

8327/2022

INDENTURE OF MORTGAGE

THIS INDENTURE OF MORTGAGE (the "Deed") is made and executed at Coimbatore on this 25th day of July, Two Thousand Twenty Two (hereinafter referred to as "Effective Date")

BY

M/s. SNEHA ASHIANA PRIVATE LIMITED having PAN - AAGCS5376N, a company within the meaning under the Companies Act, 2013 and having its registered office at Acropolis, 13th Floor, 1858/1, Rajdanga Main Road Kasba, Kolkata - 700107 represented by its Authorized Signatory Mr.SAMPATH T, Son of Late. Shri. THIRUMOORTHY.A, having PAN No - APVPS0325N, Aadhaar No - 5201 6631 3213, (Contact No - 99407 59595), aged 56 years permanently residing at No.6/3, First Street, MKP Colony, Maniakaranpalayam, Ganapathy, Coimbatore - 641006, authorized vide Board Resolution, dated 19.07.2022, hereinafter referred to as the "Mortgagor" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns);

INDENTURE OF MORTGAGE

in favour of

ICICI BANK LIMITED, having PAN - AAACI1195H, a company incorporated under the Companies Act, 1956, and a bank within the meaning of the Banking Regulation Act, 1949, having its registered office at ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara, Gujarat Pin 390007, its corporate office at ICICI Bank Towers, Bandra Kurla Complex, Mumbai 400 051, and amongst others, its branch office at 3A, Gurusaday Road, Kolkata, 700019, Police Station - Karaya, Post office - Ballygunge, and, represented by its Authorized Representative Mr.SACHIN SUBBIAH, Son of Shri. M G SUBBIAH, having PAN No - BISPS7929H, Aadhaar No - 7646 1136 5702, (Contact No - 77609 76940), aged 43 years, by Faith - Hindu, by Occupation Service, working for gain at ICICI BANK, Door No. 480 - A, 1st Floor, Spectra Building, Avinashi Road, Coimbatore - 641004, (the "Mortgagee", which expression shall, unless it be repugnant to the subject or context thereof, be deemed to include its successors and assigns) of the OTHER PART.

WHEREAS :

(1) The Mortgagor herein, is the absolute owner, seized and possessed of & well and sufficiently entitled to the immovable properties mentioned below as Item- 1 to 22:- Survey Nos. 1098/2, 1083/2B, 1083/2C, 1083/3C, 1099/2A, 1099/2B, 1099/2C, 1099/2D, 1099/2E, 1099/2F,


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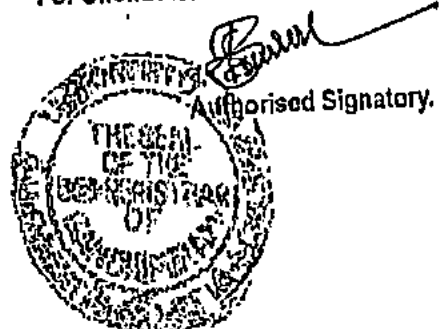
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For Sneha Ashiana Private Limited



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1099/2F, 1099/2G, 1099/2H, 1100/1A, 1100/1B, 1100/2 (PART), 1101/2, 1101/3 (PART), 1102/1C, 1102/2A, 1102/2B, 1102/3A, 1102/3B, 1103/1B4, 1103/1B5, 1103/1B6 (PART), 1103/3B7, 1103/3B8 (PART), 1112/4A, 1112/4B, 1112/4C, and 1113/1A1 of Coimbatore North Taluk, Kalapatti Village, Coimbatore (hereinafter referred to as the "Mortgaged Properties") and more particularly described in the First Schedule hereunder written;

(2) The mortgagor(s) have acquired the Mortgaged Properties by way of Sale Deed bearing Document Nos. 3357/2014, 3358/2014, 3359/2014, 3360/2014, 3593/2014, 3594/2014, 4766/2014, 4772/2014, 4773/2014, 4774/2014, 7270/2014, 5777/2014, 5778/2014, 5779/2014, 1984/2015, 2689/2016, 2822/2016, 2823/2016, 2836/2016, 3887/2016, 6270/2016, 6271/2016, 8626/2016, and 8627/2016, all registered at the office of the Gandhipuram Sub Registrar Office - Coimbatore.

(2) By a master facility agreement (the "Facility Agreement", which expression shall include all amendments made thereto from time to time) (a copy of which has been made available to the Mortgagor) made on the day, month and year set out in the First Schedule hereunder written between the person(s) named in the First Schedule hereunder written (the "Borrower") and the Mortgagee, the Mortgagee has agreed to grant / extend to the Borrower and the Borrower has agreed to avail from the Mortgagee, on the terms and conditions contained in the Facility Agreement, certain facilities not exceeding amounts in the aggregate specified in the First Schedule hereunder written (the "Facilities", which expression shall, as the context may permit or require, mean any or each of such Facilities).

(3) One of the conditions of the Facility Agreement is that the Facilities together with all interest, commission, costs, charges, expenses and all other monies including any increase as a result of revaluation / devaluation / fluctuation or otherwise in the rates of exchange of foreign currencies, if any, involved, whatsoever stipulated in or payable by the Borrower under the Facility Agreement and/or the other Transaction Documents shall be secured, inter alia, by an exclusive charge on the Mortgaged Properties.

(4) The Mortgagor and the Mortgagee have agreed that the mortgage and charge on the Mortgaged Properties shall be by way of a Simple Mortgage by way of a registered mortgage deed being these presents. *only the immovable property in the mentioned schedule under is mortgagee no share of the company in mortgagor.*
MORTGAGEE MORTGAGER

For Sneha Ashiana Private Limited

Authorised Signatory

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For Sneha Ashiana Private Limited

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NOW THIS INDENTURE WITNESSETH AS FOLLOWS AND IT IS HEREBY AGREED AND DECLARED BY THE MORTGAGOR AS UNDER:

1. In pursuance of the Facility Agreement and in consideration of the Mortgagee having, at the request of the Mortgagor, granted / extended and/or agreed to grant / extend the Facilities to the Borrower on the terms and subject to the conditions set out in the Facility Agreement and the other Transaction Documents and in consideration of the premises, the Mortgagor hereby agrees, confirms and undertakes that the Borrower shall repay / pay the Facilities, all interest, commission, charges, costs, expenses and all other monies including any increase as a result of revaluation / devaluation / fluctuation or otherwise in the rates of exchange of foreign currencies, if any, involved, as stipulated and in the manner set out in the Facility Agreement and the other Transaction Documents and shall duly observe and perform all the terms and conditions of the Facility Agreement and the other Transaction Documents.

2. In pursuance of the Facility Agreement and for the consideration aforesaid and as security for the repayment / payment by the Borrower of the Facilities, all interest, commission, charges, costs, expenses and all other monies including any increase as a result of revaluation / devaluation / fluctuation or otherwise in the rates of exchange of foreign currencies, if any, involved, as stipulated and in the manner set out in the Facility Agreement and/or the other Transaction Documents hereby secured or intended to be hereby secured, the Mortgagor doth hereby grant, convey, assign, assure and transfer unto the Mortgagee all the Mortgaged Properties (without possession) on an exclusive charge, in terms of the provisions set out in the First Schedule hereunder written.

3. The Mortgagor shall, within a period of six months from expiry of every financial year, intimate in writing to the Mortgagee and shall forthwith thereafter at its own expenses without any demand from the Mortgagee grant, convey, transfer, assure and assign unto the Mortgagee all lands and hereditaments which may hereafter be acquired by the Mortgagor and will, unless otherwise agreed to by the Mortgagee, transfer and assign all plant, machinery, articles and things of the nature described in the First Schedule hereunder written which may hereafter be acquired by the Mortgagor whether in addition to or in substitution to any plant, machinery, etc., and all such lands, hereditaments, plants, machinery, articles and things shall, as and when the same shall be acquired by the Mortgagor, become and be deemed to be part of the Mortgaged Properties.

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MORTGAGOR

For Sneha Ashiana Private Limited

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4. At any time before the security constituted hereunder becomes enforceable, the Mortgagee may, at the cost and request of the Mortgagor do or concur with the Mortgagor in doing all or any of the things which the Mortgagor might have done in respect of the Mortgaged Properties and particularly, but not by way of limitation may sell, call in, collect, convert, lease, purchase, substitute, exchange, surrender, develop, deal with or exercise any right in respect of all or any of the Mortgaged Properties upon such terms and for such consideration as the Mortgagee deems fit. Provided that all property of any description and all net capital monies arising from or receivable upon any such dealing as aforesaid and remaining after payment therefrom of the costs and expenses of and incidental to such dealing shall be and become part of the Mortgaged Properties and shall be paid to or vested in or specifically charged in favour of the Mortgagee in such manner as the Mortgagee shall require.

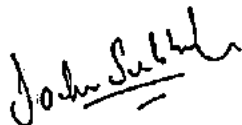
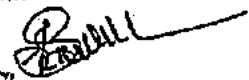
5. The Mortgaged Properties shall be and remain security to the Mortgagee for the due repayment / payment of the principal amount of the Facilities, all interest, commission, charges, costs, expenses and all other monies including any increase as a result of revaluation / devaluation / fluctuation or otherwise in the rates of exchange of foreign currencies, if any, involved, as stipulated and in the manner set out in the Facility Agreement and/or the other Transaction Documents intended to be hereby secured and the Mortgagee shall permit the Mortgagor, until the happening of one or more of the Events of Default, upon the happening of which the security hereby constituted shall become enforceable as hereinafter provided, to hold and enjoy the Mortgaged Properties and to carry on therein and therewith the business authorized by the constitutional documents, if any, of the Mortgagor.

6. The Mortgage Properties shall be and remain security to the Mortgagee for the due repayment / payment of the Facilities, all interest, commission, charges, costs, expenses and all other monies including any increase as a result of revaluation / devaluation / fluctuation or otherwise in the rates of exchange of foreign currencies, if any, involved, as stipulated and in the manner set out in the Facility Agreement and/or the other Transaction Documents intended to be hereby secured and the Mortgagee shall permit the Mortgagor, until the happening of one or more of the Events of Default upon the happening of which the security hereby constituted shall become enforceable as hereinafter provided, to hold and enjoy the Mortgaged Properties and to carry on therein and therewith the business authorized by the constitutional documents, if any, of the Mortgagor.

