event of the failure on the part of the Mortgagor and Borrower to do so within a reasonable time, it shall be lawful but not obligatory as the Mortgagee to do the same and all expenses incurred by the Mortgagee shall be forthwith reimbursed by the Mortgagor and Borrower and until such repayment will be a charge upon the mortgaged property jointly with the mortgage debt as if they formed part thereof;



ENFORCEMENT AND EVENTS OF DEFAULT

8.1 The Mortgagee is entitled by a notice in writing to the Mortgagor and Borrower, to declare the entire mortgage debt payable forthwith, at its discretion for any reason whatsoever including without limitation the happening of the following events and hence security created hereunder shall become enforceable:

- If default is made by the Mortgagor and Borrower in repayment of the mortgage debt or part thereof (on demand or otherwise) or any amount payable under these presents or any other agreement entered to between the Mortgagor and Borrower and the Mortgagee;
- Default is committed in the performance or observance of any obligation, covenant, condition or provision contained in the said loan agreement or under these presents or any other agreement entered into between the Mortgagor and Borrower and the Mortgagee including any other agreement or deed creating any other security with the Mortgagor and Borrower;
- Any information given by the Mortgagor and Borrower in its reports and other information furnished by the Mortgagor and Borrower and the warranties given / deemed to have been given by it to the Mortgagee is misleading or incorrect in any material respect;
- If there is reasonable apprehension that the Mortgagor and Borrower are unable or unwilling to pay its debts or proceedings for taking them or either of them into liquidation, whether voluntarily or compulsorily, may be or have been commenced;
- If in the opinion of the Mortgagee further security should be given and on advising the Mortgagor and Borrower to that effect, such security has not been given to the Mortgagee to its satisfaction;

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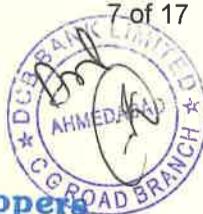
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f) If without the prior written approval of the Mortgagee, the mortgaged property or any part thereof is sold, disposed of, alienated or further charged or encumbered or the buildings or any part thereof is pulled down or demolished;

g) The Mortgagor and Borrower have voluntarily or involuntarily become the subject of proceedings under any bankruptcy or insolvency law including any winding-up petition under the Insolvency and Bankruptcy Code, 2016 and/or the Companies Act, 1956/2013 and/or is voluntarily or involuntarily wound up;

h) The Mortgagor and Borrower have taken or is proposing to take any action for re-organisation of its management, capital, liquidation or dissolution;

i) A Receiver or a Interim Resolution Professional or a Resolution Professional or a Liquidator has been appointed or allowed to be appointed of all or any part of the mortgaged property;

If an attachment has been levied on the mortgaged property or any part thereof or any proceedings have been taken or commenced for recovery of any dues from the Mortgagor and Borrower;

If any circumstances have occurred which make it improbable for the Mortgagor and Borrower to fulfill its obligations under these presents;

l) The Mortgagor and Borrower ceases or threatens to cease to carry on its business or gives notice of its intention to do so;

m) The Mortgagor and Borrower are carrying on business at a loss and it appears to the Mortgagee that continuation of its business will endanger the security hereby created;

n) If in the opinion of the Mortgagee, the security created hereby is in jeopardy;

8.2 On the security becoming enforceable under covenant to pay the mortgage debt mentioned above, the Mortgagor and Borrower agrees and declares that the Mortgagee shall be entitled to the following:

(a) Right to enter

The Mortgagee may enter upon the mortgaged property and shall quietly possess, use and enjoy the same, shall receive the rents, profits and benefits thereof without any lawful interruption or disturbance whatsoever by the Mortgagor and Borrower herein or any other person or persons claiming under the Mortgagor and Borrower AND that free from encumbrances and shall be at liberty (but under no obligation) to pay the outgoing accruing due in respect of the mortgaged property or any part thereof during the possession as agent of the Mortgagor and Borrower and shall

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Thakkar K. Patel

W. Patel

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appropriate the surplus of the rent over the outgoing as part payment of monies due under these presents on the mortgage debt and the covenants hereinbefore contained in that behalf and if there be any surplus, shall appropriate the same in reduction or discharge of the Loan, costs, charges and expenses payable hereunder.

(b) Power to sell



AND IT IS HEREBY AGREED AND DECLARED that it shall be lawful for the Mortgagee at any time or times hereafter without any further consent on the part of the Mortgagor and Borrower, to sell the mortgaged property hereby granted, assigned, transferred and assured or expressed so to be or any part or parts thereof either together or in parcels; either by public auction or private contracts and either with or without special conditions or stipulations relative to title or evidence of title or otherwise with power to postpone such sale from time to time and to buy the mortgaged property or any part thereof at any sale by public auction or to rescind or vary such contract for the sale thereof and to resell the same from time to time without being answerable for any loss or diminution in price occasioned thereby and for the purposes aforesaid or any of them to make agreements/transfers/conveyances, execute assurances, give effectual receipts, or discharges for the purchase money, and do all other acts and things for completing the sale which the person or persons exercising the power of sale shall think proper and the aforesaid power shall be deemed to be the power to sell and concur in the selling of the mortgaged property without the intervention of the court of law within the meaning of section 69 of the Transfer of Property Act, 1882 or any other law enabling the same.

