

AXIS BANK LTD.  
LAW GARDEN AHMEDABAD.

GUJ/SOS/AUTH/AV/9/2005

भारत 54085

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SPECIAL  
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INDIA

STAMP DUTY

GUJARAT

Serial No. 54085 Date 20-7-16

Name : .....

Place : .....

Amount Rs : 11,20,000

**AXIS BANK LTD.**

Licence No. Guj/SOS/Auth/AV/9/2005/7002

Sign : .....

### MEMORANDUM OF ENTRY

1. On the 20<sup>th</sup> day of July, 2016, Shri L.M. Rathod, authorized representative of M/s Sintex-BAPL Limited formerly known as Bright Autoplast Limited, a Company within the meaning of The Companies Act, 1956 (substituted by Companies Act, 2013) and having its Registered Office at 7<sup>th</sup> floor, Abhijeet Building, Mithakhali Six Roads, Ellis Bridge, Ahmedabad - 380 006 in the State of Gujarat (hereinafter referred to as "the Borrower") attended the Office of **AXIS BANK LIMITED**, "Corporate Banking Branch", 3<sup>rd</sup> Eye One, 2<sup>nd</sup> Floor, Near Panchwati Circle, C.G. Road, Ahmedabad-380009 (hereinafter referred to as "Axis Bank") and saw Shri Manan Bhatt, DY Vice President, of Axis Bank.

For, **AXIS BANK LTD**

Authorized Signatory

For **Sintex - BAPL Limited**

Authorized Signatory

2. The said Shri L.M. Rathod, stated that the documents of title, evidences, deeds and writings more particularly described in Part A Part B, Part C and Part D of the First Schedule hereunder written (hereinafter referred to as "the said Continuing title deeds") in respect of the Company's all immovable properties as described below:-

Location	State	Format	Total Area	Description
Sohna	Haryana	Owned (freehold)	26,572 Sq. Mtrs.	Plot No.4, Sector-1, Industrial Estate, Roz-ka-meo The Nuh Distt. Mewat (Haryana)
Chennai	Tamil Nadu	Owned (freehold)	4.46 Acres + 0.44 Acres + 1 Acre 95 cents	246, Ezhichur Village, Sriperumpudur Taluk, Kancheepuram District, Tamil Nadu
Dharuhera Distt. Rewari	Haryana	Owned (freehold)	29740 Sq. Mtrs.	Plot no.22, Industrial area Dharuhera, Rewari District, Haryana.
Pithampur	Madhya Pradesh	Leasehold	16188 Sq. Mtrs	Plot no.186, Industrial Area Sector-1, Pithampur, District Dhar, Madhya Pradesh

and more particularly described in Part A , Part B, Part C and Part D of the Second Schedule hereunder written (hereinafter referred to as "the said Continuing Immovable Properties") were deposited with Axis Bank on 17<sup>th</sup> March,2010 , 30<sup>th</sup> December, 2011, 14<sup>th</sup> December,2012 and 31<sup>st</sup> January 2015 whereas Axis Bank acting for itself and acting as an agent of:-

- (i) Syndicate Bank (hereinafter referred to as "SB");\*
  - (ii) IndusInd Bank Limited (hereinafter referred to "IBL");\*
  - (iii) Kotak Mahindra Bank Ltd (erstwhile ING Vysya Bank Limited) (hereinafter referred to "KMBL")
- \* Has been repaid by the company on 11 Aug 2014 & 24 March 2015 respectively & charge also satisfied in respect of the same

in order to create a security by way of joint mortgage by deposit of title deeds on all the Company's Continuing Immovable Properties together with the buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything

attached to the earth for securing due repayment, discharge and redemption of the various rupee and foreign currency loans/deferred payment facilities availed by the Company to:

**ON FIRST PARI PASSU MORTGAGE CHARGE BASIS TO**

(1)(a) Axis Bank of its Rupee Term Loan of Rs.71.05 Crores

(b) Axis Bank of its Additional Term Loan (TL-II) of Rs.101.57 Crores with a Sublimit of CAPEX LC of Rs.25 Crores.

(Repaid Term Loan 1& 2 dated 30th April 2016 and charge modified in respect of same dated 20 Feb 2016, and the charge stands reduced to Rs 19.50 crs in respect of Working Capital Facility)

(2) Kotak Mahindra Bank LTD (erstwhile ING Vysya Bank Limited) for the Term Loan Facility of Rs.40.00 Crores

**ON SECOND PARI PASSU MORTGAGE AND CHARGE BASIS TO**

(a) Axis Bank of its Cash Credit Facility of Rs.12.50 Crores;

(b) Axis Bank of its Letter of Credit limit of Rs.7.00 Crores with a LER Sublimit of Rs.1 Crore as sublimit of Cash Credit facility.