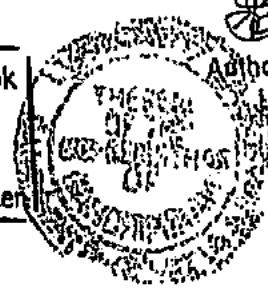
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6A. The Mortgage Properties shall be accessible from the main road, by-lanes and approach roads at all times till the Facilities is duly repaid to the satisfaction of the Mortgagee and till the continuation of these Presents.

under section 69 of the transfer of the property act

7. Upon the happening of any Event of Default, the Mortgagee may (but subject to the provisions herein contained as to notice where such provision is applicable) in its discretion, enter upon or take possession of and/or receive, collect the rents, profits and income of the Mortgaged Properties or any of them or any part thereof and subject to and with the rights conferred on them by Clause 4 hereof may at its discretion, sell, call in, collect and convert into monies the whole or part of the Mortgaged Properties with full power to sell any of the Mortgaged Properties either by public auction or private contract and either for a lump sum or a sum payable by instalments or for a sum on account and a mortgage or charge for the balance and with full power upon every such sale to make any special or other stipulations as to title or evidence or commencement of title or as to the removal of any property which may be sold separately or otherwise as the Mortgagee shall think proper and with full power to buy in or rescind or vary any contract for sale of the Mortgaged Properties or any part thereof and re-sell the same without being responsible for any loss which may be occasioned thereby and with full power to compromise and effect compositions and for the purposes aforesaid or any of them to execute and do all such acts, assurances and things as it shall think fit PROVIDED that before making any such entry or taking possession as aforesaid or making any sale, calling in, collection or conversion under the aforesaid power of attorney in that behalf ("Power of Sale"), the Mortgagee shall give written notice of their intention to the Mortgagor BUT the Mortgagee shall not be bound to give any such notice in any case where it shall certify, either before or after entry, that in their opinion further delay would imperil the interests of the Mortgagee, or in any case where an order or resolution for the winding up / insolvency / bankruptcy of the Mortgagee shall have been made or passed. The Mortgagee shall not exercise the Power of Sale if in the case of such power arising by reason of any default in payment of any monies due in respect of the Facilities, the Mortgagor shall provide to the Mortgagee the payment of monies so in arrears within three months next after the notice has been given or if in the case of such power arising by reason of any provision as herein stated the Mortgagor shall, within 30 (thirty) days of the receipt of a notice, remove, discharge or pay out any distress, execution or process or fully perform the covenants, conditions or provisions breached, if capable of being performed, or make good the breach thereof, or pay adequate

For Sneha Ashiana Private Limited

Authorised Signatory.

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For Sneha Ashiana Private Limited

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compensation for such breach to the satisfaction of the Mortgagee and any compensation so paid to the Mortgagee shall be deemed to be part of the Mortgaged Properties.

8. On the happening of any Event of Default and upon the security hereby constituted becoming enforceable and after the Mortgagee shall have made entry or taken possession of the Mortgaged Properties and until the Mortgaged Properties shall be sold, called in, collected or converted under the Power of Sale as mentioned in Clause 6 hereinabove, the Mortgagee may, if it shall think fit so to do but not otherwise, either itself carry on and manage the business of the Mortgagor in and with the Mortgaged Properties or any of them or appoint a Receiver to carry on and manage the same and the Mortgagee or the Receiver may manage and conduct the same as they shall in their discretion think fit.

The Mortgagee or the Receiver so appointed may for the purpose of carrying on the said business do all or any of the following acts and things viz :

a) Employ or remove such experts, officers, agents, managers, clerks, accountants, servants, workmen and others and upon such terms with such salaries, wages or remuneration as the Mortgagee or the Receiver shall think proper;

b) Renew or replace such plant / equipment as shall be worn out or lost or otherwise becomes unserviceable and repair and keep in repair the buildings, machinery, plant and other property comprised in the Mortgaged Properties;

c) Acquire and provide all such machinery, materials and things as the Mortgagee or the Receiver may consider necessary;

d) Insure all or any of the Mortgaged Properties of an insurable nature against loss or damage by fire and against such other risks in such sum or sums as the Mortgagee or the Receiver shall think fit;

e) Settle, arrange, compromise and submit to arbitration any accounts, claims, questions or disputes whatsoever which may arise in connection with the said business or the Mortgaged Properties or in any way relating to the security and execute, releases or other discharges in relation thereto;

f) Bring, take, defend, compromise, submit to arbitration and/or discontinue any actions, suits or proceedings whatsoever, civil or criminal, in relation to the business or any portion of the Mortgaged Properties;

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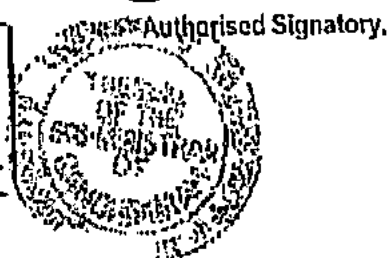
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g) Allow time for payment of any debt with or without security;

h) Subject to such consent as may be necessary demise or let out, sub-let or underlet the Mortgaged Properties or any part or parts thereof for such terms at such rents and generally in such manner and upon such conditions and stipulations as the Mortgagee or the Receiver shall think fit;

i) Exchange any part or parts of the Mortgaged Properties for any other security or property suitable for the purposes of the Mortgagor and upon such terms as may seem expedient and either with or without payment or receipt of monies for equality of exchange or otherwise;

j) Assent to the modification of any contracts or arrangements which may be subsisting in respect of any of the Mortgaged Properties and, in particular, the terms of any concession or licence for the time being held;

k) Execute and do all such acts, deeds, matters and things as to the Mortgagee or the Receiver may appear necessary or proper for or in relation to any of the purposes aforesaid;

m) Establish, maintain and operation all Mortgagee accounts of the Mortgagor; give discharge for all amounts paid to the Mortgagor by any persons; sign receipts in respect of amounts received.

The Mortgagee or the Receiver so appointed may for any of the purposes aforesaid do or cause to be done all such acts and things respecting the business and the Mortgaged Properties as the Mortgagee / Receiver could do or cause to be done if the Mortgagee / Receiver had the absolute possession of the Mortgaged Properties and had carried on the said business without being answerable for any loss or damage which may happen thereby.

8A. The Mortgagor hereby declares, represents and covenants that in an Event of Default and subsequent enforcement of security over the Mortgaged Properties including by way of sale or otherwise, the easementary rights and right of access to the main road, by-lane or other approach roads shall continue to subsist with the Mortgagee or the Receiver or the prospective buyers of the Mortgaged Property and the Mortgagor shall ensure that the Mortgagee or the Receiver or the prospective buyers continue to have unrestricted enjoyment of the said easementary rights and right of access.

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For Sneha Ashiana Private Limited

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9. The mortgagor, as per right under Sec 69(A) of the transfer of property act.

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10. Subject to the provisions of Section 69A of the Transfer of Property Act, 1882, and to such of the provisions of law as may, for the time being be applicable, the Mortgagee, at any time after the security hereby constituted becomes enforceable and whether or not the Mortgagee shall then have entered into or taken possession of the Mortgaged Properties and in addition to the powers hereinbefore conferred upon the Mortgagee after such entry into or taking possession may, in writing, appoint any official of the Mortgagee as Receiver(s) of the Mortgaged Properties or any part thereof and remove any Receiver(s) so appointed and appoint any such other person(s) in his or their stead and unless the Mortgagee shall otherwise prescribe in writing such Receiver(s) shall have all the powers hereinbefore conferred upon the Mortgagee. All the provisions and powers hereinbefore declared in respect of a Receiver appointed by the Mortgagee after entering into or taking possession by the Mortgagee shall apply to a Receiver appointed before entering into or taking possession by the Mortgagee and in particular such Receiver shall be deemed to be the agent of the Mortgagor which shall be solely responsible for his acts and defaults and for his remuneration. In addition to the foregoing, the following provisions shall also apply to such Receiver:

a) Appointment before or after possession:

Such appointment may be made either before or after the Mortgagee shall have entered into or taken possession of the Mortgaged Properties or any part thereof;

b) Receiver to be invested with powers by the Mortgagee:

Such Receiver may be invested by the Mortgagee with such powers and discretions including powers of management as the Mortgagee may think expedient;

c) Receiver to exercise powers vested in the Mortgagee :

Unless otherwise directed by the Mortgagee, the Receiver shall have and may exercise all the powers and authorities vested in the Mortgagee;

d) Receiver to conform to regulations made by the Mortgagee :

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For Sneha Ashiana Private Limited

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The Receiver shall, in the exercise of his powers, authorities and discretions, conform to the regulations and directions made and given by the Mortgagee from time to time;

e) Receiver's remuneration:

The Mortgagee may, from time to time, fix remuneration of the Receiver and direct payment thereof out of the Mortgaged Properties, but the Mortgagor alone shall be liable for the payment of such remuneration;

f) Receiver to give security:

The Mortgagee may, from time to time and at any time, require the Receiver to give security for the due performance of his duties as such Receiver and may fix the nature and the amount of the security to be given, but the Mortgagee shall not be bound in any case to require any such security;

g) Receiver to pay the monies:

Unless otherwise directed by the Mortgagee all monies from time to time received by such Receiver shall be paid over to the Mortgagee of and concerning the monies arising from any sale, calling in, collection or conversion;

h) Mortgagee may pay monies to Receiver:

The Mortgagee may pay over to the Receiver any monies constituting part of the Mortgaged Properties to the intent that the same may be applied for the purposes hereof by such Receiver and the Mortgagee may, from time to time, determine what funds the Receiver shall be at liberty to keep in hand with a view to the performance of his duties as such Receiver;

i) Receiver's power to borrow on the Mortgaged Properties:

Subject as provided herein the Receiver may for the purpose of carrying on the business of the Mortgagor as mentioned in (b) above, for defraying any costs, charges, losses or expenses (including his remuneration) which shall be incurred by him in exercise of the powers, authorities and discretion vested in him and for all or any of the purposes raise and borrow monies on the security of the Mortgaged Properties or any part thereof at such rate or rates of interest and generally on such terms and conditions as he may think fit, and no person lending any such money shall be concerned to inquire as to the propriety or purpose of the exercise of the said power or to see to the application of any monies so raised or borrowed Provided that the Receiver shall not exercise the said power without first obtaining the written consent of the Mortgagee but the Mortgagee shall incur no responsibility or liability to any lender or otherwise by reason of their giving or refusing such consent whether absolutely or subject to any limitation or condition;

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For Sneha Ashiana Private Limited

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j) Receiver Agent of the Mortgagor:

Every such Receiver shall be the agent of the Mortgagor for all purposes and the Mortgagor alone shall be responsible for his acts and defaults, losses or misconduct and liable on any contract or engagement made or entered into by him and for his remuneration and the Mortgagee shall not incur any liability or responsibility therefor by reason of their making or consenting to his appointment as such Receiver;

k) Applicability of The Transfer of Property Act, 1882 :

Subject as aforesaid the provisions of the Transfer of Property Act, 1882 and the powers thereby conferred on a mortgagee or Receiver shall, so far as applicable, apply to such Receiver.

