

JK TYRE & INDUSTRIES LIMITED

(KANKROLI UNIT)

On 30th Day of September of 2021, Shri Arun. K. Bajoria, Director & President (International Operations) of JK Tyre & Industries Limited (formerly known as J.K. Industries Limited), a Company within the meaning of the Companies Act, 1956 and having its Registered Office at Jaykaygram, PO-Tyre Factory, Kankroli-313342(Rajasthan) and Admin office at 3, Patriot House, Bahadur Shah Zafar Marg, New Delhi-110002 (hereinafter referred to as "the Company") visited the Branch Office of IDBI Bank Limited (formerly known as Industrial Development Bank of India Limited and prior to that known as Industrial Development Bank of India) (hereinafter referred to as "IDBI ") at 51/3, Desh Bandhu Gupta Road, Opposite Khalsa College, Karol Bagh, New Delhi 110005 and saw Shri Dal Chand, DGM, of IDBI Bank .

2. The said Shri Arun. K. Bajoria, stated that the documents of title evidences, deeds and writings more particularly described in the First Schedule hereunder written (hereinafter called the "the said title deeds") in respect of the Company's all immovable properties pertaining to its Kankroli Unit situated at Villages Dhoinda, Emdi, Nagma and Kankroli all in Tehsil Rajsamand, District Udaipur (now in District Rajsamand) in the State of Rajasthan (save and except the land admeasuring 8.27 acres pertaining to its Automobile Tyre Unit at Jaykaygram, Kankroli, Tehsil Rajsamand, District Udaipur, Rajasthan which has been mortgaged to Housing Development Finance Corporation Ltd. (HDFC)) were deposited on 30th day of April 1985 and further deposited by way of constructive delivery on the 26.11.1987, 24.12.1991, 30.9.1993, 17.3.1994, 7.8.1995, 29.9.1997, 31.7.1998, 13.3.2001, 6.9.2002, 12.03.2004, 30.12.2005, 20.03.2006 5.05.2007, 21.01.2011, 13.06.2012, 01.02.2013, 27.02.2017 and lastly on 28.06.2018 by the company with IDBI Bank and IDBI Bank acting for itself and for itself and as agent of:

- (a) State Bank of India (hereinafter called as "SBI")
- (b) Bank of India (hereinafter called as "BOI")
- (c) Life Insurance Corporation of India (hereinafter called as "LIC")
- (d) General Insurance Corporation of India (hereinafter called as "GIC")
- (e) IDBI Trusteeship Services Limited acting as the Trustees for Zero Coupon Non-Convertible Debentures (hereinafter called "ITSL");
- (f) Punjab National Bank (hereinafter called "PNB")
- (g) State Bank of Bikaner & Jaipur (hereinafter called "SBBJ")
- (h) UCO Bank (hereinafter called "UCO")
- (i) The Federal Bank Ltd. (hereinafter called "FB")
- (j) Corporation Bank (hereinafter called "CB")
- (k) Syndicate Bank (hereinafter called "SYB")
- (l) State Bank of Mysore (hereinafter called "SBM")
- (j) Indian Bank (hereinafter called "IB");



in order to create security, by way of joint mortgage by deposit of title deeds, on the Company's all immovable properties pertaining to its Kankroli Unit situated at Jaykaygram, Kankroli, District Udaipur, now in District Rajasamand, Rajasthan, together with the buildings and other structures, fixed plant and machinery, fixtures and fittings constructed, erected or installed thereon or to be constructed and or installed thereon for securing the due repayments, charge and redemption by the Company to:

