

Non Judicial



**Indian-Non Judicial Stamp
Haryana Government**



Date : 16/09/2019

Certificate No. GOP2019I2433



Stamp Duty Paid : ₹ 101
(Rs. Only)

GRN No. 57113650



Penalty : ₹ 0
(Rs. Zero Only)

Seller / First Party Detail

Name: Ashoka Liquors Pvt Ltd

H.No/Floor : 394/c

Sector/Ward : 0

LandMark : Lamington chambers

City/Village : Mumbai

District : Mumbai

State : Maharashtra

Phone: 0

Others : Allied blenders and distillers pvt ltd



Buyer / Second Party Detail

Name : Aditya Birla Finance Ltd

H.No/Floor : 0

Sector/Ward : 0

LandMark : Indian rayon compound

City/Village: Veraval

District : Gujrat

State : Gujrat

Phone : 0

Purpose : SUPPLEMENTAL MORTGAGE DEED

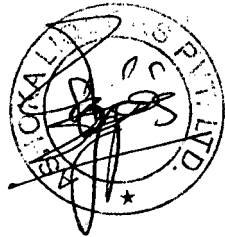
6999
19/9/2019

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

SUPPLEMENTAL MORTGAGE DEED

Type of Deed : Supplemental Mortgage Deed
Stamp Duty : Rs. 101/-
Stamp Certificate No. Dt : GOP2019I2433/ 16/09/2019
Stamp GRN No. : 57113650
Stamp Issued by : Non Judicial Stamp Paper

RF deposit GRN No. 57351818 dated 17.09.2019 Amount Rs. 110/-



For Aditya Birla Finance Limited
Vijay K. Bratook
Authorized Signatory

प्रलेख न:6999

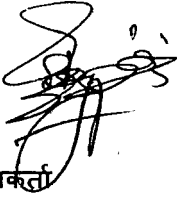
दिनांक:19-09-2019

डीड संबंधी विवरण	
डीड का नाम	TARTIMA
तहसील/सब-तहसील	कादीपुर
गांव/शहर	नरसिंहपुर

धन संबंधी विवरण	
राशि 0 रुपये	स्टाम्प ड्यूटी की राशि 3 रुपये
स्टाम्प नं : G0P2019I2433	स्टाम्प की राशि 101 रुपये
रजिस्ट्रेशन फीस की राशि 100 रुपये	EChallan:57351818 पेस्टिंग शुल्क 3 रुपये
Drafted By: SHIV KUMAR ADV	Service Charge:200

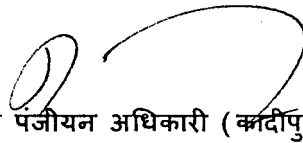
यह प्रलेख आज दिनांक 19-09-2019 दिन गुरुवार समय 3:08:00 PM बजे श्री/श्रीमती /कुमारी

ASHOKA LIQUORS PVT LTD thru PRADEEP BAJPALOTHER ALLIED BLENDEES AND DISTILLERS PVT LTD thru PRADEEP BAJPALOTHER निवास 394/C GROUND FLOOR LAMINGTON CHAMBERS MUMBAI द्वारा पंजीकरण हेतु प्रस्तुत किया गया ।



हस्ताक्षर प्रस्तुतकर्ता

ASHOKA LIQUORS PVT LTD ALLIED BLENDEES AND DISTILLERS PVT LTD



उप/संयुक्त पंजीयन अधिकारी (कादीपुर)

उपरोक्त पेशकर्ता व श्री/श्रीमती /कुमारी ADITYA BIRLA FINANCE LTD thru VIJAY MATHUR- PRATEEK SOMANIOOTHER हाजिर है । प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों

ने सुनकर तथा समझकर स्वीकार किया । दोनों पक्षों की पहचान श्री/श्रीमती /कुमारी SHIV KUMAR पिता --- निवासी ADV GGM व श्री/श्रीमती /कुमारी DEEPAK पिता --- निवासी ADV GGM ने की ।

साक्षी नं:1 को हम नम्बरदार /अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं:2 की पहचान करता है ।

THIS SUPPLEMENTAL MORTGAGE DEED is made at Sub Tehsil Kadirpur on this 19th day of September, 2019

BY

M/s Ashoka Liquors Private Limited, a company incorporated under the Companies Act, 1956 and having its registered office at 394/C, Ground Floor, Lamington Chambers, Lamington Road, Mumbai – 400004; (hereinafter referred to as “**Mortgagor**” which expression shall, unless repugnant to the context or meaning thereof, include its respective nominees, agents, successors and permitted assigns);

And

M/s Allied Blenders and Distillers Pvt. Ltd., a company incorporated under the Companies Act, 1956 and having its registered office at 394/C, Ground Floor, Lamington Chambers, Lamington Road, Mumbai – 400004, (hereinafter referred to as “**Borrower**” which expression shall, unless repugnant to the context or meaning thereof, include its respective nominees, agents, successors and permitted assigns);

IN FAVOUR OF

Aditya Birla Finance Limited, a company incorporated under the Companies Act, 1956 and having its Registered Office at Indian Rayon, Compound, Veraval, Gujarat – 362266, India and its branch office at JMD Regent Plaza, 2nd Floor, Gurugram, (hereinafter referred to as the **ABFL/Mortgagee**, which expression shall, unless it be repugnant to the subject or context thereof, includes its successors and permitted assigns).