11. Subject as aforesaid, the Mortgagee may invest the net capital monies referred to in Clause 4 hereof upon some or one of the investments hereinafter authorized or place the same upon deposit or in current account in the name of the Mortgagee with any Scheduled bank(s) with power from time to time at their discretion to vary such investments and with power from time to time at their discretion to resort to any such investments for any of the purposes for which such proceeds are under these presents authorized to be expended. And subject as aforesaid the Mortgagee shall stand possessed of the said investments until the Power of Sale shall arise to pay the income thereof and any net monies in the nature of income arising to the Mortgagor and after the Power of Sale shall have arisen shall hold the said investments and monies and the income thereof respectively and the net monies in the nature of income upon and for the purposes hereinbefore expressed concerning the monies to arise from any sale, calling in, collection and conversion made as aforesaid PROVIDED ALWAYS that in default of such Power of Sale arising and after payment and satisfaction of all monies intended to be secured by these presents the said investments monies and income thereof and net monies last aforesaid shall be held in trust for the Mortgagor or its assigns.

12. Any monies which under the powers herein contained ought to be invested by the Mortgagee may be invested in the name of the Mortgagee or under the legal control of the Mortgagee in any of the investments as may be deemed fit by the Mortgagee with power to vary and transpose such investments and in so far as the same shall not be invested shall be placed on deposit in the name of the Mortgagee in Scheduled bank(s).

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For Sneha Ashiana Private Limited

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13. In addition to the powers hereinbefore given, the Mortgagee may enter into or take possession of and hold or appoint a Receiver to take possession of any part or parts of the Mortgaged Properties which may at any time appear to them to be in danger of being taken under any process of law by any creditor of the Mortgagor or be otherwise in jeopardy and where a Receiver is appointed under this Clause the provisions of Clauses 8 and 10 hereof shall apply mutatis mutandis and the Mortgagee may at any time give up possession or discharge the Receiver.

14. The Mortgagee shall not, nor shall any Receiver as aforesaid, be liable by reason of the Mortgagee or such Receiver entering into or taking possession of the Mortgaged Properties or any part or parts thereof, to account as mortgagees in possession or for anything except actual receipts or be liable for any loss upon realization or for any default or omission for which a mortgagee-in-possession might be liable.

15. If and when the Mortgagee shall have made an entry into or taken possession of the Mortgaged Properties under the powers conferred upon the Mortgagee by these presents, the Mortgagee may at any time afterwards give up possession of the Mortgaged Properties or any of them or any part or parts thereof to the Mortgagor either unconditionally or upon such terms and conditions as may be specified by the Mortgagee.

16. The Mortgagee shall out of the monies received by the Mortgagee in carrying on the business as mentioned in Clause 8 hereof, and out of the rents, profits and income of the Mortgaged Properties, pay and discharge the costs, charges and expenses incurred in carrying on the business including the remuneration of the Receiver (if any) and in the management of the Mortgaged Properties or in the performance or exercise or the attempted performance or exercise of the powers and duties under these presents and all other outgoings which the Mortgagee or Receiver shall think fit to pay and shall pay and apply the residue of the said receipts, rents, profits and monies in the manner hereinbefore provided with respect to the monies arising from any sale or conversion under the Power of Sale or conversion under these presents.

17. Until the happening of any of the Events of Default the Mortgagee shall not be in any manner required, bound or concerned to interfere with the management or the affairs of the Mortgagor

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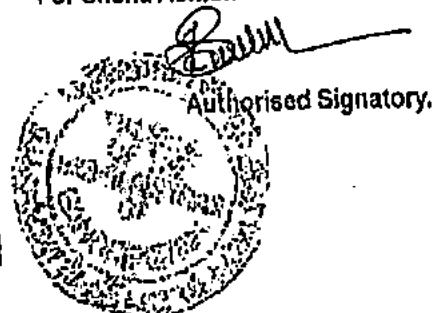
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or its business or the custody, care, preservation or repair of the Mortgaged Properties or any part thereof.

18. The Mortgagor hereby declares, represents and covenants that :

i) the Mortgaged Properties hereinbefore expressed to be granted, conveyed, assigned, assured and transferred are the sole and absolute property(ies) of the Mortgagor and are free from any other mortgage, charge or encumbrance and are not subject to any lien, lis pendens, attachment or other process issued by any Court or other authority;

ii) notwithstanding anything by the Mortgagor done or executed or omitted to be done or executed or knowingly suffered to the contrary, the Mortgagor now has power and authority to grant, convey, assign, assure and transfer unto the Mortgagee the Mortgaged Properties;

iii) it shall be lawful for the Mortgagee upon entering into or taking possession under the provisions herein contained of all or any of the Mortgaged Properties thenceforth to hold and enjoy the same and to receive the rents and profits thereof without any interruption or disturbance by the Mortgagor or any other person or persons claiming by, though, under or in trust for the Mortgagor and that freed and discharged from or otherwise by the Mortgagor sufficiently indemnified against all encumbrances and demands whatsoever;

iv) the Mortgagor shall execute all such deeds, documents and assurances and do all such acts and things as the Mortgagee may require for exercising the rights under these presents or for effectuating and completing the security hereby created and shall, from time to time and at all times after the security hereby constituted shall become enforceable, execute and do all such deeds, documents, assurances, acts and things as the Mortgagee may require for facilitating realization of the Mortgaged Properties and for exercising all the powers, authorities and discretions hereby conferred on the Mortgagee or any Receiver and in particular the Mortgagor shall execute all transfers, conveyances, assignments and assurances of the Mortgaged Properties whether to the Mortgagee or to their nominees and shall give all notices, orders and directions which the Mortgagee may think expedient and shall perform or cause to be performed all acts and things requisite or desirable for the

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For Sneha Ashiana Private Limited

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purpose of giving effect to the exercise of any of the said powers, authorities and discretions and further shall, for such purposes or any of them make or consent to such application to any Government or local authority as the Mortgagee may require for the consent, sanction or authorisation of such authority to or for the sale and transfer of the Mortgaged Properties or any part thereof and it shall be lawful for the Mortgagee to make or consent to make any such application in the name of the Mortgagor and for the purposes aforesaid a certificate in writing signed by the Mortgagee to the effect that any particular assurance or thing required by them is reasonably required by them shall be conclusive evidence of the fact.

v) The Mortgagor shall maintain and keep in proper order, repair and in good condition the Mortgaged Properties. In case the Mortgagor fails to keep in proper order, repair and in good condition the relevant Mortgaged Properties. In case the Mortgagee fails to keep in proper order, repair and in good condition the Mortgaged Properties or any part thereof, then the Mortgagee may, but shall not be bound to, maintain in proper order or repair or condition the Mortgaged Properties or any part thereof and any expense incurred by the Mortgagee and their costs and charges therefore shall be reimbursed by the Mortgagor;

vi) The Mortgagor shall insure and keep insured the relevant Mortgaged Properties in accordance with the terms of the Facility Agreement and shall duly pay all premia and other sums payable for that purpose, the insurance in respect of the Mortgaged Properties shall be taken in joint names of the Mortgagor, the Mortgagee and any other person having a charge on the relevant Mortgaged Properties and acceptable to the Mortgagee and the Mortgagor shall keep the insurance policies and renewals thereof with the Mortgagee and in the event of failure on the part of the Mortgagor to insure the relevant Mortgaged Properties or to pay the insurance premia or other sums referred to above, the Mortgagee may but shall not be bound to get the Mortgaged Properties insured or pay the insurance premia and other sums referred to above which shall be reimbursed by the Mortgagor;

vii) The Mortgagor shall keep proper books of account as required by the applicable laws and therein make true and proper entries of all dealings and transactions of and in relation to the Mortgaged Properties and the business of the Mortgagor and keep the said books of account and all