Axis Bank for its WCDL limit of Rs.10 Crores within the CC limit of Rs.12.50 Crores

(2) IndusInd Bank of its WCDL/Cash Credit Facility of Rs.15.50 Crore with LC/BG sublimit of Rs.5.00 Crores within the CC/WCDL limit of Rs.15.50 Crores ( Repaid by the company on 24 March 2015)

(3) Kotak Mahindra Bank (erstwhile ING Vysya Bank Limited) WCDL Facility of Rs.15 crore with sublimit of Rs.5.00 cr for Cash Credit & sublimit of Rs.5.00 cr for LC/Letter of undertaking of buyers Credit

together with interest, additional interest, liquidated damages, compound interest, premia on prepayment or on redemption, costs, charges, expenses and other monies including any increase as a result of devaluation/revaluation/ fluctuation in rates of exchange of foreign currencies involved, payable to Axis Bank, IBL and SB under their respective Loan Agreements/ Letters of Sanction/Memorandum of Terms and Conditions as amended from time to time.

3. Shri L.M. Rathod, further stated that at the request of the Company, HDFC bank sanctioned a Term Loan facility of Rs.110.60 Crores and HDFC Bank Ltd fund based facility and non fund based

facility of Rs 25 crores with interchangeability vide sanction letter dated 22 April 2015 ( for Term Loan & 22 Sep 2015 ( for Working Capital Loan)

4. Shri L.M. Rathod, on the same day i.e. on 20.07.2016 accorded and gave oral consent on behalf of the Company to Shri Manan Bhatt, Dy .Vice President, acting for Axis Bank and acting as an agent on behalf of Kotak Mahindra Bank Ltd (erstwhile ING Vysya Bank Limited) & HDFC BANK Ltd to hold and retain the said Continuing title deeds, as and by way of mortgage by deposit of title deeds by constructive delivery and oral assent, on the Company's said Continuing Immovable Properties, more particularly described in Part A, Part B, Part C and Part D of the Second Schedule hereunder written 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, as security also for the due repayment, discharge and redemption by the Company to:

ON FIRST PARI PASSU MORTGAGE CHARGE BASIS TO

(1) HDFC Bank Ltd for the Term Loan Facility of Rs.110.60 Crores

ON SECOND PARI PASSU MORTGAGE CHARGE BASIS TO

(2) HDFC Bank Ltd fund based facility and non fund based facility of Rs. 25 Crores with interchangeability vide sanction letter dated 22 Sep 2015.

together with interest, rates/stipulated rates, additional interest, further interest by way of liquidated damages, in case of default in payment of both principal and/or interest, commitment charges, premium on prepayment or on redemption, costs, charges, expenses, and other monies including any increase as a result of devaluation/revaluation/ fluctuation in rates of exchange of foreign currencies involved, payable by the Company to Axis Bank, Kotak Mahindra Bank and HDFC Bank under their respective Heads of Agreements / Loan Agreements / Loan Documents / Letter(s) of Sanction / Memorandum of Terms and conditions as amended from time to time.

5. Whilst giving such oral consent on behalf of the Company Shri L.M. Rathod, stated that he did so in his capacity as an authorised Person

For. **AXIS BANK LTD.**  
  
Authorised Signatory

For **Sintex - BAPL Limited**  
  
Authorised Signatory

of the Company with intent to extend security on the said Continuing Immovable Properties as aforesaid.

6. Whist giving such oral consent and making the deposit of title deeds of continuing Immovable Properties on behalf of the Company Shri L.M. Rathod, stated that he did so in his capacity as an Authorised Person of the Company with intent to create security, by way of mortgage by deposit of title deeds on the Company's Continuing Immovable Properties 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, to secure the due repayment, discharge and redemption by the Company :-

ON FIRST PARI PASSU MORTGAGE AND CHARGE BASIS TO

(1) Kotak Mahindra Bank (erstwhile ING Vysya Bank Limited) for the Term Loan Facility of Rs.40.00 Crores

(2) HDFC Bank for the term loan facility of Rs.110.60 crores

ON SECOND PARI PASSU MORTGAGE AND CHARGE BASIS TO

(1) (a) Axis Bank of its Cash Credit Facility of Rs.12.50 Crores;

(b) Axis Bank of its Letter of Credit limit of Rs.7.00 Crores with aLER Sublimit of Rs.1 Crore as sublimit of Cash credit facility.