PROVIDED ALSO AND IT IS HEREBY AGREED AND DECLARED that without prejudice to all rights conferred on the Mortgagee by the said Section 69 of the Transfer of Property Act, 1882, no purchaser upon any sale purporting to be made under the power hereinbefore contained shall be bound or concerned to see or inquire into the necessity or propriety of such sale or the necessity or expediency of the conditions subject to which the sale is made or otherwise as to the regularity of the sale or be affected by fact whatsoever including that that the sale is otherwise unnecessary, irregular or improper and notwithstanding any such irregularity, impropriety or want of necessity such sale shall as regards the safety or protection of the purchaser or purchasers be deemed to be valid and effectual and binding on the Mortgagor and Borrower.

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AND IT IS HEREBY AGREED AND DECLARED that upon any such sale as aforesaid the receipt of the Mortgagee for the purchase money of the mortgaged property sold shall be an effectual discharge for the money expressed to be received and that no purchaser shall be concerned to see to the application of the purchase money or be answerable for any loss, misapplication or non-application thereof AND IT IS HEREBY FURTHER AGREED AND DECLARED that the Mortgagee shall apply the moneys to arise from any such sale in the first instance, to reimburse the Mortgagee itself or pay and discharge all the costs, charges, and expenses attending to or incurred in or about such sale or otherwise in respect of the mortgaged property and in the next instance to apply such moneys in or towards satisfaction of all and singular the moneys for the time being owing on the security of these presents and to pay the surplus if any of the said moneys unto the Mortgagor and Borrower AND IT IS HEREBY AGREED AND DECLARED that the Mortgagee shall not be answerable or accountable for any involuntary losses which may be caused in or about the exercise or execution of the aforesaid powers and trusts or any of them AND IT IS HEREBY AGREED AND DECLARED that the power of sale hereinbefore contained may be exercised by any person or persons for the time being entitled to receive and give a discharge for the moneys for the time being owing on the security of these presents.



(c) Power to appoint Receiver

AND IT IS HEREBY AGREED AND DECLARED that the Mortgagee shall have power to appoint a Receiver of the income of the mortgaged property or any part thereof under the provisions of the Transfer of Property Act, 1882 or any other law in force and that the Mortgagee shall in the event of any necessity for appointment of such a Receiver be at liberty to appoint any of its officers duly authorised in this behalf, as such Receiver by a writing signed by the Mortgagee and

- a) The Receiver shall be deemed to be agent of the Mortgagor and Borrower and the Mortgagor and Borrower shall be solely responsible and liable for the Receiver's acts or defaults.
- b) The Receiver shall be entitled to pay out of any money received by him all costs, charges and expenses incurred by him as Receiver and shall also be entitled to retain out any such money as commission at the rate of 5% on the gross amounts of all moneys received by him.

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Thakkar Rakesh K.

Partner

c) The Receiver shall without the necessity of a direction in writing by the Mortgagee insure and keep insured the mortgaged property against loss or damages by fire for the aforementioned sum out of the money received by him.

d) The Receiver without any direction in writing by the Mortgagee shall be entitled to execute necessary and proper repairs to the mortgaged property.

e) The Receiver after making the payments referred to in Section 69-A sub-section (8) (i, ii, iii and iv) of the Transfer of Property Act, 1882 shall from time to time pay the balance of the money received by him in or towards discharge of the principal amount due and payable by the Mortgagor and Borrower to the Mortgagee, in multiples of an amount as mentioned under Schedule I without any direction to that effect in writing by the Mortgagee until the whole of the principal amount due under these present is paid off.



Without prejudice to the generality of the foregoing, the Receiver upon his appointment becoming effective shall have the following powers: -

- i. power to sell, hire out or otherwise dispose of the mortgaged property by public auction or private contract and with or without advertisement;
- ii. power to appoint an Attorney / Advocate and/or Accountant or Auctioneer or any other professionally qualified person/s to assist him in the performance of his functions;
- iii. power to apply to the Court for directions in connection with the performance of his functions;
- iv. power to bring or defend any action or other legal proceedings in the name and on behalf of the Mortgagor and Borrower;
- v. power to settle, arrange, compromise and refer to arbitration any question affecting the mortgaged property or in any way relating to the security and execute release or other discharges in relation thereto;
- vi. power to effect and maintain insurance in respect of the mortgaged property or any part thereof of an insurable nature against any loss or damage by fire and against such other risks in such sum or sums as the Receiver shall think fit;
- vii. power to do all acts and to execute in the name and on behalf of the Mortgagor and Borrower any deed, receipt or other document and for that purpose to use the seal;
- viii power to draw, accept, make and endorse any bill of exchange or promissory note in the name and on behalf of the Mortgagor and Borrower;

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Thakkar Rakesh

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ix. power to have carried out to the best advantage any work on the mortgaged property so far as he thinks it desirable to do in all respects, and in general to do all such other things as may be necessary for the realisation of the mortgaged property;

x power to make any payment which is necessary or incidental to the performance on his functions;

xi power to sell the mortgaged property, receive consideration on such sale of such property, lodge Indenture of Conveyance for sale of property for registration, admit execution, file forms under Income Tax Act, 1961;

xii power to rank and claim in the bankruptcy, insolvency, sequestration or liquidation of any person or company indebted to the Mortgagor and Borrower and to receive dividends, and to accede to trust deeds for creditors of any such person;

xiii power to present or defend a Petition for the winding up of the Mortgagor and Borrower and power to do all other things, incidental to the exercise of the powers mentioned above.

(d) Authority to execute documents

AND IT IS HEREBY FURTHER AGREED AND DECLARED that the re-conveyance on the payment of the mortgage debt or the conveyance in case of sale, assignment or transfer of the mortgaged property in exercise of the power of sale herein contained or transfer of mortgage or other assurance required to be executed by the Mortgagee shall if executed by any authorised officer of the Mortgagee be deemed as good and effectual as if the Mortgagee had authorised such person to execute the same.