- (a) **IDBI Bank** of its
 - (i) Term Loan of Rs. 4200 lacs out of term laon of Rs. 6100 lacs (since repaid)
 - (ii) Term Loan of Rs. 4500 lacs (since repaid);
 - (iii) Term Loan of Rs. 1200 lacs (since repaid);
 - (iv) Term Loan of Rs. 1000 lacs (since repaid);
 - (v) Term Loan of Rs. 3500 lacs; (since repaid);
- (b) **BOI** of its Term Loan of Rs. 6000 lacs (since repaid);
- (c) **SBI** of its –
 - (i) Term Loan of Rs. 2000 lacs (since repaid);
 - (ii) Term Loan of Rs. 2500 lacs (since repaid);
 - (iii) Term Loan of RS. 2000 lacs (since repaid);
- (d) **LIC** of its
 - (i) Term Loan of Rs. 800 lacs (since repaid)
 - (ii) Term Loan of Rs. 1000 lacs (since repaid)
- (e) **Exim Bank** of its Term Loan of Rs. 500 lacs (since repaid)
- (f) **GIC** of its
 - (i) Term Loan of Rs. 500 lacs (since repaid)
 - (ii) Term Loan of Rs. 500 lacs (since repaid)
- (g) **ITSL** as the Trustees for the subscribers of
 - (i) Zero Coupon Non-Convertible Debentures of Rs.6338.90 lacs subscribed by IDBI (since repaid)
 - (ii) Zero Coupon Non-Convertible Debentures of Rs. 1285.60 lacs subscribed by SBI (since repaid)
- (h) **UTIB** of its Term Loan of Rs. 1000 lacs (since repaid)
- (i) **SBBJ** of its Term Loan of Rs. 3900 lacs (since repaid);
- (j) **UCO** of its Term Loan of Rs. 3000 lacs (since repaid);

Working Capital

1. **BOI** of its Working Capital Facilities aggregating Rs.75050 lacs;
2. **PNB** of its Working Capital Facilities aggregating Rs.15000 lacs;
3. **CB** of its Working Capital Facilities aggregating Rs.10500 lacs
4. **SBI** of its Working Capital Facilities aggregating Rs. 53950 lacs;
5. **FB** of its Working Capital Facilities aggregating Rs.7000 lacs;
6. **IB** of its Working Capital Facilities aggregating Rs. 66000 lacs; and
7. **IDBI Bank** of its Working Capital Facilities aggregating Rs.17500 lacs



together with interest, additional interest, liquidated damages, compound interest, premia on prepayment or on redemption, remuneration payable to the Trustees for NCD holders, charges, expenses, payable by the Company to the Lenders under their respective Loan Agreements/ Loan Documents/ Heads of Agreement/ Debenture Trust Deeds/ Trustee Agreements/ Subscription Agreement/ Letters of Sanction/ Memorandum of Terms and conditions, as amended from time to time.

3. Shri Arun. K. Bajoria, on the same day accorded and gave oral consent on behalf of the Company to Shri Dal Chand, DGM, IDBI Bank acting as agent of BOI, PNB, UBI, SBI, FB, IB, BOB and HDFC Bank Ltd. to hold and obtain the said title deeds, as and by way of a mortgage by deposit of title deeds by constructive delivery, on the company's immovable properties pertaining to its Kankroli unit situated at Jaykaygram, Kankroli, District Rajsamand (earlier in District Udaipur), Rajasthan together with all buildings, and structure thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth (hereinafter collectively referred to as the said immovable properties) as security also for the due repayment, discharge and redemption by the Company to Bank of India as a leader of Consortium of Banks to secure the Working capital Facilities aggregating to Rs. 287000.00 lacs and Working Capital Demand Loan/Term loan Facility under COVID Scheme 2020 CESS aggregating to Rs. 12230 lacs as under;

Working Capital Facilities:

- (a) Bank of India (BOI) of its Reduced Working Capital Facilities aggregating Rs. 71050 lacs (reduced from Rs.75050 lacs to Rs.71050 lacs)
- (b) Punjab National Bank (PNB) of its Working Capital Facilities aggregating Rs.15000 lacs.
- (c) State Bank of India (Combined Exposure of SBBJ and SBI) of its Reduced Working Capital Facilities aggregating Rs.43950 lacs (reduced from Rs. 53950 lacs to Rs.43950 lacs);
- (d) The Federal Bank Limited (FB) of its Working Capital Facilities aggregating to Rs.7000 lacs
- (e) Indian Bank (IB) of its Working Capital Facilities aggregating Rs. 66000 lacs
- (f) Union Bank of its Working Capital Facilities aggregating Rs. 10500 lacs
- (g) IDBI Bank Limited (IDBI) of its Working Capital Facilities aggregating Rs.17500 lacs
- (h) Bank of Baroda of its New Sanction of Working Capital Facilities aggregating Rs. 46000 lacs
- (i) HDFC Bank Ltd. of its New Sanction of Working Capital Facilities aggregating Rs. 10000 lacs