(c) Axis Bank for its WCDL limit of Rs.10 Crores within the CC limit of Rs.12.50 Crores

(2) Kotak Mahinda Bank Ltd erstwhile ING Vysya Bank Limited WCDL Facility of Rs.15 crore with sublimit of Rs.5.00 cr for Cash Credit & sublimit of Rs.5.00 cr for LC/Letter of undertaking of buyers Credit

(3) HDFC Bank Ltd fund based facility and non fund based facility of Rs 25 crores with interchangeability vide sanction dated 22 Sep 2015

together with interest, rates/stipulated rates, additional interest, further interest by way of liquidated damages, in case of default in payment of both principal and/or interest, commitment charges, premium on prepayment or on redemption, costs, charges, expenses, and other monies including any increase as a result of devaluation/revaluation/ fluctuation in rates of exchange of foreign currencies involved, payable by the Company to Axis Bank, Kotak Mahindra Bank Ltd and HDFC Bank Ltd under their respective Heads of Agreements / Loan Agreements / Loan Documents / Letters of Sanction / Memorandum of Terms and conditions as amended from time to time.

For. **AXIS BANK LTD.**

For **Sintex - BAPL Limited**

8. Shri L.M. Rathod, also stated that he was authorised to give such oral consent in respect of the constructive delivery of deposit of the Continuing title deeds and make deposit of the title deeds of continuing Immovable Properties as aforesaid pursuant to the resolutions passed by the Board of the Directors of the Company at their meeting held on 08.04.2016 and furnished a certified copy of the said Resolutions to Shri Manan Bhatt, and further stated that the said Resolutions were in full force and effect.
9. The aforesaid oral consent in respect of the constructive delivery of deposit of the Continuing title deeds and deposit of title deeds of Continuing Immovable Properties was given by Shri L.M. Rathod, on behalf of the Company in the presence of Shri Manan Bhatt, Dy. Vice President of Axis Bank.
10. Shri L.M. Rathod further stated that the title deeds so deposited were the only title deeds relating to the said immoveable properties in the possession, power and control of the Borrower and the title over the said immoveable properties is clear and marketable free from all the encumbrances whatsoever.
11. Whilst making the deposit of title deeds by way of constructive delivery and giving Fresh Deposit oral consent Shri L.M. Rathod acting for the Borrower as their Authorized Official stated that he is authorized to create an equitable mortgage by deposit of Title Deeds by way of constructive delivery of title deeds by giving oral consent on behalf of the Borrower in favor of Axis Bank acting on behalf of itself and as an agent of Kotak Mahindra Bank Ltd (erstwhile ING Vysya Bank Ltd), and HDFC bank Ltd as aforesaid pursuant to the Resolutions passed by the Board of Directors of the Borrower passed at their meeting held on 08.04.2016 executed by Shri L.M. Rathod in his favour and he furnished certified copy of the said resolution to Mr. Manan Bhatt of Axis Bank and further stated that the said Resolutions had not been modified or rescinded and that the same were in full force and effect.

For, **AXIS BANK LTD.**  
  
Authorized Signatory

For **Sintex - BAPL Limited**

  
Authorized Signatory

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**(List of Continuing Title Deeds)**

**PART - "A"**

**(List of title deeds in respect of Immoveable properties bearing Plot No.4, Roz Ka Meo Industrial Area, Teh.Nuh, Dist. Mewat (Hr.))**

1. Copy of Agreement of Sale dated 21<sup>st</sup> December, 1991 executed between Delsey Suspension, a partnership firm, as the Vendors and Bright Brothers Limited as the Vendeeds.
2. Copy of Re-Allotment Letter bearing No.200 dated 04-02-1992 issued by Haryana Urban Development Authority, Gurgaon in favour of Bright Brothers Limited.
3. Copy of Possession Certificate bearing Memo No.860 dated 27-02-1992 issued by Junior Engineer, HUDA, Gurgaon in favour of Bright Brothers Limited.
4. Copy of Revised Possession Certificate bearing Memo No.718 dated 06-04-1994 issued by Junior Engineer, HUDA, Gurgaon in favour of Bright Brothers Limited.
5. Original Deed of Conveyance dated 4<sup>th</sup> April, 1996 executed by and between Haryana Urban Development Authority in favour of Bright Brothers (Limited).
6. Copy of Certificate of Non-Encumbrance/ No Dues dated 16-11-2007 issued by HUDA Faridabad in favour of Bright Brothers Limited.
7. Original Sale Deed dated 27<sup>th</sup> March, 2009 executed by Bright Brothers Limited in favour of Bright AutoPlast Private Limited is registered with the Sub-Registrar of Nuh, Mewat under Serial No.3463 along with copy of transfer permission of HUDA;
8. Copy of permission to mortgage vide memo no.5654 dated 5/12/2014
9. Original Re-allotment letter in favour of M/s. Bright Autoplast Pvt. Ltd. By vide Memo No. 18996 dated 18.06.2009 issued from the office of HUDA, Estate officer, Faridabad (Hr.)
10. Original No Dues Certificate in favour of M/s. Bright Autoplast Pvt. Ltd. By vide Memo No. ZO001/EO001/UE001/NODUE/0000002497 dated

20.02.2014 issued from the office of HUDA, Estate officer, Faridabad (Hr.)