(e) Right of foreclosure

PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that notwithstanding anything to the contrary contained in Section 67 of the Transfer of Property Act, 1882; in the event of default being made in repayment of any of the mortgage debt together with penal interest and charges, as specified in the said loan agreement and as hereinabove contained the Mortgagee shall have a right to obtain from the Court a decree that the Mortgagor and Borrower shall be absolutely debarred of their right to redeem the mortgaged property and to file a suit for foreclosure.

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Partner

Parvathi

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Praveen

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Thakkar Ishresh K.



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(f) Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("the Securitisation Act")

The actions as aforesaid would be without prejudice to the rights of the Mortgagee to take actions under the provisions of the Securitisation Act or any amendment thereof.

9. MISCELLANEOUS PROVISIONS

AND IT IS HEREBY AGREED AND DECLARED that in the event of the Mortgagee holding any other mortgage or a mortgage executed by the Mortgagor and Borrower in respect of any other property or properties of the Mortgagor and Borrower, the Mortgagee shall be entitled to sue for realisation of the mortgage debt secured by these presents without being bound to sue on the other mortgage or mortgages on other property or properties of the Mortgagor and Borrower ALTHOUGH THE MONEY SECURED BY THE SAID OTHER MORTGAGE OR MORTGAGES HAD THEN BECOME DUE IT IS FURTHER AGREED AND DECLARED that the mortgaged property or any portion thereof being at any time taken up by Government of India or State or by the Municipal Corporation or such authority or by the Income-tax department or by any other public body for a public purpose, the Mortgagee shall be entitled to receive the compensation which the Mortgagor and Borrower may be entitled or declared to be entitled and to apply the same or a sufficient portion thereof towards repayment of the moneys for the time being due under these presents including interest in lieu of notice and all proceedings for ascertainment and apportionment of the compensation payable for the mortgaged property, shall be conducted by the Mortgagor and Borrower through the Attorneys of the Mortgagee but if the Mortgagor and Borrower does not do so, then the Mortgagee shall be entitled to engage another set of Attorneys and the Mortgagor and Borrower shall repay on demand to the Mortgagee all costs charges and expenses that may be incurred by the Mortgagee with interest thereon at the stipulated rate, from the time of the same having been so incurred and that until such repayment the same shall be a charge upon the mortgaged property hereby granted, assigned, transferred and assured or expressed so to be;

AND IT IS FURTHER AGREED AND DECLARED THAT the Mortgagor and Borrower shall pay all costs, charges and expenses between Attorney and Client in anyway incurred or made by the Mortgagee of and incidental to these presents or of and incidental to or in connection with this security as well as for the assertion or defence of the rights of the Mortgagee as for the protection and security of the mortgaged property hereby granted, transferred, assigned and assured or expressed or intended so to be and for the demand, realisation and recovery

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of the mortgage debt secured by these presents or any part thereof or for the exercise of any of the powers contained in these presents and the same shall be paid on demand by the Mortgagor and Borrower to the Mortgagee and that until such re-payment the same shall be a charge upon the mortgaged property hereby granted, assigned, transferred and assured or expressed so to be.

Schedule I

Sr. No.	Particulars																		
1.	Loan amount Rs. 18,00,00,000/- (Rupees Eighteen Crores only)																		
2.	Date of Execution of this Indenture of Mortgage 21/07/2025																		
3.	Place of Execution Ahmedabad																		
4.	Branch / office address of the Mortgagee Gandhinagar Branch/ Gandhinagar Branch. Plot no. 439, Sector-16, GH Road, Gandhinagar 382016																		
5.	<p>Details of the Borrower</p> <p>Name: M/s Divine Developers</p> <p>Address of Registered office: 804, Shreeji Signature, Sargasan, Opp. Ashka Hospital, Gandhinagar, Gujarat, 382421.</p> <p>Type of the Borrower: Partnership Firm</p> <p>Names of the Partners & Guarantors:</p> <table border="1"> <tr><td>1.</td><td>Mr Nileshkumar Pravinbhai Mevada</td></tr> <tr><td>2.</td><td>Mr Maulik Mahendra Shah</td></tr> <tr><td>3.</td><td>Mr Mukeshkumar Devchandbhai Mevada</td></tr> <tr><td>4.</td><td>Mr Umeshkumar Manharlal Thakkar</td></tr> <tr><td>5.</td><td>Mr Apeksha Niravkumar Thakkar</td></tr> <tr><td>6.</td><td>Mr Ketan Pankajbhai Shah</td></tr> <tr><td>7.</td><td>Mr Dhruv Mukeshkumar Mevada</td></tr> <tr><td>8.</td><td>Mr Harshad Chhotabhai Patel</td></tr> <tr><td>9.</td><td>Mr Kalpeshkumar Kantilal Thakkar</td></tr> </table>	1.	Mr Nileshkumar Pravinbhai Mevada	2.	Mr Maulik Mahendra Shah	3.	Mr Mukeshkumar Devchandbhai Mevada	4.	Mr Umeshkumar Manharlal Thakkar	5.	Mr Apeksha Niravkumar Thakkar	6.	Mr Ketan Pankajbhai Shah	7.	Mr Dhruv Mukeshkumar Mevada	8.	Mr Harshad Chhotabhai Patel	9.	Mr Kalpeshkumar Kantilal Thakkar
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4.	Mr Umeshkumar Manharlal Thakkar																		
5.	Mr Apeksha Niravkumar Thakkar																		
6.	Mr Ketan Pankajbhai Shah																		
7.	Mr Dhruv Mukeshkumar Mevada																		
8.	Mr Harshad Chhotabhai Patel																		
9.	Mr Kalpeshkumar Kantilal Thakkar																		
6.	<p>Details of the Mortgagor</p> <p>Name: M/s Divine Developers</p> <p>Address of Registered office: 804, Shreeji Signature, Sargasan, Opp. Ashka Hospital, Gandhinagar, Gujarat, 382421.</p> <p>Type of the Borrower: Partnership Firm</p> <p>Names of the Partners & Guarantors:</p>																		

Divine Developers

14 of 17

Divine Developers

Nileshkumar Thakkar

Thakkar U.M.