**Working Capital Demand Loan/Term loan Facility under COVID Scheme 2020
CESS**

- (a) Bank of India of its Working Capital Demand Loan aggregating Rs.3500 lacs
- (b) Indian Bank of its Term Loan aggregating Rs.6180 lacs
- (c) Punjab National Bank of its Demand Loan aggregating Rs.1500 lacs
- (d) Union Bank of India (Erst. Corporation Bank) of its Term Loan aggregating Rs.1050 lacs

together with interest, additional interest, liquidated damages, compound interest, premia on prepayment, costs, charges, expenses and other monies payable under the Heads of Agreement/ Letters of Sanction/ Memorandum of terms and conditions, as amended from time to time.

4. Whilst giving such oral consent on behalf of the company Shri Arun. K. Bajoria, stated that he did so in his capacity as a director of the Company with intent to create securities on the said immovable properties as aforesaid.

5. Shri Arun. K. Bajoria, also stated that he was authorized to give such oral consent pursuant to the resolutions passed in the Meeting of Board of Directors of the Company dated 25.03.2020 read along with resolution passed in the meeting of Committee of Directors held on 21.05.2020, 28.08.2020 and 03.11.2020 and he furnished a certified copy of the said resolutions to Shri Dal Chand, and further stated that the said resolutions were in full force and effect.

6. The aforesaid oral consent was given by Shri Arun. K. Bajoria, on behalf of the company in the presence of Madhabi Kumari, Assistant Manager of IDBI Bank.



FIRST SCHEDULE
(List of documents of Title Deeds)

1. Lease dated 5th August 1975 and made between Governor of the State of Rajasthan of the one part of J.K. Industries Limited of the other part along with Schedule of Land (Annexure-I) and map of the land (Annexure-II)
2. Transfer Deed dated 12th August 1975 and made between Governor of the State of Rajasthan of the one part of J.K. Industries Ltd., on the other part along with plan.
3. Sale Deed dated 27th August 1974 executed by Shri Bhupal Singh son of Shri Sardar Singh in favour of J.K. Industries Limited of the other part along with sketch.
4. Bappi patta (Sale Deed) dated 10th October 1975 executed by the Municipal Board, Rajasmand in favour of J.K. Industries Limited along with plan.
5. Lease dated 19th November 1975 made between the Governor of the State of Rajasthan of the one part and J.K. Industries Limited of the other part along with Plan.
6. Sale Deed dated 22nd December 1975 executed by the governor of the State of Rajasthan in favour of J.K. Industries Limited with plan.
7. Original Letter No. F107 Ind/Gr.I/75 dated 11th December 1975 from the Government pf Rajasthan Industries (GR.I) Department to J.K. Industries Limited.
8. The original letter NO. F.4(72) Ind/Gr.21-72-PT II dated 23rd December 1975 from the Governor of Rajasthan (Industries Gr.I Department to J.K. Industries Limited.
9. Original Letter NO. F.4(72) Ind/Gr.II/72/PT dated 27th December 1975 from the Government of Rajasthan Industries Department to J.K. Industries Ltd.
10. Composite Plan of the lands described in Part-I, Part-II, Part-III, Part-IV, Part – V and Part-VI of the Second Schedule.



SECOND SCHEDULE
(Description of immovable properties)

Part - I

(Description of lands comprised in Lease dated 5th August, 1975 and made between the Governor of the State of Rajasthan in favour of the Company)

All those pieces or parcels of land admeasuring 175 Bighas and 13 Biswas (equivalent to 93.68 Acres or 37.46 Hectares) in villages Dhoinda, Emdi and Nogama, Tehsil, Rajsamand, District Udaipur (now in District Rajsamand) in the State of Rajasthan and bearing the following particulars:

AS PER TRANSFER DEED (Old Settlement)				AS PER JAMABANDI (Record of Rights - New Settlement)			
Sr. No.	Khasra No.	Area		Sr. No.	Khasra No.	Area	
		Bigha	Biswa			Bigha	Biswa