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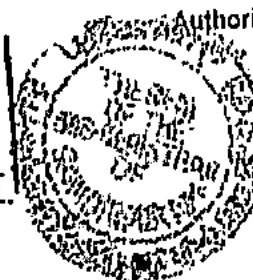
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other books, registers and other documents relating to the affairs of the Mortgagor at its registered office or, where permitted by law, at other place or places where the books of account and documents of a similar nature may be kept and the Mortgagor will ensure that all entries in the same relating to the Mortgaged Properties and the business of the Mortgagor shall at all times be open for inspection of the Mortgagee and such person or persons as the Mortgagee shall, from time to time, in writing for that purpose, appoint. All original documents in relation to the Mortgaged Properties if not already handed over to the Mortgagee shall be held by the Mortgagor in trust for the Mortgagee;

viii) The Mortgagor shall give to the Mortgagee or to such person or persons as aforesaid such information as they or he or she or any of them shall require as to all matters relating to the business, property and affairs of the Mortgagor and at the time of the issue thereof to the shareholders/members/partners, if any, of the Mortgagor furnish to the Mortgagee copies of every report, balance sheet, profit and loss account, circulars or notices, issued to the shareholders/members/partners and the Mortgagee shall be entitled, if they think fit, from time to time, to nominate a firm of Chartered Accountant to examine the books of account, documents and property of the Mortgagor or any part thereof and to investigate into the affairs thereof and the Mortgagor shall allow any such accountant or agent to make such examination and investigation and shall furnish him with all such information as he may require and shall pay all costs, charges and expenses of and incidental to such examination and investigation;

ix) The Mortgagor shall permit the Mortgagee and such person, as they shall, from time to time in writing for that purpose appoint, to enter into or upon and to inspect the state and condition of all the Mortgaged Properties and pay all travelling, hotel and other expenses of any person whom the Mortgagee may depute for the purpose of such inspection and if the Mortgagee shall, for any reason, decide that it is necessary to employ an expert, to pay the fees and all travelling, hotel and other expenses of such an expert;

x) The Mortgagor shall punctually pay all rents, royalties, taxes, rates, levies, cesses, assessments, impositions and outgoings, governmental, municipal or otherwise imposed upon or payable by the Mortgagor as and when the same shall become payable and when required by the Mortgagee produce the receipts of such payment and also punctually pay and discharge all debts,

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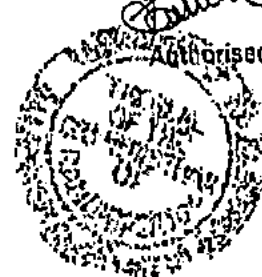
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obligations and liabilities which may have priority over the security created hereunder and observe, perform and comply with all covenants and obligations which ought to be observed and performed by the Mortgagor in respect of any part of the Mortgaged Properties;

xi) The Mortgagor shall forthwith give notice in writing to the Mortgagee of commencement of any proceedings directly affecting the Mortgaged Properties;

xii) The Mortgagor shall duly cause these presents to be registered in all respects so as to comply with the provisions of the Companies Act, 1956 if applicable and also cause these presents to be registered in conformity with the provisions of the Indian Registration Act, 1908, or any other Act, Ordinance or Regulation of or relating to any part of India, within which any portion of the Mortgaged Properties is or may be situated, by which the registration of deeds is required and generally do all other acts (if any) necessary for the purpose of assuring the legal validity of these presents, and in accordance with the Mortgagor's constitutional documents;

xiii) The Mortgagor shall diligently preserve its corporate existence and status and all rights, contracts, privileges, franchises and concessions now held or hereafter acquired by it in the conduct of its business and that it will comply with each and every term of the said franchises and concessions and all acts, rules, regulations, orders and directions of any legislative, executive, administrative or judicial body applicable to the Mortgaged Properties or any part thereof PROVIDED THAT the Mortgagor may contest in good faith the validity of any such acts, rules, regulations, orders and directions and pending the determination of such contest may postpone compliance therewith if the security for the Facilities is not thereby materially endangered or impaired. The Mortgagor will not do or voluntarily suffer or permit to be done any act or thing whereby its right to transact its business might or could be terminated or whereby payment of the Facilities and/or any other monies in respect thereof might or would be hindered or delayed;

xiv) The Mortgagor shall pay all such stamp duty (including any additional stamp duty), other duties, taxes, charges and penalties, if and when the Mortgagor may be required to pay according to the laws for the time being in force in the State in which its properties are situated or otherwise, and in the event of the Mortgagor failing to pay such stamp duty, other duties, taxes and penalties as


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aforesaid, the Mortgagee will be at liberty (but shall not be bound) to pay the same and the Mortgagor shall reimburse the same to the Mortgagee on demand;

xv) The Mortgagor shall reimburse all sums paid or expenses incurred by the Mortgagee or any Receiver, Attorney, Manager, Agent or other person appointed by the Mortgagee for all or any of the purposes mentioned in these presents immediately on receipt of a notice of demand from them in this behalf and all such sums shall carry further interest at the default interest rate specified in the Facility Agreement as from the date when the same shall have been advanced, paid or become payable or due and as regards liabilities, the Mortgagor will, on demand, pay and satisfy or obtain the releases of such persons from such liabilities and if any sum payable under these presents shall be paid by the Mortgagee, the Mortgagor shall, forthwith on demand, reimburse the same to the Mortgagee and until payment or reimbursement of all such sums, the same shall be a charge upon the Mortgaged Properties;

xvi) The Mortgagor shall promptly inform the Mortgagee if it has knowledge of a notice of any application for winding up/ dissolution/ bankruptcy / insolvency having been made or any statutory notice of winding up or dissolution under the Companies Act, 1956 (if applicable) or other applicable Acts or otherwise of any suit or other legal process intended to be filed or initiated against the Mortgagor and affecting the title to the Mortgagee's properties or if a Receiver is appointed of any of its properties or business or undertaking;

xvii) The Mortgagor shall promptly inform the Mortgagee of the happening of any labour strikes, lockouts, shut-downs, fires or any event likely to have a substantial effect on the Mortgaged Properties or on the Mortgagor's profits or business and of any material changes in the rate of production or sales of the Mortgagor with an explanation of the reasons therefor;

xviii) The Mortgagor shall promptly inform the Mortgagee of any loss or damage which the Mortgagor may suffer due to any force majeure circumstances or act of God, such as earthquake, flood, tempest or typhoon, etc. against which the Mortgagor may not have insured its properties;

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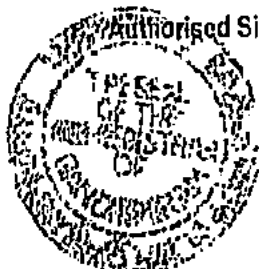
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xix) The Mortgagor shall apply for and make its best endeavour to obtain renewal of the leases under which any of the leasehold lands, if any, forming part of the Mortgaged Properties may, during the continuance of this security, be held as and when the same may be due for renewal in accordance with the provisions thereof and duly vest in the Mortgagee as part of the Mortgaged Properties and in such manner as the Mortgagee may direct all such renewed leases. The Mortgagor shall comply with the provisions of all documents in connection with such leases;

xx) The Mortgagor shall not pull down or remove any building or structure (except any temporary structure) on the lands for the time being forming part of the Mortgaged Properties or the fixed plant or machinery or any fixtures or fittings annexed to the same or any of them except in the ordinary course of repair and maintenance or improvement or replacement or otherwise in the course of and for the purposes of carrying on the business of the Mortgaged Properties and the Mortgagor will in such case forthwith restore or procure to be restored such building, structure, plant, machinery, fixtures or fittings as the case may be, or replace the same or procure the same to be replaced by others of a similar nature and of at least equal value;

xxi) The Mortgagor shall not sell or dispose off the Mortgaged Properties or any part thereof or create thereon any mortgage, lien or charge by way of hypothecation, pledge or otherwise howsoever or other encumbrance of any kind whatsoever;

xxii) The Mortgaged Properties are not land locked and are accessible from the main roads, by-lane and other approach roads and these approach roads are public roads and are not privy to any person or organisation and no separate permission or approval is required to use these approach roads.

xxiii) The Mortgagor shall ensure that the easementary rights of the Mortgaged Properties are un-encumbered and continue to subsist and the Mortgaged Properties remain accessible till all the monies payable under the Facility Agreement is duly repaid to the satisfaction of the Mortgagee

(xxiv) The Mortgagor hereby represents and warrants that:

(a) The Mortgagor has the competence and power to execute these presents;

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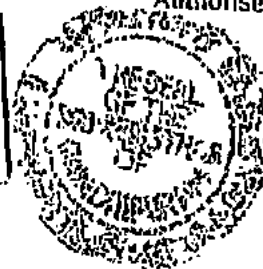
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For Sneha Ashiana Private Limited

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(b) The Mortgagor has done all acts, conditions and things required to be done, fulfilled or performed, and all authorisations required or essential for the execution of these presents or for the performance of the Mortgagor's obligations in terms of and under these presents have been done, fulfilled, obtained, effected and performed and are in full force and effect and no such authorisation has been, or is threatened to be, revoked or cancelled;

(c) These presents have been duly and validly executed by the Mortgagor or on behalf of the Mortgagor and these presents constitute legal, valid and binding obligations of the Mortgagor;

(d) The entry into, delivery and performance by the Mortgagor of, and the transactions contemplated by, these presents do not and will not conflict : (i) with any law; (ii) with the constitutional documents, if any, of the Mortgagor; or (iii) with any document which is binding upon the Mortgagor or on any of its assets;

(e) All amounts payable by the Mortgagor under these presents will be made free and clear of and without deduction / withholding for or on account of any tax or levy and without any setoff;

(f) (i) To the extent applicable, the execution or entering into by the Mortgagor of these presents constitutes, and performance of its obligations under these presents will constitute, private and commercial acts done and performed for private and commercial purposes; (ii) The Mortgagor is not, will not be entitled to, and will not claim immunity for themselves or any of its assets from suit, execution, attachment or other legal process in any proceedings in relation to these presents;

(g) The Mortgagor's agreement that these presents are governed by Indian law, is legal, valid and binding on the Mortgagor;

(h) Except to the extent disclosed to the Mortgagee, no litigation, arbitration, administrative or other proceedings are pending or threatened against the Mortgagor or its assets, which, if adversely determined, might have a Material Adverse Effect;

(i) (i) All information communicated to or supplied by or on behalf of the Mortgagor to the Mortgagee from time to time in a form and manner acceptable to the Mortgagee, are true and fair/true, correct and complete in all respects as on the date on which it was communicated or supplied; (ii) Nothing has occurred since the date of communication or supply of any information to the Mortgagee which renders such information untrue or misleading in any respect.