Mukeshkumar

Maulik Shah

Partner

Ketan Shah

Mukesh

Partner

Divine Developers

Pratik Patel
Opalate Platton
Thakkar / Kalpesh IC



21377 117-36
2025

		<ol style="list-style-type: none"> 1. Mr Nileshkumar Pravinbhai Mevada 2. Mr Maulik Mahendra Shah 3. Mr Mukeshkumar Devchandbhai Mevada 4. Mr Umeshkumar Manharlal Thakkar 5. Mrs Apeksha Niravkumar Thakkar 6. Mr Ketan Pankajbhai Shah 7. Mr Dhruv Mukeshkumar Mevada 8. Mr Harshad Chhotabhai Patel 9. Mr Kalpeshkumar Kantilal Thakkar
7.	Inclusions in the definition of the term Borrower/ Mortgagor	<p>Unless it be repugnant to the subject or as the context may permit or require, the term Borrower in this Agreement includes:</p> <p>any or each of the partners and survivor(s) of them and the partners from time to time (both in their personal capacity and as partners of the firm) and their respective heirs, legal representatives, executors, administrators and permitted assigns, successors of the firm;¹</p> <p>his/her heirs, legal representatives, executors, administrators and permitted assigns;</p> <p>Reference to the "Borrower" shall, in case there is more than one borrower, mean, as the subject or context may permit, each of them or any one or more of them.</p>
8.	Description of the Property	All That Piece And Parcel Of Land Bearing Amalgamated Final Plot No. 83 + 104 (Admeasuring About 4007 SQ. MTRS.) Included in town planning scheme no. 28 [Sargasan-Por-Kudasan] Forming Part Of City Survey No. NA354/3 (Old Survey No. 354/3) And City Survey No. NA381/Paiki 1 And City Survey No. NA381/Paiki 2 (Old Survey No. 381) Of Mouje: Sargasan (As Per City Survey Record: City Survey Ward: Sargasan (Non-Agricultural), Taluka: Gandhinagar (As Per City Survey Record: City Survey Office: Gandhinagar, Sub-District: Gandhinagar Zone - 2 & District: Gandhinagar. ("Project Land") Along With Project Known AS " DIVINE SANIDHYA " To Be Constructed On Project Land Along With Development Rights &The Present And Future Free Sale Fsi Of Project Land (Excluding The Sold / Allotted Units In The Project(S) / Building(S) Constructed On The Project Land)(Hereinafter Referred To As "Said Property").
9.	Sanction Letter	Dated 19.05.2025 bearing Ref. No. CROPS-NR/Ver 3.3/SAN/AT/CF/FY/25-26/014 addressed by the Bank to the

Divine Developers

Divine Developers

*Nilesh**Saurabh*

Divine Developers

*Thakker, son**Mukesh*

Partner

Umesh

Thakkar, Kalpit
Thakkar, Kalpesh K.
Thakkar, Kalpesh K.

21377 + 18 = 36
2025

Borrower.		
10.	Master General Terms Agreement	Dated 21/07/2025 entered into between the Borrower and the Mortgagee
11.	Loan Agreement	Dated 21/07/2025 entered into between the Borrower and the Mortgagee

WITNESS WHEREOF the Mortgagor, Borrower and the Mortgagee have hereunto set and subscribed their respective hands through their authorized representatives and seals the day and year first hereinabove written.