11. Original Re-allotment letter in favour of M/s.SINTEX-BAPL Ltd. issued from the office of HUDA, Estate officer, Faridabad (Hr.)
12. original Affidavit/Undertaking regarding there is no dispute over the subjected property or conditions.
13. Original Acknowledgment of application made to HUDA for name change from Bright Autoplast Ltd to Sintex BAPL Ltd.

For. AXIS BANK LTD

  
Authorized Signatory

For Sintex - BAPL Limited

  
Authorized Signatory



PART - "B"

(List of title deeds in respect of immoveable properties situated at 246, Ezhichur Village, Sriperumpudur Taluk, Kancheepuram District, Tamil Nadu)

1. Original Sale Deed dated 18-06-2008 executed by Mr. V.Anand in favour of Bright Autoplast Private Limited is Registered before Sub-Registrar of Wallajabath under Serial No.4668.
2. Original Sale Deed dated 18-06-2008 executed by Mr. V.Jaganbabu in favour of Bright Autoplast Private Limited is Registered before Sub-Registrar of Wallajabath under Serial No.4666.
3. Original Sale Deed dated 18-06-2008 executed by Mr. V.Gopinath in favour of Bright Autoplast Private Limited is Registered before Sub-Registrar of Wallajabath under Serial No.4667.
4. Photocopy of Letter from Bright Autoplast Pvt Ltd., to Tahsildar, Sriperumbudur dated 15.07.2008
5. Photocopy of Letter from City Development Joint Director to M/s.Bright Auto Plast Pvt. Ltd. Dated 22.07.20083
6. Original Chitta in the name of M/s.Bright Auto Plast Pvt. Ltd. Dated 30.03.2009
7. Original Patta No. 711 in the name of M/s.Bright Auto Plast Pvt. Ltd. Dated 26.03.2009
8. Original Certificate issued by Tahsildar, Sriperumbudur dated 08.08.2008
9. Photocopy of Encumbrance Certificate No.9726 dated 02.07.2012 for the period 1.1.87 to 1.7.12
10. Photocopy of Encumbrance Certificate No.664 dated 23.01.2014 for the period 1.7.12 to 21.1.14
11. Photocopy of Encumbrance Certificate No.15322 dated 30.12.2014 for the period 1.1.11 to 29.12.14
12. Photocopy of Memorandum of Deposit of Title Deeds, Document No.2929/12 dated 27.03.2012, Sub Registrar, Walajabad
13. Photocopy of Memorandum of Entry, Document No.660/15, Sub Registrar, Walajabad dated 31.03.2015
14. Photocopy of Memorandum of Entry, Document No.813/13, Sub Registrar, Walajabad dated 14.12.2012
15. Photocopy of Kist receipt dated 28<sup>th</sup> Oct 2015

16. Photocopy of Encumbrance Certificate No.2499 for the period 1.1.87 to 20.4.16 dated 21.04.2016
17. Photocopy of Memorandum of Association
18. Photocopy of Fresh Certificate of Incorporation dated 28.12.2010
19. photocopy of Encumbrance Certificate No.2706 for S.No. 131 for the period 1.1.87 to 20.5.16 dated 03.05.2016
20. Photocopy of Board Resolution dated 18.03.2008
21. Photocopy of Fresh Certificate of Incorporation dated 28.12.2010
22. Original No dues Certificate from Axis Bank dated 16.06.2015
23. Original Certificate of Registration of modification of charge dated 20.02.2016
24. Photocopy of Sale deed executed by Mohamed Sultan in favour of V.Jaganbabu Document No.3527/82, Office of Sub registrar, Madras South in respect of S.No. 131
25. Photocopy of Sale deed executed by Mohammad Noorullah Sahib in favour of 1) M.S.Fakrudeen Ahmed 2) Mohammed Abubacker, 3) Majhar Ali, 4) Hyder Ali, Document No.2731/71, Office of Sub registrar, Walajabad in respect of S.No. 132 & 133
26. Photocopy of Sale deed executed by 1) M.S.Fakrudeen Ahmed 2) Mohammed Abubacker, 3) Majhar Ali, 4) Hyder Ali in favour of V.Anand, Document No.3526/82, Office of Sub registrar, Madras South in respect of S.No. 132 & 133
27. Photocopy of Sale deed executed by Mohammad Noorullah Sahib in favour of 1) M.S.Fakrudeen Ahmed 2) Mohammed Abubacker, 3) Majhar Ali, 4) Hyder Ali, Document No.2731/71, Office of Sub registrar, Walajabad in respect of S.No. 134 & 135
28. Photocopy of Sale deed executed by 1) M.S.Fakrudeen Ahmed 2) Mohammed Abubacker, 3) Majhar Ali, 4) Hyder Ali in favour of V.Gopinath, Document No.3525/82, Office of Sub registrar, Madras South in respect of S.No. 134 & 135