19. In the event of the Government taking over the management of the Mortgagor and/or the Mortgaged Properties and/or the entire undertaking of the Mortgagor and/or in the event of


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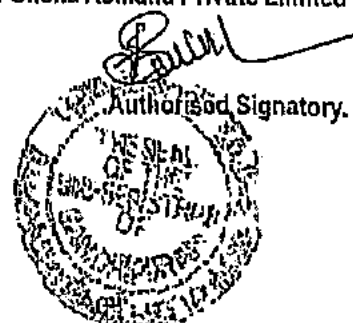
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nationalisation of the Mortgagor or its business or a moratorium being passed or in case the running of the business of the Mortgagor or its management or control is taken away either as part of any unemployment relief scheme or for any other reason whatsoever, or under the provisions of The Industrial (Development and Regulation) Act, 1951 or under any other Act, the Mortgagee shall be entitled to receive the whole of the compensation to which the Mortgagor shall be entitled and to apply the same or a sufficient portion thereof in accordance with provisions of the Facility Agreement and all monies secured hereunder shall become immediately payable and the security created hereunder shall become enforceable.

20. No purchaser, mortgagor, mortgagee or other person dealing with the Mortgagee or any Receiver appointed by them or their attorneys or agents shall be concerned to inquire whether the power exercised or purported to be exercised has become exercisable or whether any money remains due on the security of these presents or as to the necessity or expediency of the stipulations and conditions subject to which any sale shall have been made or otherwise as to the propriety or regularity of any sale, calling in, collection or conversion or to see to the application of any money paid to the Mortgagee or Receiver and in the absence of malafides on the part of such purchaser, mortgagor, mortgagee or other person such dealing shall be deemed, so far as regards the safety and protection of such person, to be within the powers hereby conferred and be valid and effectual accordingly and the remedy of the Mortgagor or its assigns in respect of any impropriety or irregularity whatsoever in the exercise of such power shall be in damages only.

21. Upon any such sale, calling in, collection or conversion as aforesaid and upon any other dealing or transaction under the provisions herein contained the receipt of the Mortgagee for the purchase money of any of the Mortgaged Properties are sold and for any other monies paid otherwise howsoever to them shall effectually discharge the purchaser(s) or person paying the same therefrom and from being concerned to see to the application or being answerable for the loss or misapplication or non-application thereof.

22. The Mortgagee may, at any time after the security hereby constituted becomes enforceable, apply to the relevant Court for an order that the powers hereof be exercised and carried into execution under the directions of the Court and for the appointment of a Receiver or Receivers

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and Manager of the Mortgaged Properties or any of them and for any other order in relation to the execution and administration of the powers hereof as the Mortgagee shall deem expedient and shall be indemnified by the Mortgagor against all costs, charges and expenses incurred for or in relation to any such application or proceeding.

23. The Mortgagee hereof may, in the execution and exercise of all or any of the powers, authorities and discretions vested in them by these presents act by an officer or officers for the time being of the Mortgagee and the Mortgagee may also, whenever they think it expedient, delegate by Power of Attorney or otherwise to any such officer all or any of the powers, authorities and discretions vested in them by these presents and any such delegation may be made upon such terms and conditions and subject to such regulations (including power to sub-delegate) as the Mortgagee may think fit and the Mortgagee shall not be bound to supervise the proceedings or be in anywise responsible for any loss incurred by reason of any misconduct or default or any mistake, oversight, error of judgement, forgetfulness or want of prudence on the part of any such delegate or sub-delegate.

24. The Mortgagor hereby acknowledges, agrees and confirms that the Mortgagee shall, at the request and cost of the Mortgagor, release, re-assign or reconvey to the Mortgagor or as the Mortgagor may direct or to such other person entitled thereto, the Mortgaged Properties or such part thereof as may remain subject to the security hereby created freed and discharged from the security hereby created upon proof being given to the reasonable satisfaction of the Mortgagee that all the Facilities together with all interest, and all other monies payable hereunder have been paid off or satisfied in accordance with the tenor thereof and upon payment of all costs, charges and expenses incurred by the Mortgagee or by any Receiver in relation to these presents and upon observance and performance of the terms and conditions and covenants herein contained and in the Transaction Documents.

25. The Mortgagor shall pay to the Mortgagee all legal, travelling and other costs, charges and expenses incurred by them or their officers or their employees, their representatives / agents in connection with execution of these presents including costs, charges and expenses of and incidental to the approval and execution of these presents and all other documents affecting the security herein and

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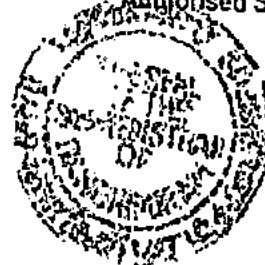
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will indemnify them against all actions, proceedings, costs, charges, expenses, claims and demands whatsoever which may be brought or made against or incurred by them in respect of any matter or thing done or omitted to be done in respect of or in relation to the Mortgaged Properties.

26. The mortgagor's agreement that these presents are governed by Indian law, is legal, valid and binding on the mortgagor.

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27.(a) Any notice or request required to be served or given on the Mortgagor shall for the purposes of these presents be sufficiently served at the registered / principal / business office of the Mortgagor or if left or affixed to any part of the premises hereby mortgaged and such notice shall also be deemed to be properly and duly affected if it is sent by post in a registered letter addressed to the Mortgagor at its registered office and such services shall be deemed to have been made at the time at which such Registered letter would in the ordinary course of post be delivered and even though returned un served on account of refusal or otherwise howsoever.

b) Any notice or request to be given or made to the Mortgagee or to any other party shall be in writing. Such notice or request shall be deemed to have been given or made when it is delivered by hand or despatched by mail or telegram to the party to which it is required to be given or made at such party's designated address.

28. The Mortgagor shall also indemnify and keep the Mortgagee indemnified against all losses, damages, costs, claims and expenses whatsoever which the Mortgagee may suffer, pay or incur by reason of or in connection with any such default on the part of the Mortgagor including legal proceedings taken against the Mortgagor for breach of the terms of these presents.

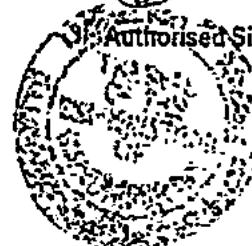
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28A. The Mortgagor shall also indemnify and keep the Mortgagee indemnified against all losses, damages, costs, claims and expenses whatsoever which the Mortgagee may suffer, pay or incur by reason of or in connection with easementary rights and the right of passage to the Mortgaged Properties.

29. It is hereby expressly agreed that the obligations of the Mortgagor shall be governed by the provisions contained in these presents. In the event of there being any inconsistency or repugnancy between the provisions contained in the Facility Agreement and these presents, the provisions contained in the Facility Agreement shall prevail to the extent of such inconsistency or repugnancy.

30. The Mortgagor hereby agrees that, without the concurrence of the Mortgagee, the Borrower and the Mortgagee shall be at liberty to vary, alter or modify the terms and conditions of the Facility Agreement and / or the other Transaction Documents and in particular to defer, postpone or revise the repayment of the Facilities and/or payment of interest and other monies payable by the Borrower to the Mortgagee on such terms and conditions as may be considered necessary by the Mortgagee including any increase in the rate of interest. The Mortgagee shall also be at liberty to absolutely dispense with or release all or any of the security / securities furnished or required to be furnished by the Borrower to the Mortgagee to secure the Facilities. The Mortgagor agrees that the liability under these presents shall in no manner be affected by any such variations, alterations, modifications, waiver, dispensation with or release of security, and that no further consent of the Mortgagor is required for giving effect to any such variation, alteration, modification, waiver, dispensation with, or release of security.

31. The Mortgagee shall have full liberty, without notice to the Mortgagor and without in any way affecting these presents, to exercise at any time and in any manner any power or powers reserved to the Mortgagee under the Facility Agreement and/or the other Transaction Documents, to enforce or forbear to enforce payment of the Facilities or any part thereof or interest or other moneys due to the Mortgagee from the Borrower or any of the remedies or securities available to the Mortgagee, to enter into any composition or compound with or to grant time or any other indulgence or facility to the Borrower, to give / grant temporary or extra overdrafts or other advances / credit facilities to the


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Borrower and to appropriate payments made to it by the Borrower towards repayment / payment of such overdrafts / advances / credit facilities from time to time and the Mortgagor shall not be entitled to question such appropriation or to require the Mortgagee to appropriate such payments towards previous disbursements under the Facilities so as to reduce the liability of the Mortgagor hereunder on account of any such payments AND the Mortgagor shall not be released by the exercise by the Mortgagee of their liberty in regard to the matters referred to above or by any act or omission on the part of the Mortgagee or by any other matter or thing whatsoever which under the law relating to sureties or otherwise would but for this provision have the effect of so releasing the Mortgagor AND the Mortgagor hereby waives in favour of the Mortgagee so far as may be necessary to give effect to any of the provisions of these presents, all the surety ship and other rights which the Mortgagor might otherwise be entitled to enforce. The Mortgagor also agrees that they will not be entitled to the benefit of subrogation vis-a-vis securities or otherwise until all the monies due to the Mortgagee under the Facilities are fully repaid / paid.

32. These presents shall be enforceable against the Mortgagor notwithstanding that any security or securities comprised in any instrument(s) executed or to be executed in favour of the Mortgagee shall, at the time when the proceedings are taken against the Mortgagor on these presents, be outstanding or unrealised or lost.

33. The Mortgagor hereby agrees and gives consent to the sale, mortgage on prior, pari-passu or subsequent charge basis, release etc., of any of the assets by the Borrower from time to time as may be approved by the Mortgagee or the transfer of any of the assets of the Borrower from one unit to the other or to the release or lease out by the Mortgagee any, or whole of the assets charged to the Mortgagee on such terms and conditions as the Mortgagee may deem fit and this may be treated as a standing and continuing consent for each and every individual act of transfer, mortgage, release or lease of any of such assets of the Borrower. The Mortgagor hereby declares and agrees that no separate consent for each such transfer, mortgage, release or lease any of such assets would be necessary in future.

34. The Mortgagor hereby agree and declare that the Borrower will be free to avail of further loan(s) or other facilities from the Mortgagee or any other person in addition to the Facilities and/or to

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secure the same during the subsistence of these presents and in that event the security herein contained will not be affected or vitiated in any way whatsoever but will remain in full force and effect and binding on the Mortgagor.

