

Receipt (pavti)

पावती	401/23266	Original/Duplicate	पावती	Original/Duplicate
	Tuesday, December 09, 2025	नोंदणी क्र.: 39M		नोंदणी क्र.: 39M
	6:43 PM	Regn.: 39M		Regn.: 39M

पावती क्र.: 18817 दिनांक: 09/12/2025

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गावाचे नाव: पोयसर

दस्तऐवजाचा अनुक्रमांक: मबई11-23266-2025

दस्तऐवजाचा प्रकार: गहाणखत

सादर करण्याच्या नाव: कॅटलिस्ट ट्रस्टीशीप लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता मैत्री परेश शेठ (कर्ज देणारे)

नोंदणी फी ₹. 1000.00

दस्त हाताळणी फी ₹. 1600.00

पृष्ठांची संख्या: 40

एकूण: ₹. 2600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, मूची-२ अंदाजे
7:02 PM ह्या वेळेस मिळेल.

मह. दि. नं. मुंबई 11

मह. दु. नं. दि. नं. थक

९ मुंबई - ११

वाजार मुल्य: ₹. 0/-

मोबदला ₹. 1/-

भरलेले मुद्रांक शुल्क : ₹. 1000/-

1) देयकाचा प्रकार: DHC रकम: ₹. 1600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1225098514242 दिनांक: 09/12/2025

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹. 1000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013123005202526E दिनांक: 09/12/2025

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 1...1...DEC..2025



Document **H**andling **C**ha[₹]rges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN : 1225098514242

Payment Date : 09/12/2025

Received from **DHC**, Mobile number **7066017459**, an amount of Rs.**1600/-**, towards Document Handling Charges for the **iSarita 1.9** on Document No. **MBI11-23266-2025** dated **09/12/2025** in the Joint District Registrar office **Mumbai 2** of the District **Mumbai Suburban**.



Payment Details

Bank Name : IBKC

Receipt Date : 09/12/2025

Bank CIN : 10029762025120913732

REF No. : 9687654007525

Deface No : 1225098514242D

Deface Date. : 09/12/2025

This is computer generated receipt, hence no signature is required.



Payment Details

Bank Name : IBKC

Receipt Date :

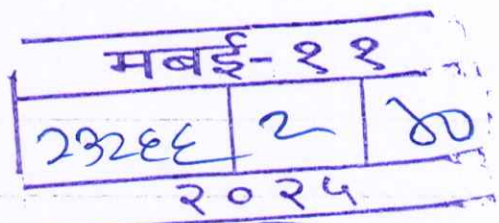
Bank CIN : 10029762025120913732

REF No. :

Deface No : 1225098514242D

Deface Date. :

This is computer generated receipt, hence no signature is required.



Data of ESBTR for GRN MH011883118202526S

Bank - IDBI BANK

Bank/Branch : IBKL - 6910204/MUMBAI - NARIMAN POINT

Pmt Txn id : 765099147 Stationary No : 24729646735032

Pmt DtTime : 18/11/2025 16:02:22 Print DtTime : 18/11/2025 16:03:21

ChallanIdNo : 69103332025111851181 GRAS GRN : MH011883118202526S

District : 7101 / MUMBAI GRN Date : 18/11/2025 16:02:23

Office Name : IGR196 / MBI-22_JT SUB REGISTRAR MUMBAI 22

StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)

StDuty Amt : Rs 1,000.00/- (Rs One Thousand Rupees Only)

RgnFee Schm :

RgnFee Amt : Data of ESBTR for GRN MH011883118202526S

Only for verification-not to be printed and used

Article : 5(h)(B)(vi)

Prop.Mvblty : IBKL - 6910204/MUMBAI - NARIMAN POINT Consideration : 2,00,00,00,000.00/-

Prop.Descr : Siennaa Retail Building No 5, , , Stationary No : 24729646735032

Pmt DtTime : 18/11/2025 16:02:22 Print DtTime : 18/11/2025 16:03:21

ChallanIdNo : 09100332025111851181 GRAS GRN : MH011883118202526S

Duty Payer : PAN-AADCS4496C SD Corporation PVT LTD Date : 18/11/2025 16:02:23

Other Party : PAN-AACCG4147R CATALYST TRUSTEESHIP LTD

Bank Scroll No : 1000045501-75/ Stamp Duty(Bank Portal)