PART - "C"

(List of title deed in respect of immovable properties, bearing Plot no.22, Dharuhera Industrial Area, Dharuhera District-Rewari (Rewari))

1. Original Allotment of the aforesaid Industrial Plot No. 22 by vide memo No. 1535 dated 05.09.1994 in favour of M/s G.M. Worsted Spinning Mill Pvt. Ltd. with the reference of Orders passed by Hon'ble Punjab & Haryana High Court and Supreme Court of India for revised allotment of the said Industrial Plot.
2. Original Physical Handled over by office of Estate Officer, HUDA, Rewari in favour of M/s G.M.Worsted Spinning Mill Pvt. Ltd (Vide Endst.No.EO(H)/JE668 Dated 04.03.2008 )
3. Original Building Plan for the Industrial Plot No. 22, Sanctioned by vide Memo No. 1023 dt. 9.4.08 from the office of Estate Officer, HUDA, Rewari in favour of M/s G.M. Worsted Spinning Mill Pvt. Ltd.
4. Original Conveyance deed vide Regd. Doc. No. 1756 dt. 15-2-2010 registered before the office of Sub-Registrar, Dharuhera for the Industrial Plot No. 22 executed between HUDA through Estate Officer (Vendor) and in favour of M/s G.M. Worsted Spinning Mill Pvt. Ltd., B-86, Greater Kailash Part-I, New Delhi-110048 through its director.
5. Original Occupation Certificate issued vide Memo No. EO(R) JE 1073 dt. 02.06.2010 from the office of Estate Officer, HUDA, Rewari in favour of M/s G.M. Worsted Spinning Mill Pvt. Ltd. for Industrial Plot No. 22, Dharuhera for setting up of Ground Shed + Common Facility
6. Original Agreement to Sell Registered by vide Doc. No. 237 of dt. 31.5.2011 before the office of Joint Sub-Registrar, Dharuhera for Industrial Plot/ Property No. 22 admeasuring 29740.44 sq. mtrs. (35575 sq. yds.) having covered area 4563 sq. mtrs. (5458 sq. yds.) in the Industrial complex known as Industrial Area Dharuhera, Distt. Rewari (Hr.) between M/s G.M. Worsted Spinning Mills Pvt. Ltd. through its director Mr. Moti Sagar Kapoor having its registered office at B-86, Greater Kailash Part-I, New Delhi-110048(First Part) AND M/s Bright Autoplast Ltd. through its authorized representative Sh. Sasi Tharappil Damodaran, D.G.M. (Comm & Admn.)-Second Part
7. Original Sale Deed Regd. Doc. No. 733 dt. 15-7-2011 registered before the office of Joint Sub-Registrar, Dharuhera for Industrial Plot/ Property No. 22 admeasuring 29740.44 sq. mtrs. (35575 sq. yds.) having covered area 4563 sq. mtrs. (5458 sq. yds.) in the Industrial complex known as Industrial Area Dharuhera, Distt. Rewari (Hr.) between M/s G.M. Worsted Spinning Mills Pvt. Ltd. through its director Mr. Moti Sagar Kapoor having its registered office at B-86, Greater Kailash Part-I, New Delhi-110048

(VENDOR) AND M/s Bright Autoplast Ltd. through its D.G.M. (Comm. & Administration) Sh. Sasi Tharappil Damodaran (VENDEE)

8. Original Re-allotment/Approval of change of Project Issued by vide ref. No. 7200 dated 08.08.2011 from the office of Estate Officer, HUDA, Rewari for Plot No. 22, Industrial Area Dharuhera issued in favour of M/s Bright Auto Plast Ltd., Abhiheet-I, 7<sup>th</sup> Floor, Mithakhali, Six Roads, Ellis Bridge, Ahemdabad (Gujrat)
9. Original Sanction Building plan of the Industrial property vide Memo No.1023 dated 09.04.2008.
10. Permission to mortgage from the office of HUDA, Rewari (Haryana) vide Ref. No.9531 dated 20.10.2011
11. Copy of permission to mortgage from office of HUDA Rewari (Haryana) vide Ref No:26632 dated 17/12/2014
12. Original Affidavit/Undertaking regarding there is no dispute over the subjected property or conditions.
13. Original Acknowledgment of application made to HUDA for name change from Bright Autoplast Pvt. Ltd. To Sintex BAPL Ltd.