VILLAGE DHOINDA

1	2	3	4	5	6	7	8
1.	2639	0	08	1.	3016	0	09
2.	2640/3 Ka	1	02	2.	3037	1	01
3.	2641/17	1	08	3.	3057	0	15
4.	2641/30	0	18	4.	3058	0	14
5.	2642	0	05	5.	3059	0	12
6.	2643/29	2	04	6.	3060	2	02
7.	2643/33	3	19	7.	3068	0	10
8.	2641/7	4	10	8.	3071	0	09
9.	2643/1 ka	45	00	9.	3075	6	13
10.	2643/62	5	17	10.	3076	2	08
11.	2643/65	3	08	11.	3077	6	00
				12.	3107	0	13
				13.	3119	4	11
				14.	3122	0	06
				15.	3172	6	19



16.	3150	1	08
17.	3146	2	07
18.	3187	3	13
19.	3201	1	15
20.	3226/1	2	12
21.	3226/2	1	18
22.	3227/1	0	08
23.	3228/1	23	09
24.	3229/1	1	08
25.	3230/11	10	15
26.	3232/19	1	03
27.	3545	0	14
28.	3555	3	00
29.	3556	1	12
30.	3557	0	18
31.	3580/3151	0	13
32.	3598/3016	0	04
Total		91	19

Total	68	19
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Area : 36.774
Sq.Mtr. : 1,48,814.228
Hectare : 14.88

Area : 36.77
Sq.Mtr. : 1,48,798.041
Hectare : 14.88

Village - EDM I

1	2	3	4	5	6	7	8
1.	736 Min	1	07	1.	1640/1089	1	00
2.	753 Min	1	05	2.	1193/1	1	11
3.	750/3	6	04	3.	1197	0	18
4.	843/2	56	11	4.	1201/1	0	02
5.	814 Min	9	00	5.	1196	1	09
				6.	1696/1195	0	13



				7.	1203/1	5	01
				8.	1180	3	02
				9.	1205/1	46	06
				10.	1241	0	03
				11.	1215	0	03
				12.	1179/1	38	14
	Total	74	07		Total	99	02

Sq.Mtr. 1,60,464.746
Acre 39.653
Hectare 16.05

Sq.Mtr. 1,60,452.606
Acre 39.65
Hectare 16.05

Village - NOGAMA

1	2	3	4	5	6	7	8
1.	5/1 Min	1	15	1.	13	1	12
2.	4/3 Ga	0	05	2.	15	1	03
3.	4/4	0	13	3.	27	0	07
4.	40/2	4	17	4.	30	0	15
5.	42/4	2	04	5.	46	3	00
6.	44 Min	6	01	6.	75	7	05
7.	45/3	11	03	7.	1384/46	1	11
8.	45/4	4	09	8.	1416/71	2	06
9.	46/2	1	00	9.	49	1	01
				10.	72	1	10
				11.	73	2	05
				12.	74	11	08
				13.	76/1	8	05
				14.	1385/74	0	14
	Total	32	07		Total	43	02

Sq.Mtr. 69,818.129
Acres 17.253
Hectare 6.98

Sq.Mtr. 69,805.989
Acres 17.25
Hectare 6.98



GRAND TOTAL 175- 13
Sq.Mtr. 3,79,097.103
Acres 93.68
Hectare 37.91

GRAND TOTAL 234 - 03
Sq.Mtr. 3,79,056.637
Acres 93.67
Hectare 37.91

PART - II

(Description of lands comprised in the Transfer deed dated 12th August, 1975 between the Governor of Rajasthan and the Company)

All those pieces or parcels of land or ground admeasuring 342 Bighas and 18 Biswas (Equivalent to 182.88 Acres or 74.070 Hectares) in villages Dhoinda, Emdi and Nogama, tehsil Rajsamand, District Udaipur, Registration District Udaipur in the State of Rajasthan bearing the following particulars :