SIGNED AND DELIVERED BY

All partners of M/s Divine Developers
the Mortgagor within-named

Divine Developers

Partner

M/S DIVINE DEVELOPERS A PARTNERSHIP FIRM THROUGH ITS PARTNER

(1) MR NILESHKUMAR PRAVINBHAI MEVADA

Partner

M/S DIVINE DEVELOPERS A PARTNERSHIP FIRM THROUGH ITS PARTNER

(2) MR MAULIK MAHENDRA SHAH

Partner

M/S DIVINE DEVELOPERS A PARTNERSHIP FIRM THROUGH ITS PARTNER

(3) MR MUKESHKUMAR DEVCHANDBHAI MEVADA

Partner

M/S DIVINE DEVELOPERS A PARTNERSHIP FIRM THROUGH ITS PARTNER

(4) MR UMESHKUMAR MANHARLAL THAKKAR



Mr. Dabholwala & Co. Limited

Divine Developers

Spekha Thakkar

Partner

GANDHINAGAR ZONE-2

1377 19 = 36

2025

M/S DIVINE DEVELOPERS A PARTNERSHIP FIRM THROUGH ITS PARTNER

(5) MR APEKSHA NIRAVKUMAR THAKKAR

Divine Developers



Partner

M/S DIVINE DEVELOPERS A PARTNERSHIP FIRM THROUGH ITS PARTNER

(6) MR KETAN PANKAJBHAI SHAH

Divine Developers

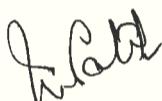


Partner

M/S DIVINE DEVELOPERS A PARTNERSHIP FIRM THROUGH ITS PARTNER

(7) MR DHRUV MUKESHKUMAR MEVADA

Divine Developers



Partner

M/S DIVINE DEVELOPERS A PARTNERSHIP FIRM THROUGH ITS PARTNER

(8) MR HARSHAD CHHOTABHAI PATEL

Divine Developers

Thakkar Kalpesh K

Partner

M/S DIVINE DEVELOPERS A PARTNERSHIP FIRM THROUGH ITS PARTNER

(9) MR KALPESHKUMAR KANTILAL THAKKAR

SIGNED AND DELIVERED BY

THE WITHIN NAMED BANK

DCB BANK LIMITED

THROUGH ITS AUTHORISED OFFICER

DCB BANK LIMITED
C.G. ROAD BRANCH

Mr. Ankit Patni & Mr. Kishan Rao



Ankit m. Patni
Kishan. K. Rao

Authorised Signatory



17 of 17

Witness

(1) 

(2) 

DIVINE

GROUP

CONSTRUCTION ZONE-2

Authority Letter to Execute Registered Mortgage with Sub-Registrar in Favour of DCB Bank Ltd.

21377 20 = 36

Dear Sir / Madam,

I/We Partners of M/s. Divine Developers having registered office at 304, Shreeji Signature, Sargasan, Opp Ashka Hospital, Gandhinagar 382421, Gujarat for having Construction Finance/ Secured Term Loan facility aggregating to Rs. 18,00,00,000/- (Rupees Eighteen Crore Only) from DCB Bank Ltd. Vide Sanction Letter No. Ref.No. CROPS-NR/Ver 3.3/SAN/AT/CF/25-26/014 dated 19/05/2025.

I/we, Partners of M/s. Divine Developers hereby agree, undertake and authorize Mr. Mukeshkumar Devchandbhai Mevada to execute mortgage deed with sub-registrar in favour of DCB Bank Limited for Project Land + Hypothecation of Present and Future Receivables for project "Divine Sanidhya", Gandhinagar to sign behalf in place of Mrs. Apeksha Niravkumar Thakkar and Mr. Ketan Pankajbhai Shah as he are not be available on the date of mortgage.

The consent and confirmation by all partners authorizing Mr. Mukeshkumar Devchandbhai Mevada forms part of this letter along with the acceptance by all the partners herewith for the same.

Property Description:

Ongoing Project "Divine Sanidhya" situated at Land Bearing Amalgamated final plot no 83 + 104, (Admeasuring about 4007 Sq Mtrs) included in Town Planning Scheme No 28 (Sargasan-Por-Kudasan) Forming Part of City Survey No NA354/3 (Old Survey No 354/3) And City Survey No NA381/Paiki 1 And City Survey No. NA381/Paiki 2 (Old Survey No 381) of Mouje : Sargasan (As per City Survey Record : City Survey Ward : Sargasan (Non-Agricultural), Taluka : Gandhinagar (As per City Survey Record : City Survey Office : Gandhinagar, Sub - District zone Gandhinagar Zone - 2 & District : Gandhinagar ("Project Land") Along with Project known as "Divine Sanidhya" to be constructed on Project land along with Development Rights & The present and future free sale FSI of Project Land (Excluding The Sold / Allotted Units in the Project(s) / Building(s) Constructed on the project land.

Authorizing Partners Signature

Mukeshkumar Devchandbhai Mevada

Mr. Mukeshkumar Devchandbhai Mevada

SIGNED AND DELIVERED BY THE WITHINNAMED BORROWER

FOR, M/s. Divine Developers

Names & Signatures of all the Partner/s

Mr. Nileshkumar Pravinbhai Mevada

Mr. Maulik Mahendra Shah

Mr. Mukeshkumar Devchandbhai Mevada

Mr. Umeshkumar Manharlal Thakkar

Mrs. Apeksha Niravkumar Thakkar

Mr. Ketan Pankajbhai Shah

Mr. Dhruv Mukeshkumar Mevada

Mr. Harshad Chhotabhai Patel

Mr. Kalpeshkumar Kantilal Thakkar

Place : Gandhinagar

Date : 14/04/2025

DIVINE
sanidhya

• Divine Sanidhya, B/H Palm Altezza, Divine Road, Sargasan, Gandhinagar.
• M: +91 7070 400 108

Nileshkumar
Jayesh
Mukeshkumar
Thakkar U.m.
Ketan Pankajbhai
Dhruv Mukeshkumar
Harshad Chhotabhai Patel
Kalpeshkumar Kantilal Thakkar
Apeksha Niravkumar Thakkar
Umeshkumar Manharlal Thakkar
Maulik Mahendra Shah
Mukeshkumar Devchandbhai Mevada
Nileshkumar Pravinbhai Mevada