The Mortgagor/ Borrower and ABFL are hereinafter individually referred to as “Party” and collectively as “Parties”.

WHEREAS:



For Aditya Birla Finance Limited
Vijay *Bratook*
Authorized Signatory

Reg. No.

Reg. Year

Book No.

6999

2019-2020

1



पेशकर्ता



दावेदार



गवाह

उप/सयुक्त पंजीयन अधिकारी

पेशकर्ता :- thru PRADEEP BAJPALOTHER ASHOKA LIQUORS PVT LTD thru
PRADEEP BAJPALOTHER ALLIED BLENTERS AND DISTILLERS PVT
LTD

दावेदार :- thru VIJAY MATHUR- PRATEEK SOMANIOOTHERADITYA BIRLA
FINANCE LTD

गवाह 1 :- SHIV KUMAR

गवाह 2 :- DEEPAK

प्रमाण पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 6999 आज दिनांक 19-09-2019 को बही नं 1 जिल्द नं 211 के पृष्ठ नं 191.75 पर किया गया तथा इसकी एक प्रति अतिरिक्त बही संख्या 1 जिल्द नं 677 के पृष्ठ संख्या 48 से 49 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगूठा मेरे सामने किये हैं।

दिनांक 19-09-2019

उप/सयुक्त पंजीयन अधिकारी(कादीपुर)

- i. ABFL is a non-banking finance company registered with the Reserve Bank of India (RBI) and is inter alia engaged in the business of advancing various credit facilities.
- ii. The Mortgagor/Borrower has availed a certain credit facility aggregating to Rs.50,00,00,000/- and secured the facility by executing Mortgaged Deed dated April 15th, 2019 bearing no...658.....(hereinafter “Mortgaged Deed”)
- iii. The parties to the Mortgaged Deed are now desirous to modified and amend the said Mortgaged Deed by executing this Supplemental Mortgage Deed.
- iv. This Supplemental Mortgage Deed shall form an integral part of the said Mortgaged Deed. All expressions and terms defined or used in the said Mortgaged Deed shall have the same meaning in this Supplemental Mortgage Deed, unless the context clearly requires otherwise.

The parties hereto are now entering into this Supplemental Mortgage Deed to modify and amend the Mortgaged Deed.

NOW THIS SUPPLEMENTAL MORTGAGE DEED WITNESSETH AND THE PARTIES HERETO AGREE AS FOLLOWS:

SCOPE OF SUPPLEMENTAL MORTGAGE DEED

1. ***The SCHEDULE (Description of Immovable Properties) of the Said Mortgage Deed to be replaced with the following SCHEDULE I attached to this SUPPLEMENTAL MORTGAGE DEED .***
2. Except as provided hereinbefore, this Deed shall be governed by the terms and conditions as laid down in the said Mortgage Deed. Modifications provided herein shall be read in addition and not in limitation or derogation to the terms and conditions of the said Mortgage Deed.
3. Signing of this Supplemental Mortgage Deed shall give an effect as if the terms and conditions mentioned herein shall form part of the said Mortgage Deed and shall be binding as part of terms and conditions of the said Mortgage Deed only.



For Aditya Birla Finance Limited
Nigay
Prabook
in Signatory

IN WITNESS THEREOF the [Borrower(s)] /Mortgagor(s)] has/have set his/their hand(s) these presents on this day and year first above written in the witness of each of the attesting witnesses mentioned below and each of attesting witnesses have put their signature in the presence of Borrower(s)/Mortgagor(s)



Drafted By


SHIV KUMAR SINGH
Advocate
Distt Courts, Gurugram

Witnesses:-

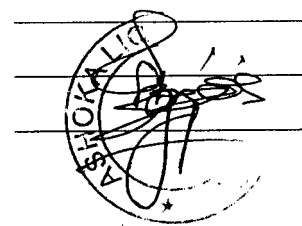
Mortgagor(s)

1.


Ashoka Liquors P. Ltd.



Shiv Kumar Singh
Advocate
Distt. Court, Gurugram



2.



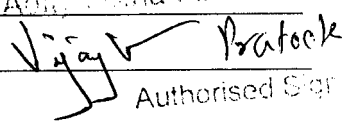
Deepak Kumar
Advocate
Distt. Court, Gurugram

For Aditya Birla Finance Limited _____

Name

For Aditya Birla Finance Limited _____

Designation



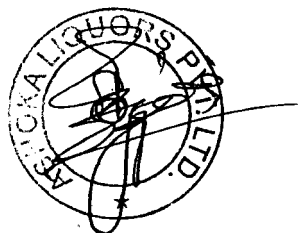
Vijay Pratoek
Authorized Signatory

SCHEDULE I


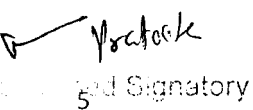
Description of Immovable Properties

Land admeasuring **52 Kanals 14 Marlas** in the aggregate, the details of which are mentioned here-under:

- (i) 427/447th share (**21 Kanals, 7 Marlas**) of the total property aggregating upto 22 Kanals , 7 Marlas bearing Khewat No. 119, Khatauni No. 227, lying in Rectangle No. 4, Killa No. 18/3 (admeasuring 3 Kanals, 9 Marlas) and Killa No 23 (admeasuring 7 Kanals, 11 Marlas) and lying in Rectangle No 7, Killa No. 3 (admeasuring 8 Kanals) and Killa No. 9/1 (admeasuring 3 Kanals, 7 Marlas), situated at Village Narsingpur, Tehsil Kadipur (Old Tehsil Gurgaon), District Gurugram, Haryana;
- (ii) 813/864th share (**2 Kanals, 12 Marlas**) of the total property bearing Khewat No. 119, Khatauni No. 227, lying in Rectangle No 4, Killa No. 18/2 (admeasuring 2 Kanals, 15 Marlas), situated at Village Narsingpur, Tehsil Kadipur (Old Tehsil Gurgaon), District Gurugram, Haryana;
- (iii) All that piece and parcel of the total property aggregating upto **15 Kanals, 11 Marlas** bearing Khewat No. 93, Khatauni No. 174, lying in Rectangle No. 4, Killa No. 22 (admeasuring 7 Kanals, 11 Marlas) and lying in Rectangle No 7, Killa No. 2 (admeasuring 8 Kanals), situated at Village Narsingpur, Tehsil Kadipur (Old Tehsil Gurgaon), District Gurugram, Haryana;
- (iv) All that piece and parcel of the total property aggregating upto **9 Kanals** bearing Khewat No. 135 Min, Khatauni No. 264 Min, lying in Rectangle No. 4, Killa No. 18/4 (admeasuring 1 Kanal) and Killa No. 19 (admeasuring 8 Kanals), situated at Village Narsingpur, Tehsil Kadipur (Old Tehsil Gurgaon), District Gurugram, Haryana; and

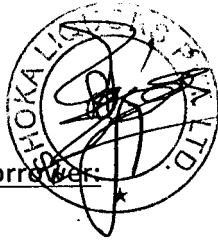


For Aditya Birla Finance Limited

 
Authorized Signatory


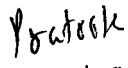
- (v) All that piece and parcel of the total property aggregating upto **4 Kanals, 4 Marlas** bearing Khewat No. 126, Khatauni No. 245, lying in Rectangle No. 7, Killa No. 4/2/2 (admeasuring 2 Kanals, 11 Marlas) and Killa No. 7/1/2 (admeasuring 1 Kanal, 13 Marlas), situated at Village Narsingpur, Tehsil Kadipur (Old Tehsil Gurgaon), District Gurugram, Haryana


By the within named Mortgagor:




By the within named Borrower:

For Aditya Birla Finance Ltd

For Aditya Birla Finance Limited
 
Authorised Signatory

DDO Code: 0369		E - CHALLAN		Candidate Copy	
Government of Haryana					
Valid Upto: 24-09-2019 (Cash) 18-09-2019 (Chq./DD)				* 0 0 5 7 3 5 1 8 1 8 *	
GRN No.: 0057351818		Date: 17 Sep 2019 12:57:37			
Office Name: 0369-NIAB TEHSILDAR KADIPUR					
Treasury: Gurgaon					
Period: (2019-20) One Time					
Head of Account		Amount		₹	
0030-02-102-98-51 Other General Stamps		110			
PD AcNo 0					
Deduction Amount: ₹		0			
Total/Net Amount: ₹		110			
₹ One Hundred and Ten Rupees					
Tenderer's Detail					
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-					
PAN No:					
Tenderer's Name: ADITYA BIRLA FINANCE LTD					
Address: OFFICE AT GUJARAT -					
Particulars: RF AND PF					
Cheque-DD- Detail: Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No: CPU7536563		Payment Date: 17/09/2019			
Bank: SBI Aggregator		Status: Success			

DDO Code: 0369		E - CHALLAN		AG/ Dept Copy	
Government of Haryana					
Valid Upto: 24-09-2019 (Cash) 18-09-2019 (Chq./DD)				* 0 0 5 7 3 5 1 8 1 8 *	
GRN No.: 0057351818		Date: 17 Sep 2019 12:57:37			
Office Name: 0369-NIAB TEHSILDAR KADIPUR					
Treasury: Gurgaon					
Period: (2019-20) One Time					
Head of Account		Amount		₹	
0030-02-102-98-51 Other General Stamps		110			
PD AcNo 0					
Deduction Amount: ₹		0			
Total/Net Amount: ₹		110			
₹ One Hundred and Ten only					
Tenderer's Detail					
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-					
PAN No:					
Tenderer's Name: ADITYA BIRLA FINANCE LTD					
Address: OFFICE AT GUJARAT -					
Particulars: RF AND PF					
Cheque-DD- Detail: Depositor's Signature					
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No: CPU7536563		Payment Date: 17/09/2019			
Bank: SBI Aggregator		Status: Success			

* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.