Bank Scroll Date : 19/11/2025/- (Rs One Thousand Rupees Only)

RBI Credit Date : 19/11/2025

Mobile Number : 917045057775

RgnFee Amt :



Challan Defaced Details (vi)

Sr.No	Descr	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-401-23266	Siennaa Retail Building	0007457972202526	09/12/2025-18:43:05	IGR189	1000.00
Total Defacement Amount						1,000.00

Duty Payer : PAN-AADCS4496C SD Corporation PVT LTD

Other Party : PAN-AACCG4147R CATALYST TRUSTEESHIP LTD

Bank Scroll No : 100

Bank Scroll Date : 19/11/2025

RBI Credit Date : 19/11/2025

Mobile Number : 917045057775

Challan Defaced Details

Sr.No.	Remarks	Defacement No.	Defacement Date	Defacement Amount
1	(IS)-401-23266	0007457972202526	09/12/2025-18:43:05	1000.00
Total Defacement Amount				1,000.00





CHALLAN
MTR Form Number-6



GRN	MH013123005202526E	BARCODE			Date	09/12/2025-16:02:25		Form ID		
Department Inspector General Of Registration					Payer Details					
Registration Fee					TAX ID / TAN (If Any)					
Type of Payment Ordinary Collections IGR					PAN No.(If Applicable)					
Office Name MBI-11_JT SUB REGISTRAR MUMBAI 11					Full Name		S D CORPORATION PRIVATE LIMITED			
Location MUMBAI										
Year 2025-2026 One Time					Flat/Block No.		AS PER DOCUMENT			
Account Head Details				Amount In Rs.	Premises/Building					
0030063301 Amount of Tax				1000.00	Road/Street		AS PER DOCUMENT			
					Area/Locality		MUMBAI			
					Town/City/District					
					PIN		4 0 0 0 0 5			
					Remarks (If Any)					
					SecondPartyName=CATLIST TRUSTEESHIP LIMITED-					
					Amount In		One Thousand Rupees Only			
Total				1,000.00	Words					
Payment Details IDBI BANK					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN		Ref. No.		69103332025120013441 765989051	
Cheque/DD No.					Bank Date		RBI Date		09/12/2025-16:06:37 Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: IBKL - 6910204/MUMBAI - NARIMAN POINT Stationery No: 24729646735032
Pmt Txn id : 765099147 Print DtTime : 18-NOV-2025 16:03:21
Pmt DtTime : 18-NOV-2025@16:02:22 GRAS GRN : MH011883118202526S
ChallanIdNo: 69103332025111851181 Office Name : IGR196-BRL7 JT SUB REGI
District : 7101-MUMBAI GRN Date : 18-Nov-2025@16:02:24

StDuty Schm: 0030045501-75/STAMP DUTY
StDuty Amt : R 1,000/- (Rs One, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 0/- (Rs Zero only)

Article : 5(h) (B) (vi) --Agreement-if not otherwise provided for
Prop Mvblty: N.A. Consideration: R 2,00,00,00,000/-
Prop Descr : Siennaa Retail Building No 5

Duty Payor: PAN-AADCS4496C, SD Corporation PVT LTD

Other Party: PAN-AACCG4147R, CATALYST TRUSTEESHIP LTD

Bank official Name & Signature

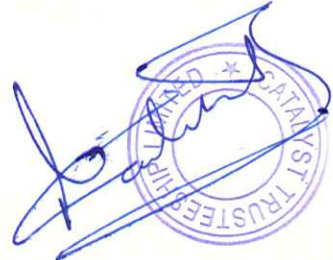
Bank official Name & Signature

Space for customer/office use - - - Please write below this line

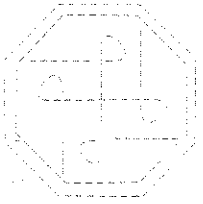
KAJAL KUMARI
काजल कुमारी
EIN - 136429
Asst. Manager (सहायक प्रबंधक)

प्रेस्ली सेवको/Presley Seco
Junior Asst Manager
EIN 142123

"This stamp paper forms an integral part of the Supplemental Indenture of Mortgage executed on 18th November 2025 between S D Corporation Private Limited, Catalyst Trusteeship Limited and Khvafar Property Developers Private Limited."



e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.