VILLAGE - DHOINDA

AS PER TRANSFER DEED (Old Settlement)				AS PER JAMABANDI (Record of Rights - New Settlement)			
Sr. No.	Khasra No.	Area		Sr. No.	Khasra No.	Area	
		Bigha	Biswa			Bigha	Biswa
1	2	3	4	5	6	7	8
1.	2641/1 Ka	0	09	1.	2419/1	0	13
				2.	2470/1	0	13
				3.	2472/1	0	10
				4.	2473/1	0	08
				5.	2474/1	0	14
2.	2641/2 Kha	1	05	6.	2478	0	19
3.	2641/2 Ga	0	06	a.	2479	0	14
4.	2641/2 Gha	1	09	7.	2481/1	1	03
5.	2641/2 Gha	2	10	8.	2485	1	04
6.	2641/3 Kha	0	07	9.	2486/1	0	02
7.	2641/3 Kha	3	00	10.	2494/1	0	17
				11.	2496/1	1	00
				12.	2502/1	0	16
8.	2641/3 Ga	4	17	13.	2657/1	0	10
9.	2641/4	3	11	14.	2658/1	1	00
10.	2641/9	9	08	15.	2659	1	05



11	2641/10	1	08	16	2660	0	13
12	2641/111	6	08	17	2661/1	1	18
13	2641/12	3	08	18	2668/1	1	10
14	2641/13	2	05	19	2669	0	18
15	2641/14	3	15	20	2670/1	0	15
16	2641/15	3	13	21	2671/1	0	04
17	2641/16	2	02	22	2672/1	0	01
18	2641/18	1	00	23	2944/1	0	02
19	2641/19	0	15	24	2945/1	0	05
20	2641/20	0	14	25	2951/1	0	06
21	2641/21 ka	1	00	26	2952/1	0	06
22	2641/21 Kha	0	06	27	2953/1	0	04
23	2641/24	1	12	28	2959/1	0	03
24	2641/25	2	03	29	2961/1	2	07
25	2641/26	2	06	30	2962	0	13
				31	2963	0	16
				32	2964	1	02
				33	2971	0	12
				34	2972	0	08
				35	2973	0	10
				35a	2974	0	08
				36	2976	0	13
				36a	2975	0	14
				37	2977	1	04
				38	2978	1	01
				39	2979	1	02
				40	2980/1	0	01
26	2641/8	3	14	41	2983/1	0	08
27	2641/27 ka	3	08	42	2984	1	05
28	2641/27 Kha	0	15	43	2985	0	09
29	2641/28	2	13	44	2986	0	09
30	2641/29	3	16	45	2987	0	19
31	2641/31	0	19	46	2988	0	19
32	2641/33	1	02	47	2989	0	12



33	2641/34	1	11	48	2990	0	13
34	2643/20	5	05	49	2991	0	10
35	2643/24	1	00	50	2992	0	10
36	2643/22	1	10	51	2993	0	17
37	2643/23	1	12	52	2994	0	15
38	2643/24	0	14	53	2996/1	0	01
39	2643/25	1	03	54	2997/1	0	04
39	2643/26	0	11	55	2998	1	01
40	2643/27	0	15	56	2999	0	09
41	2643/28	0	06	57	3000	0	11
				58	3001	0	13
42	2643/39	5	03	59	3002	0	06
43	2643/40	2	07	60	3003	0	10
44	2643/41	0	10	61	3004	0	11
45	2643/43	0	11	62	3007	0	13
46	2643/48	3	05	63	3008	0	13
47	2643/51	2	03	64	3009	0	18
48	2643/52	3	15	65	3010	1	03
49	2643/53	2	13	66	3011	1	05
50	2643/54	1	10	67	3012	1	05
51	2643/55	4	10	68	3013	0	16
52	2643/56	0	12	69	3014	0	04
53	2643/58	3	13	70	3015	0	13
54	2643/64	0	08	71	3017	0	19
55	2643/60	7	11	72	3018	1	01
56	2643/61	5	05	73	3019	2	00
57	2643/63	12	00	74	3020	1	02
58	2643/66	0	13	75	3021	1	11
58a	2643/67	1	11	75a	3022	2	02
59	2643/72 Ka	10	00	76	3023	1	01