**PART - "D"**

**(List of title deed in respect of immovable properties, bearing Plot no.186, Industrial Area, Pitampur District, Dhar**

1. Certified True Copy of Registered Lease Amendment Deed bearing Book No. 1A Volume No. 5972 of 5 Pages 93 to 97 Registration No. 1431 dated 22/07/2009 executed by AKVN in favour of M/s Bright Brothers Limited, Registered at The Office of Sub-Registrar, Dhar.
2. Original Registered Lease Amendment Deed bearing Book No. 1A Volume No. 6311 of 7 Pages 36 to 42 Registration No. 2185 dated 13/08/2010 executed by AKVN in favour of Bright Autoplast Private Limited, Registered at The Office of Sub-Registrar, Dhar
3. Original Registered Sale Deed bearing Book No. 1/A Volume No. 6271 of 13 Pages 59 to 71 Registration No. 1605 dated 02/07/2010 (Memorandum of Possession Receipt) executed by M/s Bright Brothers Limited in favour of Bright Autoplast Private Limited, Registered at The Office of Sub-Registrar, Dhar.
4. Original Registered Sale Deed bearing Book No. 1/A Volume No. 6271 of 12 Pages 80 to 91 Registration No. 1606 dated 02/07/2010 executed by M/s Bright Brothers Limited in favour of Bright Autoplast Private Limited, Registered at The Office of Sub-Registrar, Dhar.

**For Sintex - BAPL Limited**

For, **AXIS BANK LTD.**  
*[Signature]*

*[Signature]*  
**Authorized Signatory**

5. Original Registered and Registered Sale Deed bearing Book No. 1/A Volume No. 6271 of 8 Pages 72 to 79 Registration No. 1607 dated 02/07/2010 executed by M/s Bright Brothers Limited in favour of Bright Autoplast Private Limited, Registered at The Office of Sub-Registrar, Dhar.
6. Certified True Copy of Registered Lease Amendment Deed bearing Book No. 1A Volume No. 1656 of 4 Pages 73 to 76 Registration No. 1196 dated 26/08/1988 executed by AKVN in favour of M/s Brite Automotive and Plastics Limited, Registered at The Office of Sub-Registrar, Dhar.
7. Certified True Copy of Registered Lease Deed bearing Book No. 1/A Volume No. 1156 of 29 Pages 45 to 73 Registration No. 964 dated 22/06/1985 executed by AKVN in favour of M/s Brite Automotive and Plastics Limited, Registered at The Office of Sub-Registrar, Dhar.
8. Xerox copy of Property Tax Receipt bearing No. 54 dated 25/02/2011 along with copy of Bank Statement showing that cheques by which tax has been paid are duly cleared.
9. Xerox copy of Map approved vides Memo No. 3447 dated 12/03/1997.
10. Original No Objection Certificate from MP AKVN-permitting mortgage.
11. Copy of No Objection Certificate from MP AKVN-permitting mortgage vide letter.ref. 2014/10-151 dated 28/08/2014
12. Original Lease Deed Amendment Deed bearing block no, 7110 of 5 pages 70 to 74 regn no. 2256 dated 19.07.2012
13. An indmenity bond from the mortgagor indemnifying bank against any possible loss/damage that may be occured/suffered due to loss of 3 original title deeds.
14. Public notice published in Dainik Bhaskar and Patrika on 06.01.2012 at Page No. 10 and Page no. 4.resp regarding missing original title deeds and no claim letter issued by advocate in this regard.
15. Xerox copy of lease rent receipt
16. Xerox copy of ROC certificate for name change from Bright Autoplast Ltd to Sintex BAPL Ltd
17. An affidavit from the mortgagor stating that property in question is not a subject matter of any attachment, execution or any process of court nor any suit is pending before any court regarding this property and the said property is free from all encumbrances (EXCEPT PRESENT MORTGAGE with Axis Bank) like pledge; mortgage, security etc.)
18. Original Registered Lease Amendment Deed bearing e-Registration No. MP119002016A1305723 dated 27/05/2016 executed by MPAKVN in favour of M/s Sintex-BAPL Ltd, Registered at The Office of Sub-Registrar, Dhar
19. Xerox copy of Property Tax Receipt No. 66 dated 22/02/2016.

20. Xerox copy of No Objection Certificate bearing No. 6386 dated 02/05/2011 issued by MP AKVN-permitting mortgage.
21. Original No Objection Certificate bearing No. 2932 dated 01/06/2016 issued by MP AKVN.
22. Xerox copy of CERSAI Report dated 15/04/2016 issued by Annapurna Dayanand FCA
23. Xerox copy of ROC Search Report dated 22/04/2016 issued by Annapurna Dayanand FCA
24. Xerox copy of Certificate of Registration for Modification of Charge dated 20/02/2016 issued by ROC- Ahmedabad.

WITNESS

1) D. Dharmaraj D Dharmaraj s/o M. DEVAN  
NO 3/29 Bhami 1011 St  
Sheshm Pin 603204.

2) P. Subash GOPIKRISHNAN U.V. s/o K.V. UNNIKRISHNAN  
Room NO: 2 GOPAL TEASTALL  
POONAMALEE, CHENNAI

D. Subash M.V.  
M. வினாயகமாததி  
L.C.No B3/K.C.P./2001  
எண். 1, காமராஜர் தெரு  
வாழாஜாபாத் 631605

For Sintex - BAPL Limited

For. AXIS BANK LTD.