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SUPPLEMENTAL INDENTURE OF MORTGAGE

This **SUPPLEMENTAL INDENTURE OF MORTGAGE** made and executed at Mumbai on this 09 day of DEC, 2025 (hereinafter referred to as the "**Supplemental Indenture**")

by

S D CORPORATION PRIVATE LIMITED, a company validly existing under the Companies Act, 1956 with corporate identity number U70109MH1998PTC116091 and having its registered office at 70, Nagindas Master Road, Fort, Mumbai - 400023 (hereinafter referred to as the "**Mortgagor**" which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and permitted assigns) of the **FIRST PART**;

in favour of

CATALYST TRUSTEESHIP LIMITED, a company incorporated under the Companies Act, 1956 with corporate identity number U74999PN1997PLC110262 and having its registered office at GDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune-411038 and branch office at 901, 9th floor, Tower B, Peninsula Business Park, Senapati Bapat Marg, Lower Parel (W), Mumbai-400013 acting in its capacity as a security trustee on behalf of and for the benefit of the Secured Parties (hereinafter referred to as the "**Security Trustee**" or "**Mortgagee**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **SECOND PART**;

in respect of the obligations of

KHVAFAR PROPERTY DEVELOPERS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956 and validly existing under the Companies Act, 2013 with corporate identity number U70102MH2011PTC222756 and having its registered office at SP Centre 41-44, Minoo Desai Marg, Colaba Mumbai 400005 (hereinafter referred to as the "**Borrower**", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **LAST PART**.

The Mortgagor, the Mortgagee and the Borrower shall hereinafter collectively be referred to "**Parties**" and each of them shall individually be referred to as a "**Party**".

WHEREAS:-

- A. JM Financial Credit Solutions Limited (hereinafter referred to as the "**Existing Lender**") had, at the request of the Borrower, lent and advanced to the Borrower, a secured term loan facility of an aggregate principal amount of up to INR 200,00,00,000/- (Indian Rupees Two Hundred Crore only) ("**Existing Facility**") pursuant to the terms and conditions of loan agreement dated 14th July 2025 executed by and between the Borrower, the Existing Lender and the Security Trustee ("**Existing Loan Agreement**").
- B. The Borrower has, pursuant to a security trustee agreement dated 14th July, 2025 ("**Security Trustee Agreement**") entered into by and amongst the Borrower, the Existing Lender and the Security Trustee, appointed the Security Trustee, to act as a security trustee for and on behalf of and for the benefit of the Existing Lender and other Secured Parties in respect of the Existing Facility.
- C. As a security for the Existing Facility, the Mortgagor had *vide* an indenture of mortgage dated 16th July, 2025 registered with the registration number MB113-15921-2025 of 2025 with the office of the sub-registrar of assurances at Joint District Registrar office Mumbai 2 ("**Existing Indenture of Mortgage**") created a first ranking and exclusive registered mortgage in/over all right, title and interest over the Mortgaged Properties (as defined under the Existing Indenture of Mortgage) in favour of the Mortgagee ("**Existing Mortgage**") as security for the payment / repayment of the Outstandings in respect of the Existing Facility in the manner, ranking and priority as more particularly contemplated under the Existing Indenture of Mortgage.
- D. JM Financial Credit Solutions Limited (hereinafter referred to as the "**New Lender**") has now, at the request of the Borrower granted a new secured term loan facility for an aggregate principal amount of up to INR 100,00,00,000/- (Indian Rupees One Hundred Crore only) ("**New Facility**") to the Borrower pursuant to the terms and conditions of the loan agreement dated 13th November, 2025 executed by and between the Borrower, the New Lender and Catalyst Trusteeship Limited ("**New Security Trustee**") ("**New Loan Agreement**").
- E. One of the terms subject to which the New Facility has been agreed to be granted to the Borrower is that the New Facility and all amounts payable in connection therewith shall be secured, *inter alia*, by way of a first ranking charge by way of mortgage over the Mortgaged Properties in favour of the New Security Trustee.

