

| S.no | Charge ID | Date of creation of charge or date of acquisition of property subject to charge | Description of the instrument creating the charge | Name and address of the person entitled to charge | Amount secured by charge | Short particulars of the property charged | Terms and Conditions | Date of registration of charge | Date and Description of the instrument modifying the charge | Particulars of modification | Date of registration of modification of charge | Date & Description of Satisfaction of charge |
|------|-----------|---|---|---|--------------------------|---|---|--------------------------------|---|---|--|--|
| 1 | 100274972 | 27-06-19 | Memorandum relating to charge over Fixed Deposits/Cash Deposits | HDFC BANK HOUSESENPATI BAPAT MARGLOWER PAREL WMUMBAIMH400013 IN | 5000000 | Fixed Deposit No. 50300346533061 | First and exclusive charge/lien on Deposits as a Continuing security for the Bank Guarantee given of Rs. 5,000,000/- together with interest, costs, charges, expenses and other monies due and payable by the Company to the Bank as per the terms mentioned in the attached Memorandum related to Charge on Fixed Deposits/Cash Deposit | 19-07-19 | 1)24/06/2020- Memorandum recording past transactions of creation of mortgage by delivery of title deeds | By this modification, existing Bank Guarantee facility of Rs.50.00 Lacs is additionally secured by Exclusive charge by way of equitable mortgage being Office No.501 to S14 on Fifth Floor in 'Transcorp Towers' situated in the North of the Manji Ka Bag in Eastern Line of the Moti Durgari Road, Chokri Hawaii Shahar, Jaipur total office admeasuring 3870 Sq.feet, as security for repayment of Bank Guarantee of Rs.50.00 Lacs granted by HDFC Bank Ltd together with principal, interest, liquidated damages, costs, charges & expenses | 13-07-20 | NA |
| 2 | 100280793 | 16-02-18 | Sanction letter, Loan cum Hypothecation agreement dated 16.02.2018 and Repayment Schedule | Axis Bank, C-Scheme, Jaipur | 5439000 | Hypothecation of vehicle "MERCEDES BENZE-220" bearing chasis no.12309 and engine no.181511 | 1) Rate of interest:- 1 year mcr (8.66%)+spread(0.00%) = 8.66%, no reset 2) Repayment - 25 months 3) First and exclusive charge by way of Hypothecation of vehicle "MERCEDES BENZE-220" bearing chasis no.12309 and engine no.181511 | 17-08.-2019 | NA | NA | NA | 23-07-20 |
| 3 | 10601214 | 30-10-18 | Memorandum of Equitable mortgage by deposit of Title deed | HDFC BANK HOUSE SENPATI BAPAT MARGLOWER PAREL WESTMUMBAIMH400 013IN | 113900000 | All that piece and parcel of Commercial unit bearing Corporation no. 121/18, Unit no. 302, in the 3rd Floor of the multi storied Commercial complex known as money centre, constructed on the property no 121, situated at Koramangala Industrial layout , Division no 66, present ward n 67, Bangalore having 5.608 undivided share, eight title and interest in the land equivalent to 404sq ft and super built up area of 1370 sq ft. | 1)The rate of interest is as mutually agreed between HDFC bank ltd and borrower 2) the terms of repayment is as mutually agreed between hdfc bank ltd and borrower 3) the margin is as mutually agreed between HDFC bank ltd and borrower 4) the extent and operation of charge is on commercial unit bearing corporation no 121/18, unit no 302, in the 3rd floor of the multi storied commercial complex known as money centre, constructed on the property no 121, situated at Koramangala Industrial Layout , division no 66, present ward no 67, Bangalore to secure the due repayment of the credit facilities along with interest , cost, charges and other dues that may any time hereafter become due and owing to the bank in respect of and under the credit facilities | 10-11-18 | 1) 29/03/2017 Memorandum of equitable mortgage by deposit of title deeds by way of constructive delivery 2) 24/05/2017 Memorandum of equitable mortgage by deposit of title deed by way of constructive delivery | 1) By this modification, credit facility sanctioned by HDFC Bank amounting to Rs. 113,900,000/- is reduced to Rs. 87,400,000/- secured by exclusive mortgage on the same property 2) By this modification, credit facility sanctioned by HDFC Bank amounting Rs. 87,400,000/- is enhanced to Rs. 112,400,000/- secured by exclusive mortgage on the same property. | 09-06-17 | n/a |