60	2643/72 kha	10	00	77	3024	0	08
61	2643/74	3	00	78	3025	0	19
62	2643/73	3	00	79	3026	2	07
63	2086	0	10				
64	2161/1	0	17				
	2643/49	2	14				
65	2163	0	18				
66	2164	0	10				
67	2198	0	10				
68	2199	0	15				
69	2221	1	03	80	3027	2	03
70	2192/1 Kha	1	00	81	3028	1	03
71	2222	0	02	82	3029	1	01
72	2217/1	1	10	83	3030	1	06
73	2615/2	0	15	84	3031	1	14
74	2616/2	1	03	85	3032	1	04
75	2617	1	06	86	3033	1	05
76	2628	2	10	87	3034	1	19
77	2614/2	0	08	88	3035	2	00
78	2643/71	1	09	89	3036	1	01
79	2643/57	3	10	90	3038	0	14
80	2641/22	0	09	91	3039	0	12
				92	3040	0	15
				93	3041	0	11
				94	3042	1	06
				94a	3043	1	06
				95	3044	1	02
				95a	3045	1	02
				96	3046	1	14
				97	3047	1	10
				98	3048	1	11
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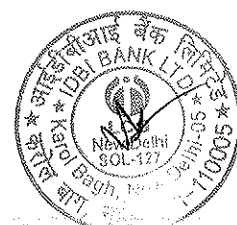
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				146	3105	0	08
				147	3106	0	16
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				149	3109	2	10
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				151	3111	0	16
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				188	3152	0	07
				189	3153	0	16
				190	3154	0	16
				191	3155	1	01
				192	3156	1	02
				193	3157	0	07



				194	3158	0	11
				195	3159	0	11
				196	3160	0	13
				197	3161	1	03
				198	3162	0	06
				199	3163	0	16
				200	3164	0	12
				201	3165	1	05
				202	3166	0	11
				203	3167	0	14
				204	3168	0	08
				205	3169	1	02
				206	3170	1	05
				207	3171	1	06
				208	3173	3	01
				208a	3174	0	14
				209	3175	0	16
				210	3176	1	12
				211	3177	0	10
				212	3178	0	19
				213	3179	1	09
				214	3180	1	11
				215	3181	1	14
				216	3182	1	09
				217	3183	1	09
				218	3184	1	16
				219	3185	2	02
				220	3186	1	05
				221	3188	0	16
				222	3189	0	11
				223	3190	0	05
				224	3191	1	12
				225	3192/1	0	18
				226	3193/1	0	03
				227	3195/1	0	10
				228	3197	7	05
				229	3200/1	1	02
				230	3214/1	0	05
				231	3215	0	03
				232	3216	1	02
				233	3217	0	15
				234	3218	1	00
				235	3219/1	0	08
				236	3220/1	0	06
				237	3546	1	15



				238	3547	1	12
				239	3548	1	06
				240	3549	1	09
				241	3550	0	05
				242	3551	1	17
				243	3552	3	12
				244	3553	1	19
				244a	3554	1	19
				245	3560	2	Q115
				246	3561	1	14
				247	3562	1	06
				248	3563	0	13
				249	3607/3025	0	19
				250	3608/3036	1	01
	Total	196	10		Total	273	14

Acres : 104.80
Hectares : 42.31
Sq.Mtrs. : 424096.675

Acres : 109.48
Hectares : 44.30
Sq.Mtrs. : 443035.343

VILLAGE EMDI

1	2	3	4	5	6	7	8
1	727 Min	2	14	1	1066	3	09
2	728 Min	2	16	2	1067	0	08
3	729	2	08	3	1068	0	07
4	730	2	02	4	1069	0	16
5	731	1	02	5	1070	1	16
6	732	0	16	6	1071	3	05
7	733	0	15	7	1072	3	07
8	734	3	09	8	1073	1	04
9	736/1	0	05	9	1074	1	01
10	736/2	0	03	10	1075	0	11
11	737	0	10	11	1076	0	10
12	738	0	15	12	1078	2	02
13	739 Min	1	00	13	1080/2	1	11
14	740 Min	0	18	14	1081/2	0	02
15	741 Min	0	15	15	1082/2	1	01
16	742	2	00	16	1083/2	1	00
17	747	4	08	17	1087	2	15
18	750/1	2	10	18	1088	2	03
19	750/2	1	10	19	1089	2	10
20	754	3	05	20	1092	0	01
21	755	3	00	21	1093	1	08
22	756	1	02	22	1096	0	15