Pursuant to a request in that regard made by the Mortgagor to the Existing Security Trustee, and the no-objection certificate dated 13th November 2025 issued by the Existing Security Trustee, the Existing Security Trustee has agreed to *inter-alia* cede the first ranking and exclusive charge created over the said Mortgaged Properties in favour of the Existing Security Trustee pursuant to



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the Existing Indenture of Mortgage and accordingly, the first ranking and exclusive charge created over the said Mortgaged Properties in favour of the Existing Security Trustee pursuant to the Existing Indenture of Mortgage has agreed to be changed / converted to a second ranking charge over the said Mortgaged Properties in favour of the Existing Security Trustee, which will rank subordinate only to the first ranking charge in favour of the New Security Trustee to secure the New Facility by way of this Supplemental Indenture.

- G. In view of the above, the Mortgagee has called upon the Mortgagor to execute these presents to record the change of the first ranking and exclusive charge created over the said Mortgaged Properties in favour of the Existing Security Trustee pursuant to the Existing Indenture of Mortgage into a second ranking charge over the said Mortgaged Properties in favour of the Existing Security Trustee, which will rank subordinate only to the first ranking charge in favour of the New Security Trustee to secure the New Facility.

NOW THIS SUPPLEMENTAL INDENTURE WITNESSETH:

1. The recitals set forth hereinabove shall form an integral part of this Supplemental Indenture.
2. Any capitalised terms used in this Supplemental Indenture unless otherwise defined herein, shall have the meanings ascribed to such terms under the Existing Indenture of Mortgage.
3. This Supplemental Indenture shall form an integral part of the Existing Indenture of Mortgage and shall be read along with the Existing Indenture of Mortgage. All references in the Existing Indenture of Mortgage to "this Indenture" shall include a reference to this Supplemental Indenture, wherever the context so requires. Further, reference to the Existing Indenture of Mortgage in any other document shall be deemed to be reference to the Existing Indenture of Mortgage as amended and modified by this Supplemental Indenture.
4. The Parties agree that:
- 4.1 The following definitions shall, on and from the date of this Supplemental Indenture, be added clause 1.1 of the Existing Indenture of Mortgage:

"New Charge" shall mean the first ranking charge created by the Mortgagor in favour of the New Security Trustee as security for the New Facility and the New Facility Outstandings pursuant to the New Facility Indenture of Mortgage.

"New Facility" shall mean the secured term loan facility for an aggregate principal amount of up to INR 100,00,00,000/- (Indian Rupees One Hundred Crore only) availed / to be availed by the Borrower from the New Lender pursuant to the terms and conditions of the New Loan Agreement and the New Facility Documents.

"New Facility Documents" shall have the meaning ascribed to the term "Facility Documents" in the New Loan Agreement.

"New Facility Indenture of Mortgage" shall mean the indenture of mortgage dated 18th November, 2025 executed by the Mortgagor in favour of the New Security Trustee creating the New Charge.

"New Facility Outstandings" shall have the meaning ascribed to the term "Outstandings" in the New Loan Agreement.

"New Loan Agreement" shall mean the loan agreement dated 13th November, 2025 executed by and between the Borrower, the New Lender and the New Security Trustee.

"New Lender" shall mean JM Financial Credit Solutions Limited and all transferees, assigns and novates of the New Facility.

"New Security Trustee" shall mean Catalyst Trusteeship Limited or such other successor security trustee appointed in connection with the New Facility.