Thakkar Umesh

GANDHINAGAR ZONE-2

21377 $\frac{21}{2} = 36$

2025



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

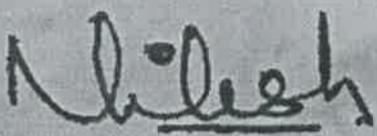
MEVADA NILESHKUMAR PRAVINBHAI

PRAVINBHAI DEVCHANDDAS MEVADA

10/07/1984

Permanent Account Number

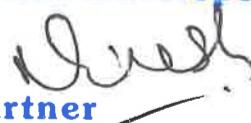
ASPPM7313K


Signature



14022008

Divine Developers


Partner

GANDHINAGAR ZONE-2

2 1 3 7 7 22 = 36

2 0 2 5



आयकर विभाग
INCOME TAX DEPARTMENT

MAULIK M SHAH

MAHENDRA NARSIDAS SHAH

10/02/1982

Permanent Account Number

AYBPS1729H

Maulik Shah
Signature

भारत सरकार
GOVT. OF INDIA



Divine Developers

Maulik Shah
Partner

GANDHINAGAR ZONE-2

2 1 3 7 7 2 8 = 3 6

2 0 2 5

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

MUKESHKUMAR DEVCHANDBHAI
MEVADA

DEVCHANDBHAI GANGARAMBHAI
MEVADA

05/02/1972

Permanent Account Number

ADFPM1459D

M. Mevada

Signature

Divine Developers

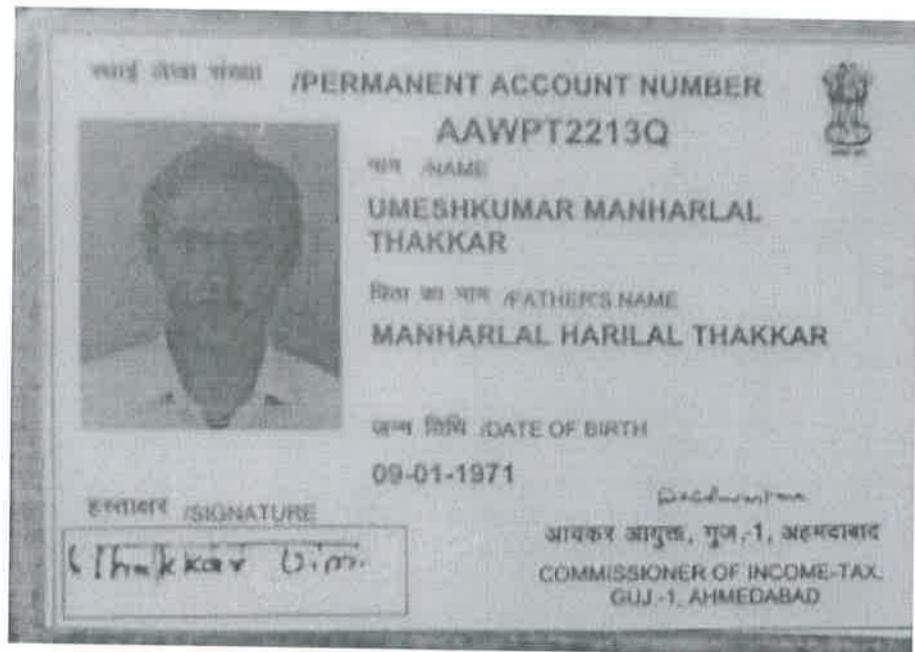
M. Mevada
Partner



26022010

SANDHINAGAR ZONE-2

21377 ²⁴ 1-T-36
2025



Divine Developers

Thakkar, Umeshkumar

Partner

INCOME TAX PAN SERVICES UNIT

(Managed by NSDL e-Governance Infrastructure Pvt. Ltd.)
5th Floor, Mantri Sterling, Plot No. 341, Survey No. 93,
Near Deep Bungalow Chowk, Pune - 411 006

F. No. DIT(S)PANTMN_REG



The Income Tax Department is pleased to inform that the Permanent Account Number (PAN) allotted to you is:

EXVPM3363L

And the PAN card is enclosed herewith.
For filing the return of income, please contact:

WARD 3(2)(6), AHMEDABAD

We wish to inform you that quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. Please quote PAN in all communications with department as it helps to improve taxpayer services.

We may inform that it is mandatory to quote PAN in several transactions specified under the Income Tax Act, 1961. For details of such transactions, reference is invited to rule 114B of the Income Tax Rules, 1962 read with section 138 A of the Income Tax Act, 1961.

In the unlikely event of more than one PAN being allotted, this fact should be brought to the notice of your Assessing Officer, as possessing or using more than one PAN is against the law and may attract penalty of upto Rs. 10,000/-.

Any error in the data printed on your PAN Card may be brought to the notice of IT PAN Services Unit at the address given above or on the reverse of the PAN Card.

Income Tax Department maintains a website (www.incometaxindia.gov.in and www.asayakarsamparkkendra.in) for providing information and services to citizens. This site contains detailed information on PAN also.

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".

Income Tax Department

PKG ID:PRI / 16092018_05 / PRF 560
GUJ 100172209910225162051B1 / 160920187303
DHARU NURESHBHAI NEVADA
A-18
HARIDHAR NAGAR
BH JIVIBA SCHOOL
GHODASAR
AHMEDABAD
GUJARAT - 380050
TEL No. : 91 - 9879576046



VPS467978088

GANDHINAGAR ZONE-2

2 1 3 7 7 2 5 = 3 6

2 0 2 5

Divine Developers
Divine
Partner

(This being a computer-generated letter, no signature is required)

SANDHINAGAR ZONE-2

21377 + 26 = 36
2025

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

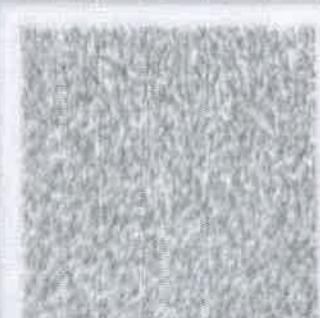
प्रार्थी नंबर सेवा कार्ड
Permanent Account Number Card