35. The rights of the Mortgagee against the Mortgagor shall remain in full force and effect notwithstanding any arrangement which may be reached between the Mortgagee and the other guarantor(s), if any, or notwithstanding the release of that other or others from liability and notwithstanding that at any time hereafter the other guarantor(s) may cease for any reason whatsoever to be liable to the Mortgagee, the Mortgagee shall be at liberty to require the performance by the Mortgagor of their obligations hereunder to the same extent in all respects as if the Mortgagor had at all times been solely liable to perform the said obligations.

36. To give effect to these presents, the Mortgagee may act as though the Mortgagor were the principal debtor to the Mortgagee.

37. The Mortgagor hereby declares and agrees that they have not received and shall not, without the prior consent in writing of the Mortgagee receive any security or commission from the Borrower for giving these presents so long any monies remain due and payable by the Borrower to the Mortgagee under the Facility Agreement and/or the other Transaction Documents.

38. The Mortgagor shall not in the event of the liquidation / insolvency of the Borrower prove in competition with the Mortgagee in the liquidation / insolvency proceedings.

39. A certificate in writing signed by a duly authorised official of the Mortgagee shall be conclusive evidence against the Mortgagor of the amount for the time being due to the Mortgagee from the Borrower / the Mortgagor in any action or proceeding brought on these presents against the Mortgagor.

40. These presents shall not be wholly or partially satisfied or exhausted by any payments made to or settled with the Mortgagee by the Borrower and shall be valid and binding on the Mortgagor and operative until repayment in full of all moneys due to the Mortgagee under the Facility Agreement and/or the other Transaction Documents.

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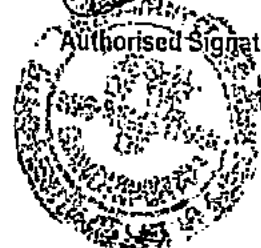
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 Registering officer



41. These presents shall be irrevocable and the obligations of the Mortgagor hereunder shall not be conditional on the receipt of any prior notice by the Mortgagor or by the Borrower and the demand or notice by the Mortgagee as provided in Clause 22 hereof shall be sufficient notice to or demand on the Mortgagor.

42. The liability of the Mortgagor under these presents shall not be affected by : (i) any change in the constitution or winding up of the Borrower / the Mortgagor or any absorption, merger or amalgamation of the Borrower / the Mortgagor with any other company, corporation or concern; or (ii) any change in the management of the Borrower / the Mortgagor or take over of the management of the Borrower / the Mortgagor by Central or State Government or by any other authority; or (iii) acquisition or nationalisation of the Borrower / the Mortgagor and/ or of any of its undertaking(s) pursuant to any law; or (iv) any change in the constitution of the Mortgagee; or (v) bankruptcy / insolvency / death of the Mortgagor / the Borrower; or (vi) the absence or deficiency of powers on the part of the Mortgagor to give guarantees and/or indemnities or any irregularity in the exercise of such powers. The Mortgagor undertakes not to revoke these presents during the subsistence of the Facility Agreement.

43. These presents shall be a continuing one and shall remain in full force and effect till such time the Borrower repays / pays in full the Facilities together with all interest, commission, costs, charges, expenses and all other monies payable under the Facility Agreement and/or the other Transaction Documents.

44. The Mortgagee shall be entitled to exercise general lien and/or adjust, appropriate or set off all securities / deposits held by the Mortgagee to the credit of or the benefit of the Mortgagor on any account or otherwise howsoever towards the discharge and satisfaction of the liability of the Mortgagor under these presents.

45. Any admission or acknowledgement in writing given or any part payment made by the Borrower in respect of the Facilities shall be binding on the Mortgagor and shall be treated as given on behalf of the Mortgagor also.

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MORTGAGER

For Sneha Ashiana Private Limited

[Signature]
Authorised Signatory.

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46. These presents are in addition to and not by way of limitation of or substitution for, any other guarantee(s) that the Mortgagor may have previously given or may hereafter give to the Mortgagee (whether alone or jointly with other parties) and these presents shall not revoke or limit any such other guarantee(s).

47. These presents shall be governed by and construed in accordance with the laws of India.

48. The Mortgagor agrees that any legal action or proceedings arising out of these presents may be brought by the Mortgagee, in its absolute discretion, in any competent court, tribunal or other appropriate forum having jurisdiction. The Mortgagor shall not exercise any rights which they may have acquired by way of subrogation or otherwise, or take any action or make any claim in competition with an action or a claim of the Mortgagee.

49. Any provision of these presents which is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of prohibition or unenforceability but shall not invalidate the remaining provisions of these presents or affect such provision in any other jurisdiction.

50. The Mortgagor hereby agrees, confirms and undertakes that :

(A) the Mortgagee shall, as the Mortgagee may deem appropriate and necessary, be entitled to disclose all or any : (i) information and data relating to the Mortgagor; (ii) information or data relating to these presents or any other securities furnished by the Mortgagor in favour of the Mortgagee; (iii) obligations assumed / to be assumed by the Mortgagor in relation to the Facilities under these presents or any other securities furnished by the Mortgagor for any other credit facility granted / to be granted by the Mortgagee; (iv) default, if any, committed by the Mortgagor in discharge of the aforesaid obligations, to Credit Information Bureau (India) Limited ("CIBIL") and any other agency authorised in this behalf by Reserve Bank of India ("RBI");

(B) CIBIL and / or any other agency so authorised may use, process the aforesaid information and data disclosed by the Mortgagee in the manner as deemed fit by them;

MORTGAGEE

[Signature]

MORTGAGER

For Sneha Ashiana Private Limited

[Signature]

Authorised Signatory.

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(C) CIBIL and / or any other agency so authorised may furnish for consideration, the processed information and data or products thereof prepared by them, to the Mortgagee / financial institutions and other credit grantors or registered users, as may be specified by RBI in this behalf;

(D) The information and data furnished by the Mortgagor to the Mortgagee from time to time shall be true and correct.

51. All capitalised terms used but not specifically defined herein shall have the respective meanings ascribed to them in the Facility Agreement.

52. The Mortgagee may, at any time, assign or transfer all or any of its rights, benefits and obligations under these presents to any person without any consent of or intimation to the Borrower and /or the Mortgagor.

THE FIRST SCHEDULE ABOVE REFERRED TO

1. DATE AND PLACE OF EXECUTION OF THIS INDENTURE At : COIMBATORE

Date: The 25th day of July, Two Thousand and Twenty Two

2. A DETAILS OF THE BORROWER

EMAMI REALTY LIMITED having PAN - AALCS5120P, a company within the meaning under the Companies Act, 2013 and having its registered office at Acropolis, 13th Floor, 1858/1, Rajdanga Main Road Kasba Kolkata - 700 107.

The expression "Borrower" shall, unless it be repugnant to the subject or context thereof, include its successors and permitted assigns.

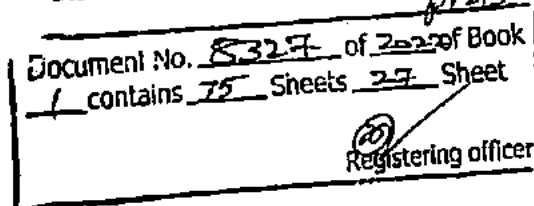
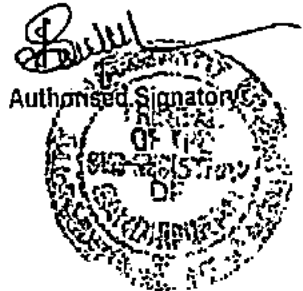
2. B DETAILS OF THE MORTGAGOR

M/S.SNEHA ASHIANA PRIVATE LIMITED having PAN AAGCS5376N, a company within the meaning under the Companies Act, 2013 and having its registered office at Acropolis, 13th Floor, 1858/1, Rajdanga Main Road Kasba Kolkata - 700 107 represented by its Authorized Signatory Mr.SAMPATH T, Son of Late. Shri. THIRUMOORTHY.A, having PAN No -

MORTGAGEE

[Signature]

MORTGAGER
For Sneha Ashiana Private Limited



APVPS0325N, Aadhaar No - 5201 6631 3213, (Contact No - 99407 59595), aged 56 years permanently residing at No.6/3, First Street, MKP Colony, Maniakaranpalayam, Ganapathy, Coimbatore - 641006. The expression "Mortgagor" shall, unless it is repugnant to the subject or context thereof, include its successors and permitted assigns.

3. AMOUNTS OF THE FACILITIES

In the aggregate not exceeding Rs 390.0 million.-

4. THE BANK'S BRANCH / OFFICE ADDRESS

Mr. Bharat Agarwal

Address: 3A, Gunisaday Road, Kolkata 700019

Email ID: bharat.agarwal@icicibank.com

5. DEFINITIONS AND CONSTRUCTION

In these presents, unless there is anything repugnant to the subject or context thereof, the expressions listed below shall have the following meanings, viz.:

"Mortgaged Properties" means all the immoveable properties of the Mortgagor expressed to be granted, conveyed, transferred, assured and assigned and all other properties hereby made as specific security for the repayment / payment of the principal amount of the Facilities, all interest, premia on prepayment, fees, costs, charges, expenses, and all other monies including any increase as a result of devaluation / revaluation/fluctuation in the rates of exchange of foreign currencies involved for the time being owing and intended to be secured hereunder in terms of the provisions of Clause 2 of the main body of these presents and this Schedule and all future properties hereinafter agreed to be granted, conveyed, transferred, assured and assigned by the Mortgagor to the Mortgagee in terms of the provisions of Clause 3 of the main body of these presents and this Schedule.

MORTGAGEE

[Signature]

MORTGAGER

For Sneha Ashiana Private Limited

[Signature]

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[Signature] Registering officer



All capitalised terms used but not specifically defined herein shall have the respective meanings ascribed to them under the Facility Agreement.

7. ULCRA

The provisions of the Urban Land (Ceiling and Regulation) Act, 1976 ("ULCRA") are not applicable to the Mortgaged Properties.