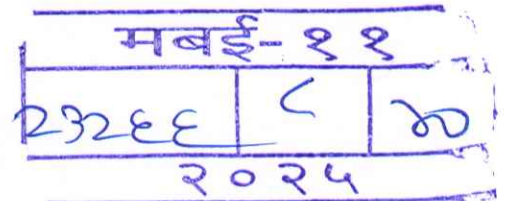
- 4.2 Recital C of the Existing Indenture of Mortgage shall, on and from the date of this Supplemental Indenture, be replaced with the following:

C. *One of the conditions upon which the Facility has been sanctioned to the Borrower by the Original Lender is that the Facility together with all the applicable accrued Interest payable, Penal Charges payable thereon (if any), additional interest payable thereon (if any) and all other payments payable to the Original Lender in relation to the Facility by the Borrower in accordance with the terms of the Loan Agreement and other related Facility Documents (as defined below) (hereinafter referred to as "**Mortgage Debt**") shall be secured, inter-alia, by way of a second ranking registered mortgage over Mortgaged Properties (as defined below) in favour of the Security Trustee in the, manner and priority as contemplated herein, which mortgage shall rank subordinate only to the New Charge.*

Clause 4.1 of the Existing Indenture of Mortgage shall, on and from the date of this Supplemental Indenture, be replaced with the following:



- 4.1 *In consideration of the aforesaid, the Mortgagor does hereby grant, convey and transfer upfront by way of second ranking mortgage, without possession, the Mortgaged Properties, to the Mortgagee, as security for repayment of the Mortgage Debt, with a condition that on the repayment of the Mortgage Debt, the Lenders will release the Mortgaged Properties from the mortgage security and shall if so required, execute a deed of reconveyance / deed of release at the costs of the Mortgagor, which mortgage shall rank subordinate only to the New Charge.*
- 4.4 Clause 4.2 of the Existing Indenture of Mortgage shall, on and from the date of this Supplemental Indenture, be replaced with the following:
- 4.2 *The Mortgagor hereby undertakes and confirms that, save and except the New Charge, the Mortgaged Properties are unencumbered and that the security created in favour of the Mortgagee pursuant to and under Clause 4.1 above shall be a second ranking charge in favour of the Mortgagee, which charge shall rank subordinate only to the New Charge.*
- 4.5 Clause 10.1(a) of the Existing Indenture of Mortgage shall, on and from the date of this Supplemental Indenture, be replaced with the following:
- (a) *save and except the New Charge, the Mortgaged Properties are free from all Encumbrances, claims and demands of whatsoever nature and the Mortgagor has full power, good title and absolute authority to enter into this Indenture and create the mortgage of the Mortgaged Properties in favour of the Mortgagee in the manner as stated herein;*
5. This Supplemental Indenture shall modify the understanding set out in the Existing Indenture of Mortgage, only to the limited extent set out herein. Save and except as specifically and expressly amended by this Supplemental Indenture, all other provisions of the Existing Indenture of Mortgage shall remain unchanged and in full force and effect which are hereby ratified and confirmed and shall continue to remain applicable and binding on the Mortgagor.
6. In the event of conflict, inconsistency or repugnancy between the terms of this Supplemental Indenture and the provisions of the Existing Indenture of Mortgage, the provisions of this Supplemental Indenture shall prevail in relation to the matters set out herein to the extent of such conflict, inconsistency or repugnancy.
7. The provisions of clauses 10, 16, 18, 19, 20.5, 21, 22, 23, 24, 27 and 28 of the Existing Indenture of Mortgage shall apply *mutatis mutandis* to this Supplemental Indenture as if references to "this Indenture" in the aforementioned clauses of the Existing Indenture of Mortgage shall mean a reference to this Supplemental Indenture.



This signature page forms part of the Supplemental Indenture of Mortgage dated 18th November, 2025 executed between S D Corporation Private Limited, Khvafar Property Developers Private Limited and Catalyst Trusteeship Limited.

IN WITNESS WHEREOF the Parties hereto have caused these presents to be executed on the day and year first hereinabove mentioned in the manner hereinafter appearing.



SIGNED AND DELIVERED by
S D CORPORATION PRIVATE LIMITED
the withinnamed, "Mortgagor"
by the hands of:

Synderba Singh

its director / authorised signatory pursuant to
resolution passed at the meeting of its board of
directors held on 11th November, 2025
in the presence of:-

1. *Narayanath Khumel Arnel*
2. *Sushant Shetty Souty*



FOR S. D. CORPORATION PVT. LTD.

Synderba
AUTHORISED SIGNATORY



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