23	757	4	14	23	1097	1	11
24	758	1	17	24	1098	0	18
25	759	3	10	25	1099	0	18
26	760	1	01	26	1100	1	06
27	761	2	10	27	1101	0	12
28	762	2	06	28	1102	1	07
29	763	0	19	29	1103	1	07
30	764	1	09	30	1104	2	00
31	765	2	12	31	1105	1	06
32	766	1	02	32	1106	1	04
33	767	1	12	33	1107	0	18
34	843/1	5	00	34	1108	2	04
				35	1109	2	09
				36	1110	0	03
				37	1111	2	11
				38	1112	2	05
				39	1113	3	06
				40	1114	1	13
				41	1115	1	17
				42	1116	3	15
				43	1117	5	03
				44	1118	1	17
				45	1119	0	17
				46	1120	0	10
				47	1121	1	17
				48	1122	0	17
				49	1123	0	17
				50	1124/2	0	13
				51	1125	0	07
				52	1126	0	09
				53	1127	0	14
				54	1181	6	13
				55	1194	1	09
				56	1195	0	11
	Total	66	15		Total	87	16

Acre : 35.60
 Sq.Mtr : 144063.374
 Hectares : 14.41

Acres : 35.12
 Sq.Mtr : 142120.946
 Hectares : 14.21

VILLAGE - NOGAMA

1	2	3	4	5	6	7	8
1	4/1 5/1	5	19	1	1	0	11
2	4/3 Ka	2	10	2	2	1	00



3	4/3 Kha	0	04	3	3	1	00
4	6/1 Ka	0	07	4	4	1	05
5	6/1 Kha	0	04	5	5	2	02
6	6/2	0	10	6	6	0	17
7	7/2	1	04	7	7	0	08
8	41/1 Ka	2	10	8	8	0	02
9	41/1 Kha	4	02	9	9	1	04
10	41/2	1	17	10	10	0	16
11	41/3	0	15	11	11	2	10
12	42/1 Ka	2	10	12	12	1	18
13	42/1 Kha	3	06	13	14	0	12
14	42/2 Ka	5	10	14	16	1	03
15	42/2 Kha	2	03	15	17	1	10
16	42/3	0	04	16	18	1	10
17	43/1 Ka	3	00	17	19	1	17
18	43/1 Kha	1	10	18	20	0	03
19	43/1 Ga	1	10	19	21	1	12
20	43/2 Ka	3	15	20	22	1	16
21	43/2 Kha	2	00	21	23	2	01
22	43/2 Ga	2	00	22	24	3	05
23	43/3	5	00	23	25	1	08
24	43/4	0	04	24	26	0	16
25	44/1	8	05	25	28	0	11
26	44/2	2	00	26	29	0	08
27	44/3	6	13	27	31	0	14
28	44/4	5	00	28	32	1	04
29	45/1	3	05	29	33	0	17
30	45/2	1	16	30	34	0	14
				31	35	0	14
				32	36	1	03
				33	37	1	01
				34	38	4	04
				35	39	3	11
				36	40	0	05
				37	41	1	01
				38	42	1	00
				39	43	0	17
				40	44	4	16
				41	45	11	04
				42	47	2	12
				43	48	3	00
				44	50	2	07
				45	51	1	13
				46	52	2	01
				47	53	0	07



				48	54	0	05
				49	55	0	05
				50	56	1	09
				51	57	0	04
				52	58	0	17
				53	59/1	5	05
				54	60	1	10
				55	61	0	19
				56	62	0	17
				57	63/1	1	15
				58	64/1	0	02
				59	70/1	1	18
				60	71	1	05
				61	472	0	19
				62	473	2	05
				63	474	0	15
				64	475	1	01
				65	476	0	02
				66	477/1	2	11
				67	1418/5	2	03
				68	1419/6	0	11
				69	1420/7	0	17
	Total	79	13		Total	105	11