| 4 | 10434698 | 20-05-13 | Declaration cum Undertaking executed by the Company | HDFC BANK HOUSESENPATI BAPAT MARGLOWER PAREL WMUMBAIMH400013 IN | 6450000.00 | All that built up area of 466.12 sq ft. Bearing shop no 9 on the ground floor of the building called Arti chambers , bearing corporation nos 288-289 (old no 188-189) , Anna salai, Chennai - 600006 along with an undivided share of 466. 12/46428th sq ft. (equivalent to 169.88 sq ft.) in the land in all that piece and parcel of land bearing Corporation door Nos 288-289(Old No. 188-189) Anna Salai , Chennai -600006 comprised in the R.S. No 323/2 in block no 11 of triplicane village having a total extent of 9 grounds and 106 sq ft within the sub registration district of central chennai | 1) the rate of interest is as stipulated by bank from time to time . 2) the terms of repayment is as stipulated by bank from time to time 3) the margin is as stipulated by bank from time to time. 4) the extent and operation of charge is on the exclusive charge on the property of the company bearing Shop no 9, ground floor, aarti chambers, Anna Salai , Chennai (built up area 466.12sq ft) , more particularly described under item no 15 and attached document, to secure the due repayment of term laon of rs 6.45 million along with interest, cost, charges, and other dues that may any time hereafter become due and owing to the bank in respect of and under the credit facility. | 04-07-13 | n/a | n/a | n/a | n/a |
| 5 | 10291190 | 01-06-11 | Declaration cum Undertaking executed by the Company | HDFC BANK HOUSESENPATI BAPAT MARGLOWER PAREL WMUMBAIMH400013 IN | 7500000 | Shop no 8 on the ground floor of the building called Aarathi chambers, bearing Corporation nos 288-289, (old no 188-189), anna salai, chennai-600006 along with an undivided 216 sq ft of the land in all that piece and parcel of land bearing Corporation door nos 288-289 (old no 188-189) , anna salai. Chennai-600006 comprised in R.S no 323/2 in block no 11 of triplicane village, bounded on the North by anna salai and property of Automobile association of Southern India, South by partly by property comprised in R.S no 323/7 and partly by mohan mansion, east by property comprised in RS no 323/7 and west by anna salai and mohan mansion | 1) the rate of interest is base rate+ 3.75%* Interest as and when applicable 2)the terms of repayment is 36 monthly installments of Rs. 246000/- each 3) the extent and operation of charge id equitable mortgage created to secure the due repayment of the term loan along with interest, commission, costs, charges, and expenses incidental thereto. | 21-06-11 | 07/01/2012 Memorandum of Equitable mortgage by Deposit of Title deed by way of Constructive Delivery | By this modification the charge has been increased from Rs 75 lacs to Rs. 1795 lacs , in favour the bank against equitable mortgage of immovable property being lying and situate at Chennai | 03-03-12 | n/a |