[Signature]  
Authorized Signatory

THE SECOND SCHEDULE ABOVE REFERRED TO:  
(Description of Immoveable Properties)

PART - "A"

All the pieces and parcel of land situate at Plot No.4 admeasuring 26572 Sq. Mtrs. (31780.112 Sq. Yds.) having covered area 71000 sq.ft. in the industrial colony known as Sector-1, Industrial Estate, Roj-Ka-Meo, The Nuh District Mewat (Haryana).

PART - "B"

(a)

All that piece and parcel of agricultural punjai land admeasuring 2 acres and 51 cents bearing Survey Nos.132 and 1 acre and 95 cents out of 2.38 acres bearing Survey No.133 altogether 4.46 acres and Patta No.50 situated at 246, Ezhichur Village, Sriperumpudur Taluk, Kancheepuram District In the Registration Sub District of Wallajabath and Registration District of Kancheepuram Survey No.133 admeasuring 1.95 acres is bounded on the:-

North by : Survey No.130  
South by : 40 feet wide road and Survey No.134/part  
East by : Survey No.152  
West by : Survey No.132

(b)

All that piece and parcel of agricultural punjai land admeasuring 0.44 acres out of 3.30 acres bearing Survey No.131 Southern part and Patta No.165 situated at 246, Ezhichur Village, Sriperumpudur Taluk, Kancheepuram District In the Registration Sub District of Wallajabath and Registration District of Kancheepuram and bounded on the:-

North by : Survey No. 131 part belongs to Jaganbabu  
South by : Survey No. 132 belongs to Anand  
East by : Survey No. 133 belongs to Anand  
West by : Survey No. 1

For Sintex - BAPL Limited

  
Authorised Signatory

For AXIS BANK LTD  
  
Authorised Signatory

(c)

All the piece and parcel of Vacant Land, Comprised in Survey No.135 Part Northern side measuring 1 Acre 56 cents out of 2.76 acres bounded on the:-

North by : Survey No.132

South by : Part of Survey No.135 (100 feet Private Road)

East by : Survey No.134

West by : Survey No.127

and in Survey No.134 Part Northern Side measuring 0 Acre 39 cents out of 2.81 acres bounded on the:-

North by : Survey No.133

South by : Part of Survey No.134 (100 feet Private Road)

East by : Part of Survey No.134

West by : Survey No.135

aggregating to  $(1.56 + 0.39)$  1 Acre 95 cents situated at 246, Ezhichur Village, Sriperumpudur Taluk, Kancheepuram District In the Registration Sub District of Wallajabath and Registration District of Kancheepuram 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, both present and future.

PART - "C"

All the piece and parcel of land situate at Plot No.22 admeasuring 29740 Sq.(35575 sq. yds) Mtrs. having covered area 4563 sq.ft. and industrial shed structure, has a covered area of 49,116 Sq. Ft. in the industrial complex known as Industrial Area Dharuhera, Distt. Rewari (Haryana).

PART - "D"

All the piece and parcel of land situate at Plot no.186 admeasuring 16188 Sq. Mtrs in the industrial Complex known as Industrial Area Sector-I, Pithampur District Dhar, (Madhya Pradesh)

For Axis Bank Limited

For, **AXIS BANK LTD.**

Authorised Signatory

(Signature of the Banks's Officer)

Designated as Dy.Vice President of the Bank

For **Sintax - BAPL Limited**





இந்திய அரசாங்கம்

Unique Identification Authority of India

பதிவு அடையாளம் / Enrollment No.: 2017/30721/97986

To

சுந்தர் செ

Srihar C

S/O: Chellappan

38 SUNDARAR STREET

VIVEKANANDA NAGAR

Avadi

Avadi camp

Poonamallee Tiruvallur

Tamil Nadu 600054

6015020309



MA627457572FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

**4033 7723 7665**

எனது ஆதார், எனது அடையாளம்



இந்திய அரசாங்கம்

Unique Identification Authority of India

சுந்தர் செ

Srihar C

பிறந்த நாள் / DOB : 30/05/1987

ஆண்பால் / Male



**4033 7723 7665**

எனது ஆதார், எனது அடையாளம்

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியரிமைக்கு அல்ல.
- அடையாள சான்றை இணையதளம் மூலம் உறுதிப்படுத்திக் கொள்ளவும்.

### INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்.

- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



முகவரி:

தந்தை / தாய் பெயர்:  
செல்லப்பன், 38, சுந்தர், செரு,  
விவேகானந்தா நகர், ஆவடி,  
ஆவடி கேம்ப், திருவல்லூர்,  
புத்தமல்லி, தமிழ் நாடு, 600054

Address:

S/O: Chellappan, 38, SUNDARAR  
STREET, VIVEKANANDA  
NAGAR, Avadi, Avadi camp,  
Tiruvallur, Poonamallee, Tamil  
Nadu, 600054

**4033 7723 7665**



1947



help@uidai.gov.in



www.uidai.gov.in

*Handwritten signature*

**SINTEX-BAPL LTD.**

(Formerly known as BRIGHT AUTOPLAST LIMITED)

20th Floor, Farena Corporate Park, Hadapsar - Kharadi bypass Road, Hadapsar, Pune - 411013.

Tel: +91 20 71055600 E-mail: info@brightautoplast.com

**SINTEX**  
BAPL

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF SINTEX-BAPL LIMITED HELD ON FRIDAY, 8TH APRIL, 2016 AT 11.00 A.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 703, ABHIJIT BUILDING-1, 7TH FLOOR, OPP. ARVISH AUTO, MITHAKHALI, AHMEDABAD - 380006.**

"RESOLVED THAT the Company do create additional security by way of mortgage of freehold immovable properties of the Company situated at Mewat and Dharuhera (Haryana), Chennai (Tamilnadu) and Leasehold immovable properties of the Company situated at Pithampur, Dhar District (Madhya Pradesh) by way of constructive delivery of the documents already in custody of Axis Bank Limited in favour of HDFC Bank Ltd. having its registered office at HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400013 (the "Bank"), in relation to following credit facilities availed by the Company from the Bank:

Sr. No.	Facility	Amount (INR Million)
1.	Term Loan Facility	1106
2.	Cash Credit/Working Capital Demand Loan/ Export Pre and Post Shipment Credit/ Purchase Bill or Invoice Discounting	250
3.	Letters of Credit / Buyers Credit/Bank Guarantee (Sublimit of 2)	(250)

RESOLVED FURTHER THAT Mr. Amit D. Patel, Mr. Rahul A. Patel and Ashoke Kumar Maltra, Directors of the Company, Mr. L. M. Rathod, Authorised Signatory and Mr. Sridhar Chellapan, Senior Manager (Business Development), be and are hereby severally authorized on behalf of the Company to sign and execute the Memorandum of Entry, affidavit, other necessary papers, deeds, documents, to give oral consent/assent etc. and to appear before authority for registration on behalf of the Company, if required and to do all other necessary acts, deeds, things and matters in this regard.

RESOLVED FURTHER THAT any one of the Directors of the Company namely; Mr. Amit D. Patel, Mr. Rahul A. Patel, Mr. Ashoke Kumar Maitra, Directors of the Company and Mr. Indru G. Advani, Whole-time Director be and are hereby severally authorised to file the requisite particulars of charge with the Registrar of Companies, Gujarat in respect of the said facilities after execution of respective documents in this regards."

Certified True Copy,  
For Sintex-BAPL Limited

*Y. D. Neer*  
Yash Sheth

Company Secretary





To

Date:- 26<sup>th</sup> July 2016

Sub Registrar Office (SRO),

Walajabad, Kanchipuram District,

Tamil Nadu

Subject:- Mortgage creation

Dear Sir,

With reference to the above, we wish to do the extension of mortgage in respect of Term Loan of Rs 110.6 crs & Working Capital of Rs 25 crs availed by Sintex-BAPL Ltd. from HDFC Bank limited

We also confirm that the documents mentioned in MOE are in custody of our bank. The signed Memorandum of Entry (MOE) is attached and we request you to do the needful for registration of the same.

For Axis Bank Limited

Authorised Signatory

3360/2016/BK1

CERTIFICATE UNDER SECTION 42 OF STAMP ACT

S.No. \_\_\_\_\_ of 2016

I hereby certify that a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) on account of proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Srithar residing at \_\_\_\_\_

Walajabad

Date: 27/07/2016

Signature of SUBREGISTRAR & Collector  
Under Section 41 of the Indian Stamp Act.

Presented in the Office of SUBREGISTRAR of Walajabad and fee of Rs. 10460 paid between hours of 3 and 4 on 27/07/2016 by

1 Left Thumb



Additions As per the recitals of the document

Execution Admitted by

1 Left Thumb



Additions As per the recitals of the document

Identified by

1

Name : .

S/o

*D. Dhinaakaran*

*D. Dhinaakaran s/o DEVAN UY, NO 3/29 Bayanai Koil St  
Ellichm Pin 603204*



2

*Gopikrishnan*

Name : - Gopikrishnan S/o

K.V. UNNIKRISSNAN NTR ROOM NO: 2

BAPAL TEA STALL  
POOWAMALEE, CHENNAI

27th day of July 2018

SUBREGISTRAR

Walajabad

Registered as No 3380 of 2018 of Book I

Date : 27/07/2018 SUBREGISTRAR Walajabad

