

Register of Charge

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	100365065	24-08-20	Memorandum of deposit of title deed in respect of advance secured by equitable mortgage of immovable property	BANK OF BARODA, MANI RAMJI KI KHOTHI, HALDIO KA RASTA, JAIPUR	93808000	Exclusive charge on properties of Transcorp International Limited situated at Unit No 135 admeasuring built up area of about 347 sq ft i.e. 32.24 square mtrs. on the first floor of the building K, in the project Connaught Place developed on the land new survey no 327 corresponding to CTS no 28 bearing survey no 49 of Village munjeri and Survey no 98 of Village mail at Bund Garden Road, Ghospath, Pune and at Commercial Unit bearing Corporation No.121/1/18, 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 for securing the due repayment of the credit facilities (along with interest, costs, charges, expenses and other dues that may any time hereafter become due and owing to the bank in respect of and under the credit facilities) granted by Bank of Baroda to Wholly Owned Subsidiary of Transcorp International limited named Ritco Travels and Tours Private Limited and Corporate guarantee of Transcorp International limited will be continued to secure additional WCTL facility and will cover entire exposure of Rs. 80808000/- of Ritco Travels and Tours Private Limited. Exclusive mortgage charge on the property of Ritco Travels and Tours Private Limited situated at Unit No. 104 admeasuring about 637sq feet and unit no. 105 admeasuring about 460 sq ft both on the first floor of the building known as B.N.G. housing belonging to BNG Premises co-operative society limited situated on land bearing no. 2959and 940 of fort division, Mumbai 400001	As mutually agreed between Bank of Baroda and the borrower viz Ritco Travels and Tours Private Limited	24-08-2020	1) 07-12-2021 2) 15.02.2023 3) 10.02.2026	1) Additional Working Capital Term Loan of Rs. 100.00 Lakhs to Ritco Travels and Tours Private Limited and existing overdraft facility of Rs. 100.00 Lakhs and FITL of Rs. 608.08 Lakhs 2) By this modification, Bank of Baroda has sanctioned an additional working capital term loan of Rs. 120.00 Lakhs in addition to the working capital term loan of Rs. 100.00 Lakhs and overdraft facility of Rs. 100 Lakhs and FITL of Rs. 608.08 Lakhs to Ritco Travels and Tours Private Limited, a wholly owned subsidiary of Transcorp International Limited secured by exclusive charge on the properties of Transcorp International Limited situated at Unit No. 135 admeasuring built up area of about 347 sq ft i.e. 32.24 square meters on the first floor of the building K, in the project Connaught place developed on the land new survey no 327 corresponding to CTS no 28 bearing survey no 49 of Village munjeri and Survey no 98 of Village mail at Bund Garden Road, Ghospath, Pune and at Commercial Unit bearing Corporation No. 121/1/18, Unit No. 302, in the 3rd Floor of the Multistoried 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 along with corporate Guarantee of Transcorp. 3. By this modification, Bank of Baroda has sanctioned restructuring of credit facilities where the existing Overdraft-GL of Rs. 100.00 Lakhs and the WCTL of Rs. 44.08 Lakhs are both being entirely phased out to 0.00. These are being offset by the introduction of a new Overdraft-BPP facility of Rs. 100.00 Lakhs for WC needs. Additionally, there are downward adjustments to existing term debt, with the BGECL (AWCTL) 1.0 decreasing from Rs. 63.89 Lakhs to Rs. 44.44 Lakhs and the T.L under BGECL 1.0 being reduced from Rs. 130.00 Lakhs to Rs.108.33 Lakhs. Consequently, the total fund based exposure, and by extension the total exposure is being reduced from Rs. 337.97 Lakhs to Rs. 302.77 Lakhs to Ritco Travels and Tours Private Limited, a wholly owned subsidiary of Transcorp International Limited. Further, the Corporate Guarantee of Transcorp International Limited, the holding company of Ritco Travels and Tours Private Limited, shall continue to secure the additional WCTL facility and shall cover the exposure of Rs.258.33 Lakhs.	2021/2 15.02.2023	NA
2	100274972	27-06-19	Memorandum relating to charge over Fixed Deposits/Cash Deposits	HDFC BANK HOUSESENAPATI BAPAT MARGLOWER PAREL WMUMBAIMH400013 IN	5000000	Fixed Deposit No. 50300346533061	First and exclusive chargellien 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	27-06-2019	24/06/2020	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 514 on Fifth Floor in 'Transcorp Towers' situated in the North of the Mamji Ka Bag in Eastern Line of the Moti Durgani Road, Chokri Hawaii Shahar, Jaipur total office admeasuring 3970 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	24-06-2020	30-04-2024
3	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 BENZ-220' bearing chasis no.12309 and engine no.181511	1) Rate of interest:- 1 year mclr (8.66%)+spread(-0.00%) = 8.66%, no reset2) Repayment:- 25 months 3) First and exclusive charge by way of Hypothecation of vehicle 'MERCEDES BENZ-220' bearing chasis no.12309 and engine no.181511	17-08-2019	NA	NA	NA	16-07-20