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| 6 | 10060764 | 07-06-07 | Letter of Hypothecation of Stocks and Book debts | HDFC BANK LIMITED HDFC BANK HOUSE SENAPATI BAPAT MARGLOWER PAREL WMUMBAIMH400013 IN | 35000000 | First exclusive charge on all the stocks and book debts of the company both present and future | 1) the rate of interest is as stipulated by bank from time to time . 2) the terms of repayment is as stipulated by bank from time to time. 3) the margin is as stipulated by bank from time to time. 4) the extent and operation of charge is it is the first exclusive charge on all the stock and book debts of the company both present and future. | 08-08-07 | 17/20/08/2000 Supplemental letter of hypothecation of stocks and book debts dated 20.08.2008 2) 10/09/2009 Supplemental letter of hypothecation of stocks and book debts 3) 10/09/2010 Supplemental letter of hypothecation of stock and book debts 4) 26/11/2011 Supplemental letter of hypothecation of stock and book debts 5) 28/10/2013 Supplemental letter of hypothecation of stock and book debts 6) 27/06/2019 Supplemental deed of hypothecation 7) 24/06/2020 recording past | 1) By this modification, existing security has been extended to cover additional facility sanctioned to the company. Total limits covered under the charge amounting to Rs. 550 lacs 2) By this modification, existing security has been extended to cover additional facility sanctioned to the Company. Total limits covered under the charge amounting to Rs. 1000 lacs 3) By this modification, existing security has been extended to cover additional facility sanctioned to the company. Total limits covered under the charge amounting to Rs. 1300 lacs 4) By this modification, existing security has been extended to cover additional facility sanctioned to the company. Total limits covered under the charge amounting to Rs.1700 lacs. 5) By this modification, existing security has been extended to cover additional facility sanctioned to the company. Total limits covered under the charge amounting to Rs.1800 lacs 6) By this modification charge has been increased from Rs.1800 Lakhs to Rs.1850 Lakhs against the security of Stock in trade, Book debts and receivables of the Company. 7) By this modification, existing facility of Rs.1850.00 Lacs is reduced to Rs.1550.00 Lacs and additionally secured by Exclusive charge by way of equitable mortgage being Office No.501 to 514 on Fifth Floor in "Transcorp Towers" situated in the | 1) 22/10/2008 2) 10/10/2009 3) 12/10/2010 4) 24/01/2012 5) 25/11/2013 6) 15/07/2019 7) 13/07/2020 | n/a |
| 7 | 10060756 | 07-06-07 | Declaration cum Undertaking executed by the Company | HDFC BANK LIMITED HDFC BANK HOUSE SENAPATI BAPAT MARGLOWER PAREL WMUMBAIMH400013 IN | 52000000 | The charge is on the immovable property situated at :- 606-607, bonanza, sehar plaza complex, jd nagar , M.v road , andheri (E), mumbai 2) H1(A), transport nagar, jaipur 3) Shop no 100, 2nd floor , nehru complex , new scheme , mall road, amritsar 4) 35, G.T. road, jallandhar | 1) the rate of interest is as per the sanctioned letter and the agreement. 2) the terms of repayment is as per the agreement 3) the margin is as per the agreement 4) the extent and operation of the charge is exclusive first charge on company's immovable properties as described in the attachment. | 08-08-07 | n/a | n/a | n/a | n/a |
| 8 | 10060759 | 07-06-07 | Declaration cum Undertaking executed by the Company | HDFC BANK LIMITED HDFC BANK HOUSE SENAPATI BAPAT MARGLOWER PAREL WMUMBAIMH400013 IN | 52000000 | The charge is on the immovable property situated at :- 606-607, bonanza, sehar plaza complex, jd nagar , M.v road , andheri (E), mumbai 2) H1(A), transport nagar, jaipur 3) Shop no 100, 2nd floor , nehru complex , new scheme , mall road, amritsar 4) 35, G.T. road, jallandhar | 1) the rate of interest is as per the sanctioned letter and the agreement. 