Acre : 42 40 Acre : 42 22

Sq.Mtr 171904.835 Sq.Mtr : 170852.687

Hectare 17 19 Hectare : 17 09

Grand Total 331 18 Grand Total 452 17

Acre 177 02 Acre 101 14

Sq.Mtr 7,16,351.083 Sq.Mtr. 7,33,023.584

Hectare 71 64 Hectare 73 305

PART - III

(Description of land comprised in Sale Deed dated 27th August, 1974
executed by Shri Bhupal Singh in favour of the Company)

All the pieces or parcels of land or ground admeasuring 0.33 Biswa (equivalent to 288 sq.ft.) in Village Dhoinda, Tehsil Rajasmand, District Udaipur, Registration Sub-District Rajasmand, District Udaipur in the State of Rajasthan bearing the following particulars :

Sr. No.	Area	Boundary
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1.	198.00 sq.ft.	East : Railway land West : Patwarghar and Waste land. Now belongs to the Company. North : Patwarghar - now belongs to the company. South : Land belonging to Bhupal Singh, the Vendors transferred to the Company Admeasuring 90 sq.ft.
2.	90.00 sq.ft.	East : Municipal land and railway boundary West : Parat land. Now belongs to the company. North : Land belonging to Bhupal Singh Transferred to the company mentioned in Serial 1 above. South : Land belonging to Girdharilal Samaraj Mahajan bearing new settlement Khasra No.2469 purchased by the Company.
	288.00 sq.ft.	

Sq.Mtr 26.775
Acre 0.00661
Hectare 0.0027

PART - IV

(Description of land comprised in Bapi Patta (Sale Deed) dated 10th October, 1975 executed by the Municipal Board Rajsamand in favour of the Company)

All that piece or parcel of land admeasuring 240 sq.yds. in Kasba Kankroli, Tehsil Rajsamand, District Udaipur within the Registration Sub-district of Rajsamand, butted and bounded on the North by P.W.D.'s Station Road, South by land on which formerly Emdi Patwarkhana was situated and which now belongs to the Company and the private land of Girdharilal purchased by the Company, East partly by Railway boundary and partly by land belonging to the Company and on the West by public road.

Sq.Mtr. = 200.664
Hectare = 0.02

PART - V

(Description of land comprised in the Lease dated 19th November, 1975 executed by the Governor of Rajasthan in favour of the Company)

All these pieces or parcels of land or ground admeasuring 7 Bighas and 11 Biswas in Village Dhoinda, Tehsil Rajsamand District Udaipur, Registration Sub District Rajsamand in the State of Rajasthan bearing the following particulars :

AS PER JAMABANDI (RECORD OF RIGHTS)



Sr.No.	Khasra No.	Area	
		Bigha	Biswa
1.	2469/1	0	19
2.	2470/Min	1	00
3.	2471/1	0	07
4.	2474/2	0	03
5.	2484/2	0	03
6.	2486/2	0	03
7.	3192 Min	0	03
8.	3193 Min	0	18
9.	3194	1	03
10.	3195 Min	0	12
11.	3196	2	11
Total		7	11
		Area =	3.02
		Sq.Mtrs. =	12221.106
		Hectares =	1.22

PART - VI

(Description of land comprised in Sale Deed dated 22.12.1975 executed by the Governor of the State of Rajasthan in favour of J.K. Industries Limited)

All those pieces or parcels of land admeasuring 94.97 sq.mtrs. i.e. 1022.25 sq.ft. (equivalent to Acre 0.02347) in village Dhoinda Tehsil Rajsamand, Dist. Udaipur in the State of Rajasthan and bearing the following particulars :

Area	Boundary	
Khasra No. 2460 (As per new settlement)	North :	Municipal land purchased by J.K. Industries Limited.
94.97 sq.mtrs. i.e. 0.02347 Acre	South :	Municipal land purchased by J.K. Industries and house and plot of Shri Bhopal Singh purchased by J.K. Industries Ltd.
	East :	Railway boundary - Home of Bhopal Singh purchased by J.K. Industries Limited.
0.0095 Hectares	West :	Municipal land purchased by J.K. Industries



	Limited.
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together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth and every part thereof.

Dated this 30th day of September, 2021



(Shri Dal Chand)
Dy. General Manager
Large Corporate Group
IDBI Bank Limited
Karol Bagh- New Delhi