8. CHARGING CLAUSE

The Mortgagor doth hereby:

i) grant, convey, assign, assure, and transfer unto the Mortgagee all and singular the freehold lands more particularly described in the Second Schedule hereunder written together with all buildings (including flats and/or other premises) erections, go downs and constructions of every description which are standing, erected or attached or shall at any time hereafter during the continuance of the security hereby constituted be erected and standing or attached to the aforesaid lands and premises or any part thereof and all trees, fences, hedges, ditches, ways, sewerages, drains, waters, water-courses, liberties, privileges, easements and appurtenances whatsoever to the aforesaid lands or any part thereof belonging to or in anywise appertaining or usually held, occupied, enjoyed therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever of the Mortgagor into and upon the same, to have and to hold all and singular the aforesaid premises unto and to the use of the Mortgagee absolutely and subject to the powers and provisions herein contained and subject also to the proviso for redemption hereinafter mentioned;

THE SECOND SCHEDULE ABOVE REFERRED TO

(Description of the immoveable properties)

ITEM - 1

(As per sale deed Doc No 3357/2014 in favour of M/s. Sneha Ashiana Private Limited):-

Part A

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1102/2B an extent of 0.90 acre of land bounded as follows:


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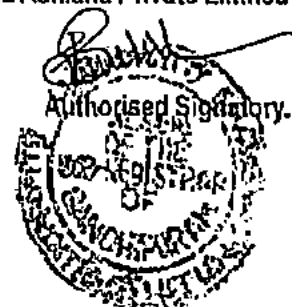
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MORTGAGER

For Sneha Ashiana Private Limited

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East by : lands in S.F.No.1112,
 West by : lands in S.F.No.1100,
 South by : lands in S.F.No.1102/3A,
 North by : lands in S.F.No.1102/2A,

Together with mamool pathway rights and all other appurtenances attached thereto.

Part B

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1102/3A an extent of 1.00 acre of land bounded as follows:

East by : lands in S.F.No.1112,
 West by : lands in S.F.No.1100,
 South by : lands in S.F.No.1102/3B,
 North by : lands in S.F.No.1102/2B,

Together with mamool pathway rights and all other appurtenances attached thereto.

Part C

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1112/4A an extent of 0.06 acre of land bounded as follows:

East by : lands in S.F.No.1112/4,
 West by : lands in S.F.No.1102/3A,
 South by : lands in S.F.No.1112/4B,
 North by : lands in S.F.No.1112/1,

Together with mamool pathway rights and all other appurtenances attached thereto. All put together 1.96 acres of land with pathway rights

ITEM - 2

(As per sale deed Doc No 3358/2014 in favour of M/s. Sneha Ashiana Private Limited):-

MORTGAGEE

[Signature]

MORTGAGER

M/s Sneha Ashiana Private Limited

[Signature]

Authorised Signatory

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Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1083/2, an extent of 4.80 acres and Survey No.1083/3 acres 4.02, in all totaling to acres 8.82, in this, an extent of 2.41 acres (as per Patta, an extent of 2.51 acres) and bounded as follows:

East by : lands in S.F. No.1101,
 West by : lands in S.F. No.1083/2B,
 South by : lands in S.F. No.1099,
 North by : lands in S.F. No.1083/2A, 3A & 3B,

As per sub division, Survey No.1083/2C an extent of 50 cents and in Survey No.1083/3C an extent of 2.01 acres, totally 2.51 acres of land together with mamool pathway rights and all other appurtenances attached thereto.

ITEM - 3

(As per sale deed Doc No. 3359/2014 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1113/1A1, an extent of 1.28 acres, in this, an extent of 1.06 acres of land bounded as follows:

East by : Nilaveal Cart path,
 West by : lands in S.F.No.1113/1A2,
 South by : East West pathway in S.F.NO.1113/1A2,
 North by : lands in S.F.No.1112/4C,

Together with mamool pathway rights and all other appurtenances attached thereto.

ITEM - 4

(As per sale deed Doc No 3360/2014 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1083/2, an extent of 4.80 acres and Survey No.1083/3 acres 4.02,

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[Signature]

MORTGAGER

For Sneha Ashiana Private Limited

[Signature]

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in all totaling to acres 8.82, in this, an extent of 4.41 acres, in this, an extent of 2.00 acres of land (as per Patta, an extent of 2.04 acres) and bounded as follows:

East by : lands in SF No.1083/2C,
 West by : lands in SF No.1084,
 South by : lands in SF No.1099,
 North by : lands in SF No.1083/2A,

Together with mamool pathway rights and all other appurtenances attached thereto.

As per sub division, the property is in Survey No.1083/2B.

ITEM - 5

(As per sale deed Doc No 3593/2014 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1100/1, an extent of 5.18 acres, in this, an extent of 1.40½ acres (as per Patta, an extent of 1.26 acres), as per sub division, Survey No.1100/1B and further, Survey No.1100/2 an extent of 2.37 acres of land, both put together 3.77½ acres of land, in this, an exact half on the Northern side measuring about 1.88½ acres of land bounded as follows:

East by : lands in S.F.Nos.1102 and 1113,
 West by : lands in S.F.No.1099,
 South by : Remaining lands in S.F.No.1100/2,
 North by : lands in S.F.No.1100/1A,

Together with mamool pathway rights and all other appurtenances attached thereto.

ITEM - 6

(As per sale deed Doc No 3594/2014 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1101/3, an extent of 1.14 acres of land (as per Patta, an extent of 1.16 acres), an extent of acre 0.57 on the Southern side of land bounded as follows:

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[Signature]

MORTGAGER
 For Sneha Ashiana Private Limited

[Signature]
 Authorised Signatory.

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East by : lands in S.F.No.1101/4,
 West by : lands in S.F.No.1101/1 and 2,
 South by : lands in S.F.No.1100,
 North by : remaining lands in S.F.No.1082,

Together with mamool pathway rights and all other appurtenances attached thereto.

ITEM - 7

(As per sale deed Doc No 4766/2014 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1099/2A an extent of 0.21 acre, Survey No.1099/2B an extent of 2.01½ acres and Survey No.1099/2E an extent of 1.56½ acres, in all admeasuring about 3.79 acres of land bounded as follows:

East by : lands in S.F.No.1099/2F and 1099/2G,
 West by : lands in S.F.Nos.1089 and 1086 and Pallavari,
 South by : lands in S.F.Nos.1089, 1099/2C and 1099/2D,
 North by : lands in S.F.No.1084 and 1083.

Together with mamool pathway rights and all other appurtenances attached thereto.

ITEM - 8

(As per sale deed Doc No. 4772/2014 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1100/1, an extent of 5.18 acres, in this, as per sub division, Survey No.1100/1A an extent of 3.77½ acres, in this, an extent of 1.88¼ acres in west side of land (as per Patta, an extent of 1.96 acres), and bounded as follows:

East by : property of AmmasaiGounder,
 West by : property of KumarasamyGounder,
 South by : property of MarappaGounder,
 North by : property of Yarn Vendor SinniyaGounder,

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MORTGAGER

For Sneha Ashiana Private Limited

[Signature]

Authorised Signatory

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Together with mamool pathway rights and all other appurtenances attached thereto.

ITEM - 9

(As per sale deed Doc No 4773/2014 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1101 an extent of 4.56 acres of land, in this, an extent of 1.14 acres of land (as per Patta, an extent of 1.12 acres), of land bounded as follows:

East by : lands in S.F.No.1101/3,
West by : lands in S.F.No.1083,
South by : lands in S.F.No.1099 and 1100,
North by : lands in S.F.No.1101/1,

Together with mamool pathway rights and all other appurtenances attached thereto. As per sub division, the property is in Survey No.1101/2.

ITEM - 10

(As per sale deed Doc No. 4774/2014 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1102/3B an extent of 0.74 acre of land bounded as follows:

East by : lands in S.F.No.1112,
West by : lands in S.F.No.1100,
South by : lands in S.F.No.1113,
North by : lands in S.F.No.1102/3A,

Together with mamool pathway rights and all other appurtenances attached thereto.

And further, an extent of 0.05 acre (5 cents) in Survey No.1112/4B, property bounded as follows:

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MORTGAGER

For Sneha Ashiana Private Limited

P. Subhah

Authorized Signatory.

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East by : lands in S.F.No.1112/4C,
 West by : lands in S.F.No.1102,
 South by : lands in S.F.No.1113,
 North by : lands in S.F.No.1112/4A,

Together with mamool pathway rights and all other appurtenances attached thereto.
 In all totaling to 0.79 acre of land with pathway rights.

ITEM - 11

(As per sale deed Doc No 7270/2014 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1100/1A an extent of 3.77½ acres, in this, on the eastern side, an extent of 1.88½ acres in east side of land (as per Patta, an extent of 1.96 acres), and bounded as follows:

East by : lands in S.F.No.1102,
 West by : remaining lands in S.F.No.1100/1A on the western side,
 South by : lands in S.F.No.1100/1B,
 North by : lands in S.F.No.1101,

In this, an undivided half shares in the property. Together with mamool pathway rights and all other appurtenances attached thereto.

ITEM - 12

(As per sale deed Doc No 5777/2014 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1099/2 an extent of 9.26 acres of land, in this, an extent of 1.06 acres of land (as per Patta, an extent of 1.12 acres), bounded as follows:

East by : lands in S.F.No.1100 and South North Ittery,
 West by : lands in S.F.No.1099/2E,
 South by : lands in S.F.No.1099/2G,
 North by : lands in S.F.No.1083 and 1101,

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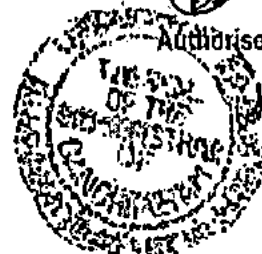
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MORTGAGER
 For Sneha Ashiana Private Limited

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Authorised Signatory.

Together with mamool pathway rights and all other appurtenances attached thereto. As per sub division, the property is in Survey No.1099/2F.

ITEM - 13,

(As per sale deed Doc No 5778/2014, Doc No. 5779/2014, and Doc No. 8627/2016 in favour of M/s.Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1099/2 an extent of 9.26 acres of land, in this, an extent of 1.83 acres (As per patta, an extent of 1.91 acres) of land bounded as follows:

East by	: lands in S.F.No.1100 and South North Pallavari,
West by	: lands in S.F.No.1099/2D and 2E,
South by	: lands in S.F.No.1099/2H,
North by	: lands in S.F.No.1099/2F,

In this an undivided half-share in the property., together with mamool pathway rights and all other appurtenances attached thereto. As per sub division, the property is in Survey No.1099/2G.