4	10601214	30-10-15	Memorandum of Equitable mortgage by deposit of Title deed	HDFC BANK HOUSE SENAPATI BAPAT MARGLOWER PAREL WESTMUMBAIMH400013IN	113900000	All that piece and parcel of Commercial unit bearing Corporation no. 121/1/18, 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, banglore having 5.66% undivided share, right title and interest in the land equivalent to 404sq ft and super built up area of 1370 sq ft.	The rate of interest is as mutually agreed between HDFC bank ltd and borrower the terms of repayment is as mutually agreed between hdfc bank ltd and borrower the margin is as mutually agreed between HDFC bank ltd and borrower4) the extent and operation of charge is on commercial unit bearing corporation no. 121/1/18, 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	10-11-15	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 property2) By this modification, credit facility sanctioned by HDFC Bank amounting Rs. 87,400,000/- is enhanced to Rs. 112400000/- secured by exclusive mortgage on the same property.	24/05/2017	26-08-20
5	10434698	20-05-13	Declaration cum Undertaking executed by the Company	HDFC BANK HOUSESENAPATI BAPAT MARGLOWER PAREL WMUMBAIMH400013 IN	6450000	Car Mortgaged	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 time3) 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 (build up area 466.12sq ft) , more particularly described under item no 15 and attached document, to secure the due repayment of term loan 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		04-09-2023
6	10291190	01-06-11	Declaration cum Undertaking executed by the Company	HDFC BANK HOUSESENAPATI BAPAT MARGLOWER PAREL WMUMBAIMH400013 IN	179500000	Shop no 9 on the ground floor of the building called Aarth 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 tpicane villa, 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	the rate of interest is base rate+ 3.75%+ Interest as and when applicable the terms of repayment is 36 monthly instalments of Rs. 246000/- each3) the extent and operation of charge is 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	7/1/2012	30-04-2024

7	10060764	07-06-07	Letter of Hypothecation of Stocks and Book debts	HDFC BANK LIMITED HDFC BANK HOUSESENAPATI BAPAT MARGLOWER PAREL WMUMBAMH400013 IN	155000000	First exclusive charge on all the stocks and book debts of the company both present and future	the rate of interest is as stipulated by bank from time to time the terms of repayment is as stipulated by bank from time to time 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	1) 20/08/2008 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) 20/11/2011 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 Memorandum recording past	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 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 lacs3) 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 lacs4) 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 lacs6) By this modification charge has been increased from of 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'	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	30-04-2024
8	10060756	07-06-07	Declaration cum Undertaking executed by the Company	HDFC BANK LIMITED HDFC BANK HOUSESENAPATI BAPAT MARGLOWER PAREL WMUMBAMH400013 IN	52000000	The charge is on the immovable property situated at :- 1) 606-607, bonanza, sehar plaza complex, jd nagar , M.v road, andheri (E), mumbai2)H1(A), transport nagar, jaipur 3)Shop no 100, 2nd floor , nehru complex , new scheme , mail road, amritsar 4)35, G.T. road, jalandhar	the rate of interest is as per the sanctioned letter and the agreement. the terms of repayment is as per the agreement 3) the margin is as per the agreement4)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	02-05-2024
9	10060759	07-06-07	Declaration cum Undertaking executed by the Company	HDFC BANK LIMITED HDFC BANK HOUSE SENAPATI BAPAT MARGLOWER PAREL WMUMBAMH400013 IN	432000000	The charge is on the immovable property situated at :- 1) 606-607, bonanza, sehar plaza complex, jd nagar , M.v road, andheri (E), mumbai2)H1(A), transport nagar, jaipur 3)Shop no 100, 2nd floor , nehru complex , new scheme , mail road, amritsar 4)35, G.T. road, jalandhar	the rate of interest is as per the sanctioned letter and the agreement 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) 06/08/2008Declaration	1) By this modification, Extension of existing mortgage on Immovable property on enhanced limit as under - CC Limit : 50 lacsTOD: 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 lacs2) By this modification , Extension of existing mortgage on immovable properties on enhanced limit as under - CC Limit : Rs.600 lacsTOD : 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 lacsBG: Rs 20 lacsPreviously the mortgage was first created for Rs. 795 lacs extended Rs 1020 lacs and now it is extended to enhanced limit of Rs.1620 lacs4)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 secunrabad 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	30-04-2024
10	10040714	24-11-06		HDFC BANK LIMITED HDFC BANK HOUSE SENAPATI BAPAT MARGLOWER PAREL WMUMBAMH400013 IN	27000000							30-04-2024