2) the terms of repayment is as per the agreement 3) the margin is as per the agreement 4) the extent and operation of the charge is exclusive first charge on company's immovable properties | 08-08-07 | 1) 06/08/2008 Declaration and Undertaking 2) 16/02/2009 Declaration and undertaking 3) 03/10/2009 Declaration and Undertaking 4) 15/01/2010 Declaration cum undertaking 5) 12/04/2016 Memorandum of Equitable Mortgage by deposition of title deed | 1) By this modification, extension or existing mortgage on immovable property on enhanced limit as under:- CC Limit : 50 lacs TOD : 225 lacs BG : 20 lacs. Previously the mortgage was created for Rs. 520 lacs and now it is extended to enhanced limit of Rs. 795 lacs 2) By this modification , Extension of existing mortgage on immovable properties on enhanced limit as under :- CC Limit : Rs.600 lacs TOD : Rs 400 lacs BG: Rs 20 lacs Previously the mortgage was first created for Rs. 795 lacs and now it is extended to enhanced limit of Rs.1020 lacs 3) By this modification , Extension of existing mortgage on immovable properties on enhanced limit as under :- CC Limit : Rs.1000 lacs TOD : Rs 600 lacs BG: Rs 20 lacs Previously the mortgage was first created for Rs. 795 lacs extended Rs 1020 lacs and now it is extended to enhanced limit of Rs.1620 lacs 4) By this modification, Extension of existing mortgage on immovable properties situated at 608, Bonanza Building, Andheri east , Mumbai along with the properties on which mortgage was created in previous modification , on enhanced limit as under :- CC Limit : Rs.1000 lacs TOD : Rs 600 lacs BG : Rs. 20 lacs 5) By this modification, the charge over secondrabad property shall be increased from 1720 lacs to 1820 lacs in | 1) 21/10/2008 2) 15/04/2009 3) 04/01/2010 4) 15/03/2010 5) 12/04/2016 | n/a |
| 9 | 10040714 | 24-11-06 | | HDFC BANK LIMITED HDFC BANK HOUSE SENAPATI BAPAT MARGLOWER PAREL WMUMBAIMH400013 IN | 27000000 | | | | | | | |
| 10 | 10436455 | 20-06-13 | By agreement | ICICI BANK LIMITED LANDMARKRACE COURCE CIRCLE ALKAPURI BARODA GJ 390015 IN | 14400000 | Office no 501 to 514, Kiosks no 1 to 8, Transcorp tower- 5th Floor , Plot no 7, near manwaji ka bagh , Moti doongri road jaipur-302004 | 1) The rate of interest : I -base as publically notified from time to time plus margin of 2.75% + 12.50% p.a.(9.75%+ 2.75%) or as applicable at the time of disbursement 2) the loan shall be repayed in 60 months i.e. in 60 installements of Rs. 323971/- 3) the margin is as per the agreement 4) the extent and operation of charge is 100%. | 16-07-13 | 29/11/2014 Facility agreement | With this modification the present charge is extended to secure additional top up loan of Rs.80 lacs above the present outstanding loan taken against the same property situated at Office No 501 to 514, Kiosks No 1 to 8 , Transcorp Tower- 5th Floor , Plot no 7, near manwaji ka bagh , Moti doongri Road,Jaipur-302004 | 16-12-14 | 10-05-17 |

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| 11 | 10199516 | 17-12-09 | Sanction letter and credit facility application form unit no. 33, pkt 1, 1st Floor, Sector 17, Phase 2 Dwarka, New Delhi 110075 | ICICI HOME FINANCE COMPANY LIMITED ICICI Bank Towers, Bandra- Kurla Complex, Mumbai MH400051IN | 4225000 | Property situated at unit no 33, pkt 1, 1st Floor, Sector 17, phase 2 dwarka, new delhi 110075 and any other interest thereon | 1) the rate of interest is floating rate of interest @IHPLR=14.75% p.a on sanction date. Effective rate of interest = IHPLR- MARGIN 2.75% i.e. Applicable on sanction- 12%p.a. 2) the terms of repayment is repayment of principal amount of facility and interest there on in 72 monthly installments of rs. 82600/- 3) the margin is as per the sanctioned letter 4) the extent and operation of charge is exclusive on the immovable properties and any interest thereon as per the sanctioned letter provided 5) the guarantee to be provided by the director of the company | 15-02-10 | n/a | n/a | n/a | 23-08-16 |