AEAPP9513R

ITR/ Name
HARSHAD PATEL

ITR/ वा/ ITR/ Father's Name
CHHOTADHAI SOMABHAI PATEL

जन्म की तारीख
Date of Birth
30/09/1956



01062021

Divine Developers

W.P.D.
Partner

GANDHINAGAR ZONE-2

21377 27-F-36

2025

भारत सरकार
INCOME TAX DEPARTMENT

THAKKAR KALPESHKUMAR K
KANTILAL NARANDAS THAKKAR

08/12/1974

Permanent Account Number

ADNPT1411E



भारत सरकार
GOVT. OF INDIA

Thakkar Kalpesh
Signature

Divine Developers

Thakkar Kalpesh kc
Partner



DCB BANK

Ref.: CROPS-NR/Ver 3.3/SAN/AT/CF/25-26/014

Date : 21.07.2025

To
The Sub-Registrar
Gandhinagar Zone 2,
Gandhinagar.

Dear Sir,



Execution of Deed of Mortgage

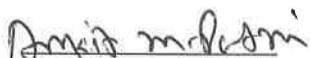


We hereby authorize **Mr Ankit Patni- Manager** - Construction Finance, Ahmedabad & to execute Deed of Mortgage on behalf of our bank, before Sub - Registrar at Gandhinagar Zone 2, Gandhinagar (Sargasan in respect of property as detailed below in case of **M/s Divine Developers**, a Partnership firm situated at Final Plot No. 83 + 104 (Admeasuring About 4007 SQ. MTRS.) Included in town planning scheme no. 28 [Sargasan-Por-Kudasan] Forming Part Of City Survey No. NA354/3 (Old Survey No. 354/3) And City Survey No. NA381/Paiki 1 And City Survey No. NA381/Paiki 2 (Old Survey No. 381) Of Mouje: Sargasan (As Per City Survey Record: City Survey Ward: Sargasan (Non-Agricultural), Taluka: Gandhinagar (As Per City Survey Record: City Survey Office: Gandhinagar, Sub-District: Gandhinagar Zone - 2 & District: Gandhinagar.

Details of Property

All That Piece And Parcel Of Land Bearing Amalgamated Final Plot No. 83 + 104 (Admeasuring About 4007 SQ. MTRS.) Included in town planning scheme no. 28 [Sargasan-Por-Kudasan] Forming Part Of City Survey No. NA354/3 (Old Survey No. 354/3) And City Survey No. NA381/Paiki 1 And City Survey No. NA381/Paiki 2 (Old Survey No. 381) Of Mouje: Sargasan (As Per City Survey Record: City Survey Ward: Sargasan (Non-Agricultural), Taluka: Gandhinagar (As Per City Survey Record: City Survey Office: Gandhinagar, Sub-District: Gandhinagar Zone - 2 & District: Gandhinagar. ("Project Land") Along With Project Known As "**Divine Sanidhya**" To Be Constructed On Project Land Along With Development Rights & The Present And Future Free Sale Fsi Of Project Land (Excluding The Sold / Allocated Units In The Project(S) / Building(S) Constructed On The Project Land) (Hereinafter Referred To As "Said Property").

Mr Ankit Patni signs as under. :



Thanking you

Yours sincerely



Kishan

Authorised Signatory

DCB Bank Ltd.

CF - Retail

DCB Bank Limited

C. G. Road Branch: Ground Floor, Prerna Arcade, Opp. Doctor House, Near Parimal Garden, C. G. Road, Ahmedabad - 380006, Gujarat

Tel: +91 79 66143242 - 66143249 Fax: +91 79 66143241

Corporate & Registered Office: 6th Floor, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai - 400013, Maharashtra
CIN: L99999MH1995PLC089008 Website: www.dcbbank.com

IDHINAGAR ZONE-2

2 1 3 7 7 ~~29~~ = 3 6

— 0 2 5 —

DCB BANK



Name : Ankit Manu Bhai Pathi

Employee Code : 34375

Blood Group : O+ve

Ankit Pathi

Authorised Signatory

Ankit Pathi
DCB BANK LIMITED
AHMEDABAD
GROUD BRANCH



અનુકૂળાંશિકા નંબર - 2

દ્વારા-નોટ

m.d.MODI 16/05/2024 11:26:41

અરજુ નાની : 8012024389487

તારીખ : ૧૬/૦૫/૨૦૨૪

The seal of the Commonwealth of Massachusetts, featuring a central shield with a Native American figure holding a bow and arrow, surrounded by a circular border with the text "SIGILLUM REIPUBLICÆ MASSACHUSETTENSIS" and "1780".

દાખલેખાની નંબર ID No. 20245

卷之三

DIGITALLY SIGNED BY:
DS INSPECTOR GENERAL OF REGISTRATION

S.R.O. GANDHINAGAR ZONE 2
Date: 18-05-2024 17:25:17 IST
GANDHINAGAR, GUJARAT

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2025

(G2.0) 21/07/2025 4:17 PM

Serial No. 21377 Presented of the office of the
Sub-Registrar of S.R.O - GANDHINAGAR
ZONE 2
Between the hour of 16 To 17 on Date
21/07/2025

Receipt No :- 202560100030460

Received Fees as following

Rs.