11	10436455	20-06-13	By agreement	ICICI BANK LIMITED LANDMARKKRACE COURCE CIRCLE ALKAPURI BARODA GJ 390015 IN	144000000	Office no 501 to 514, Kiosks no 1 to 8, Transcorp tower- 5th Floor, Plot no 7, near manwa ji ka bagh , Moti doongri road jaipur-302004	The rate of interest : -Hase 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 the loan shall be repayed in 60 months i.e. in 60 installments of Rs. 323971/- the margin is as per the agreement 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	10/5/2017
12	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- KurlaComplex,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	the rate of interest is floating rate of interest @IHPLPR+14.75% p.a on sanction date. Effective rate of interest = IHPLR- MARGIN 2.75% i.e. Applicable on sanction- 12%p.a. the terms of repayment is repayment of principal amout of facility and interest there on in 72 monthly installments of rs. 82600/- the margin is as per the sanctioned letter the extent and operation of charge is exclusive on the immovable properties and any interest thereon as per the sanctioned letter provided the guarantee to be provided by the director of the company	15-02-10	n/a	n/a	n/a	23-08-2016
13	10324744	9/12/2011		KOTAK MAHINDRA BANK LIMITED 36- 38A, NARIMAN BHAVAN, 227,D,NARIMAN POINT,MUMBAIMH40 0021IN	14500000	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 Koramangalla, Bangalore , at ward no 68, bearing PID no 57-3-121/8, 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	the rate of interest is to be decided at the time of disbursement the terms of repayment is as may be specified by the bank from time to time 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	5/12/2011	25-02-2012	Increase in limit 20 lacs	NA	17-06-2014

14	10260909	20-12-10	Loan agreement dated 20dec 2010 executed between India bulls housing finance limited (lender/IHFL) and Ms 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, MAJHOTRA BUILDING,2ND FLOOR, CONNAUGHT PLACE,NEW DELHI,DL110001IN	2100000	Office no : 135, F F , Cannaught place, S N. 327, CTS No -28, Bund garden road, Ghorpadi, Pune	the rate of interest is 12%p. a (Adjustable rate of interest =IHFL LFRFR +/-3%) the terms of repayment is 36 equated monthly installments EMI of Rs. 69751/- . No prepayment permitted within 6 months of commencement of EMIs 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. 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	NA	16-05-2014
15	80027413	19-11-05	Term loan agreement dated 19.11.2005	UTI BANK LIMITED Stateman house , 148, barakhamba road, new delhi	2000000	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-KC, 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. 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. 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 kondvita sir MV road , J B nagar , Andheri(east) , mumbai, together with all building and structures thereon and all plant and machinery attached to	Interest to be charged @1.75% below Bank's PLR or at 10.25%p.a.	23-01-06	n/a	n/a	NA	01-12-10
16	10004396	29-03-06		UTI BANK LIMITED Stateman house , 148, barakhamba road, new delhi	33000000			29-03-06	n/a	n/a	NA	16-03-07
17	100673020	07-11-2022	Car Loan	ICICI Bank Limited ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara GJ 3900071	2000000	Car Mortgaged	1) Rate Of Interest -8.35% per annum 2) Repayment – EMI or RS. 49178 per month in 48 instalments	07-11-2022	NA	NA	NA	NA
18	100702805	04.01.2023	Loan Cum Hypothecation Agreement (loan agreement No. 137483828)	HDFC Bank Limited, HDFC Bank House, Senapati Bapat Marg, Lower Panel W, Mumbai, Maharashtra- 400013 IN	5000000	Car Mortgaged	1) Rate of Interest – 8.50% 2) Repayment – 36 Months	04-01-2023	NA	NA	NA	NA
19	100890796	25-03-2024		Bajaj Finance Limited, Akurdi Pune, Pune city, Maharashtra, India, 411035	100000000	Equitable mortgage by deposit of title deed by way of constructive delivery on all that piece and parcel of Property being constructed portion half of the property no. 35, area about 3 Marla 138 square feet situated at improvement trust 14 acre scheme, police line, Jalandhar, Punjab measuring 20'-3'37'-6" (259 square feet), height up to terrace constructed at present is 13 feet (only ground floor) south by remaining share of property no. 35 owner, east by remaining share of property no. 35 owner, west by G.T. Road and North by Delta Chamber together with all building and structures thereon and all plant and machinery attached to the earth both present and future. Equitable mortgage by deposit of title deed by way of constructive delivery on all that piece and parcel of Property office no. 605 -608, 6th floor, Bonanza, built on plot of land bearing C.S.T. No. 243(Part). Sub division as C.T.S. No. 243(A) admeasuring 8857 sq. mtrs. Situated at village kondvita, Andheri Kurla Road, Andheri (E), Mumbai – 400509 Equitable mortgage by deposit of title deed by way of constructive delivery on all that piece and parcel of Office no. 501 to 514, on fifth floor, admeasuring 496 sq. feet without roof rights, Built on Plot No. 7, area admeasuring 1110.74 sq. mtrs., situated at near manva ji ka bagh, Moti Doongri Road, Jaipur, Rajasthan.		25-03-2024	29-07-2024	By way of this modification charge amount of Rs.10 crore is further secured by MOE executed for immovable properties situated at Mumbai, Jaipur, Jalandhar.	29-07-2024	NA
20	101140069	28/05/2025		MERCEDES-BENZ FINANCIAL SERVICES INDIA PRIVATE LIMITED	8150000	T & T Motors Private Limited		NA	NA	Na	NA	NA