| 12 | 10324744 | 05-12-11 | | KOTAK MAHINDRA BANK LIMITED 36-38A, NARIMAN BHAVAN, 227,D,NARIMAN POINT,MUMBAIMH40 0021IN | 12500000 | All that part and parcel of Unit no302 area 1370 sq ft/s situated on 3rd floor of Multi storied Commercial complex known as the Salarpuria Money centre, constructed on property no 121/18 situated at Industrial layout Koramangala, Bangalore , at ward no 68, bearing PID no 67-3-121/8, having a super built up area of 1370 sq ft , constructed with mosaic flooring RCC roof , mathi wooden doors and window together with the proportionate share in the common areas and facilities attributed thereto , more particularly described in Schedule B to the mortgage deed | 1) the rate of interest is to be decided at the time of disbursement 2) the terms of repayment is as may be specified by the bank from time to time 3) the extent and operation of the charge is the first and exclusive charge by way of Mortgage of immovable property of Transcorp international limited in favour of Kotak Mahindra bank as security for repayment of financial facilities granted by the bank to RITCO travels and tours private limited | 25-02-2012 | Increase in limit 20 lacs | | | 17-06-14 |
| 13 | 10260909 | 20-12-10 | Loan agreement dated 20dec 2010 executed between India bulls housing finance limited (lender/ihfl) and M/s Transcorp International limited , amitava ghosh and ashok kumar agarwal . As a security for the repayment of loan, an equitable mortgage of property was created through the deposition of original title deeds relating thereto, with the lender | INDIABULLS HOUSING FINANCE LIMITED F-60, MALHOTRA BUILDING,2ND FLOOR, CONNAUGHT PLACE,NEW DELHIDEL110001IN | 2100000 | Office no. 135, F.F , Cannanught place, S N. 327, CTS No -28, Bund garden road, Ghorpadi, Pune | 1) the rate of interest is 12%p. a (Adjustable rate of interest =IHFL LFRR +/-3%) 2) the terms of repayment is 36 equated monthly installments EMI of Rs. 69751/- . No prepayment permitted within 6 months of commencement of EMI's 3) the extent and operation of charge is equitable mortgage by deposit of original title deed in favour of IHFL to secure the loan sanctioned by IHFL to the borrower along with interest thereon ,add interest , charges, fees,etc and all other amount payable by the borrower(s) to IHFL. the security created in favour of IHFL. to be continuing security to IHFL till time the entire loan /dues/ outstanding of borrower(s) are repaid in full. 4) the borrower shall not transfer, lease out, assign, dispose off or otherwise part with the mortgaged property or any part thereof without the prior written consent of the lender. other terms and conditions as per loan agreement. | n/a | n/a | n/a | 16-05-14 | |
| 14 | 80027413 | 19-11-05 | Term loan agreement dated 19.11.2005 | UTI BANK LIMITED Stateman house , 148, barakhamba road, new delhi | 2000000 | 1) equitable mortgage by deposit of title deed by way of constructive delivery on all that piece and parcel of land comprising of plot H-18 south by 100 road, east by plot, H-1C, and west by plot H-1 together with all building and structures thereon and all plant and machinery attached to the earth both present and future. 2) Equitable mortgage by deposit of title deeds by way of constructive delivery on all that piece and parcel of land comprising of ground floor plot 35 of 14 acre scheme, police lines, G.T. road, jalandhar together with all buildings and structures thereon and all plant and machinery attached to the earth both present and future. 3) Equitable mortgage by deposit of title deeds by way of constructive delivery on Co's immovable properties bearing No- 606 and607 , 6th floor, Bonanza building CTS no 243(A) Village kondivita sir MV road , J B nagar , Andheri(east) , mumbai, together with all building and structures thereon and all plant and machinery attached to the | Interest to be charged @1.75% below Bank's PLR or at 10.25%p.a. | 23-01-06 | n/a | n/a | n/a | 01-12-10 |
| 15 | 10004396 | 29-03-06 | | UTI BANK LIMITED Stateman house , 148, barakhamba road, new delhi | 33000000 | | | 29-03-06 | n/a | n/a | n/a | 16-03-07 |