Registration	5000.00
Side Copy Fee (35)	700.00
Other Fees	0.00
TOTAL :-	5700.00

Document Type: Mortgage : Mortgage Deed Without Possession
20250716940764273



Sureshbhai Bhudrabhai Chaudhari
Sub Registrar
S.R.O - GANDHINAGAR ZONE 2

Sureshbhai Bhudrabhai Chaudhari
Sub Registrar
S.R.O - GANDHINAGAR ZONE 2

Sl.no	Party Name and Address	Age	Photograph	Thumb Impression	Signature
Executing					
1	DIVINE DEVELOPERS A PARTNERSHIP FIRM: ભાગીદાર/રો., Nileshkumar Pravinbhai Mevada 6,Samarpan Society,,Palanpur,PALANPUR (પાલનપુર),BANASKANTHA (બનસકંઠા),GUJARAT (ગુજરાત),385001 PANNO:NA	45			
Executing					
2	M/S DIVINE DEVELOPERS A PARTNERSHIP FIRM: ભાગીદાર/રો., MAULIK MAHENDRA SHAH B/603,Green Arch.,Mumbai,Mumbai City (Mumbai City),Mumbai City (Mumbai City),MAHARASHTRA (મહારાષ્ટ્ર),400067 PANNO:NA	45			
Executing					
3	DIVINE DEVELOPERS A PARTNERSHIP FIRM: ભાગીદાર/રો., MUKESKUMAR DEVCHANDBHAI MEVADA A-1-8,Hari Om Nagar,,Ghodasar,AHMEDABAD CITY (અમદાવાદ શહેર),AHMEDABAD (અમદાવાદ),GUJARAT (ગુજરાત),380050 PANNO:NA	45			
Executing					

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4 DIVINE DEVELOPERS A
 PARTNERSHIP FIRM: ભાગીદાર/રો.,
 UMESHKUMAR MANHARLAL
 THAKKAR

45



41-B,Bandhan
 Soc.,,Ghodasar,AHMEDABAD CITY
 (અમદાવાદ શહેર),AHMEDABAD
 (અમદાવાદ),GUJARAT (ગુજરાત),380050
 PANNO:NA

Thakkar U. M.

Executing

5 DIVINE DEVELOPERS A
 PARTNERSHIP FIRM: ભાગીદાર/રો
 APEKSHA NIRAVKUMAR THAKKAR,
 MUKESKUMAR DEVCHANDBHAI
 MEVADA

45



A-1-8,Hari Om
 Nagar,,Ghodasar,AHMEDABAD CITY
 (અમદાવાદ શહેર),AHMEDABAD
 (અમદાવાદ),GUJARAT (ગુજરાત),380050
 PANNO:NA

Hari Om

Executing

6 DIVINE DEVELOPERS A
 PARTNERSHIP FIRM: ભાગીદાર/રો
 KETAN PANKAJBHAI SHAH,
 MUKESKUMAR DEVCHANDBHAI
 MEVADA

45



A-1-8,Hari om
 Nagar,,Ghodasar,AHMEDABAD CITY
 (અમદાવાદ શહેર),AHMEDABAD
 (અમદાવાદ),GUJARAT (ગુજરાત),380050
 PANNO:NA

Hari Om

Executing

7 DIVINE DEVELOPERS A
 PARTNERSHIP FIRM: ભાગીદાર/રો.,
 DHRUV MUKESHKUMAR MEVADA

45



A-1-
 8
 ,Hariomnagar,,Ghodasar,AHMEDABA
 D CITY (અમદાવાદ શહેર),AHMEDABAD
 (અમદાવાદ),GUJARAT (ગુજરાત),380050
 PANNO:NA

Dhruv Mevada

Executing

8 DIVINE DEVELOPERS A
 PARTNERSHIP FIRM: ભાગીદાર/રો.,
 HARSHAD CHHOTABHAI PATEL

45



7,Radhanpur Society,,Shah ALam
 Roza,AHMEDABAD CITY (અમદાવાદ
 શહેર),AHMEDABAD
 (અમદાવાદ),GUJARAT (ગુજરાત),380028
 PANNO:NA

Harshad Patel

Executing

GDR-2

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2025

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9 DIVINE DEVELOPERS A
PARTNERSHIP FIRM: ભાગીદાર/રો.,
KALPESHKUMAR KANTILAL
THAKKAR

45



Thakkar
Kalpesh
1C

,Ahmedabad,,Ahmedabad,AHMEDA
BAD CITY (અમદાવાદ
શહેર),AHMEDABAD
(અમદાવાદ),GUJARAT (ગુજરાત),380001
PANNO:NA

Claiming

1.DCB Bank Limited ની અધિકૃત વ્યક્તિ.
Ankit Manubhai Patni
Ahmedabad ,,,,,



Ankit Patni



Executing Party
admits execution

GDR-2

21377

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2025

(G2.0) 21/07/2025 4:44 PM

1 Umeshkumar Jayantibhai Nayee
C/402,Naroda Pride,,Naroda,AHMEDABAD CITY (અમદાવાદ
શહેર),AHMEDABAD (અમદાવાદ),GUJARAT (ગુજરાત),382330



2 Mevada Jigneshkumar Kantilal
E/402,Swastik Residency,,Ghodasar,AHMEDABAD CITY
(અમદાવાદ શહેર),AHMEDABAD (અમદાવાદ),GUJARAT
(ગુજરાત),380050



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



Date: 21 Month: July -2025

Sureshbhai Bhudrabhai Chaudhari
Sub Registrar
S.R.O - GANDHINAGAR ZONE 2

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

Date: 21/07/2025

Sureshbhai Bhudrabhai Chaudhari
Sub Registrar
S.R.O - GANDHINAGAR ZONE 2

GDR-2

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Registered No.

Date: 21-07-2025

Sureshbhai Bhudrabhai Chaudhari
Sub Registrar
S.R.O - GANDHINAGAR ZONE 2