ITEM - 14

(As per sale deed Doc No 1984/2015 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1099/2 an extent of 9.26 acres of land, in this, an extent of 1.13 acres (As per patta, an extent of 1.33 acres) of land bounded as follows:

East by	: lands in S.F.No.1100,
West by	: lands in S.F.No.1099/2D,
South by	: lands in S.F.No.1099/3B and 3C,
North by	: lands in S.F.No.1099/2G,

Together with mamool pathway rights and all other appurtenances attached thereto. As per sub division, the property is situated in Survey No.1099/2H.

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[Signature]

MORTGAGER
For Sneha Ashiana Private Limited

[Signature]

Authorised Signatory.

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ITEM - 15

(As per sale deed Doc No. 2689/2016 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey.No.1103/1 and Survey No. 1103/3, an extent of 1.17 acres of land (as per Patta No.2639 sub division Survey Nos.1103/1B5 and Survey No. 1103/3B7), an extent of acres as per document 1.17 extent of land bounded as follows:

East by : lands in S.F.No.1110,
 West by : lands in S.F.No.1103/1B4,
 South by : lands in S.F.No.1103/1B6 & S.F.No.1103/3B8,
 North by : lands in S.F.No.1103/1B3 & S.F. No.1103/3B6,

Together with mamool pathway rights and all other appurtenances attached thereto.

ITEM - 16

(As per sale deed Doc No 2822/2016 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1103/1 punjai acres 1.17, as per sub division, Survey No.1103/1B6 and Survey No. 1103/3B8 an extent of about 1.01 acres of land bounded as follows:

East by : lands in S.F.No.1110,
 West by : lands in S.F.No.1103/1B4,
 South by : lands in S.F.Nos.1111 and 1112,
 North by : lands in S.F.No.1103/1B5 and 1103/3B7,

Within the above, Land Admeasuring about punja acres 1.17 (as per Pattapunja acres 1.01); In this, 1/6th share, i.e., 19.50 cents of land together with pathway rights.

ITEM - 17

(As per sale deed Doc No. 2823/2016 in favour of M/s. Sneha Ashiana Private Limited):-

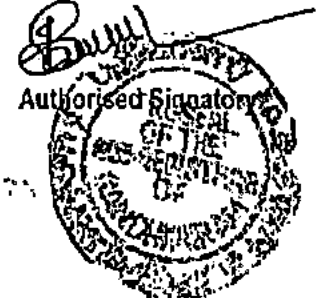
Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1098/2 an extent of 1.01 acres of land bounded as follows:

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[Signature]

MORTGAGER

For Sneha Ashiana Private Limited



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East by : lands in SF No.1098/3,
 West by : lands in SF No.1090/3A,
 South by : lands in SF No.1097,
 North by : lands in SF No.1098/1,

Together with mamool pathway rights and all other appurtenances attached thereto.

ITEM - 18

(As per sale deed Doc No. 2836/2016 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1112/4C an extent of 1.94 acres of land bounded as follows:

East by : lands in S.F.No.1112/2,
 West by : lands in S.F.No.1102/4A and 4B,
 South by : lands in S.F.No.1113/1A1,
 North by : lands in S.F.No.1112/1,

Together with mamool pathway rights and all other appurtenances attached thereto.

ITEM - 19

(As per sale deed Doc No 3887/2016 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1102/1C, and Survey No. 1103/1B4, an extent of 2.50 acres of land bounded as follows:

East by : lands in S.F.No.1103/1B5, 1103/1B6 and 1112/1,
 West by : lands in S.F.No.1100/1A and 1101/4,
 South by : lands in S.F.No.1102/2A and 1112/1,
 North by : lands in S.F.No.1102/1B and 1103/1B3,

Within the above, Land Admeasuring about 2.50 acres, as per patta, an extent of 2.27 acres of agricultural lands together with pathway rights.

MORTGAGEE

John Subbly

MORTGAGER

For Sneha Ashiana Private Limited

Praveen

Authorised Signatory.

P/213

Document No. <u>2327</u> of <u>2nd</u> of Book
<u>1</u> contains <u>75</u> Sheets <u>38</u> Sheet
Registering officer



ITEM - 20

(As per sale deed Doc No 6270/2016 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1099/2 punjai acres 9.26 of land, in this, an extent of 75 cents (as per Patta, 0.70 acre under sub division Survey No.1099/2C) bounded as follows:

East by : lands in S.F.No.1099/2D,
 West by : lands in S.F.No.1089/2,
 South by : lands in S.F.No.1099/3A,
 North by : lands in S.F.No.1099/2B,

Within the above the Land Admeasuring about 75 cents together with pathway rights.

ITEM - 21

(As per sale deed Doc No 6271/2016 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1099/2 punja acres 9.26 of land, in this, an extent of 77 cents under sub division Survey No.1099/2D bounded as follows:

East by : lands in S.F.No.1099/2G and 2H,
 West by : lands in S.F.No.1099/2C,
 South by : lands in S.F.No.1099/3A and 3B,
 North by : lands in S.F.No.1099/2E,

Within the above, Land Admeasuring about 77 cents together with pathway rights.

ITEM - 22

(As per sale deed Doc No 8626/2016 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1102/2 punja acres 1.78 of land, in this, admeasuring about 0.89 acre and sub divided as Survey No.1102/2A bounded as follows:

MORTGAGEE

John Babu

MORTGAGER
 For Sneha Ashiana Private Limited

John Babu
 Authorised Signatory

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 contains 75 Sheets 39 Sheet
 Registering officer

East by : lands in S.F.No.1112/1,
 West by : lands in S.F.No.1100/1A,
 South by : lands in S.F.No.1102/2B,
 North by : lands in S.F.No.1102/1C,

Within the above, Land Admeasuring about 89 cents together with pathway rights.

After developing the above lands into a mixed residential and layout plan pursuant to the approval from THE DIRECTOR OF TOWN AND COUNTRY PLANNING, Chennai, bearing Layout Approval Number ம.வந.உ.இ.எண். 24/2017, DATED 14-11-2017, ratified by THE COMMISSIONER, COIMBATORE CORPORATION in order No. 43/2021/MH2/E dated 17.09.2021 to set up a project namely "Emami Aerocity".

Unsold plots of M/s. Sneha Ashiana Private Limited is as under:

SL Numbers	DTCP Plot Numbers	Extent of the Plot	Survey Numbers of the Plot	Document Numbers
1	3	2400	1099/2B	4766/2014
2	11	2400	1099/2F	5777/2014
3	29	1500	1083/2B & 1099/2B	4766/2014, 3360/2014
4	32	1563	1083/2B	3360/2014
5	34	2360	1083/2B	3360/2014
6	35	2280	1083/2B	3360/2014
7	36	2200	1083/2B	3360/2014
8	38	1575	1083/2B	3360/2014
9	39	1530	1083/2B	3360/2014

MORTGAGEE

Sahib Sahib

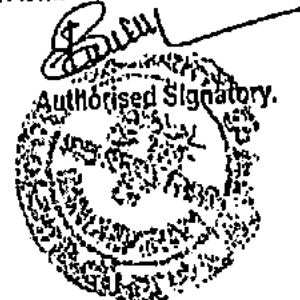
MORTGAGER

For Sneha Ashiana Private Limited

0/243

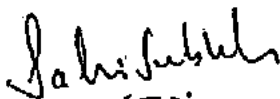
Document No. 8327 of 2022 of Book 1 contains 75 Sheets 40 Sheet

[Signature]
Registering officer



Sl. Numbers	DTCP Plot Numbers	Extent of the Plot	Survey Numbers of the Plot	Document Numbers
10	40	1260	1083/2B	3360/2014
11	41	1800	1083/2B	3360/2014
12	45	1800	1083/2B	3360/2014
13	52	1500	1083/2B	3360/2014
14	69	1500	1083/2C	3358/2014
15	70	1500	1083/2B & 1083/2C	3358/2014, 3360/2014
16	71	1500	1083/2B	3360/2014
17	72	1500	1083/2B	3360/2014
18	77	1500	1083/2B & 1083/2C	3358/2014, 3360/2014
19	78	1500	1083/2C	3358/2014
20	79	1500	1083/2C & 1083/3C	3358/2014
21	83	1500	1083/3C	3358/2014
22	89	1500	1083/3C	3358/2014
23	90	1500	1083/3C	3358/2014
24	91	1500	1083/3C	3358/2014
25	92	1500	1083/2C & 1083/3C	3358/2014
26	93	1500	1083/2C	3358/2014

MORTGAGEE


MORTGAGER
For Sneha Ashiana Private Limited


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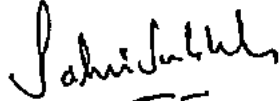
 Registering officer

Authorised Signatory.



Sl. Numbers	DTCP Plot Numbers	Extent of the Plot	Survey Numbers of the Plot	Document Numbers
27	94	1500	1083/2C & 1083/2B	3358/2014, 3360/2014
28	101	1125	1083/2B & 1083/2C	3358/2014, 3360/2014
29	102	1155	1083/2C	3358/2014
30	103	1170	1083/2C & 1083/3C	3358/2014
31	104	1185	1083/3C	3358/2014
32	105	1200	1083/3C	3358/2014
33	107	1230	1083/3C	3358/2014
34	110	1500	1083/3C	3358/2014
35	114	1500	1083/3C & 1101/2	3358/2014, 4773/2014
36	118	1500	1083/3C, 1099/2F, & 1101/2	3358/2014, 4773/2014, 5777/2014
37	119	1500	1099/2F	5777/2014
38	131	2000	1101/2	4773/2014
39	145	1500	1101/2	4773/2014
40	146	1500	1101/2	4773/2014
41	158	4000	1100/1A & 1101/3	3594/2014, 4772/2014, 7270/2014
42	159	4000	1101/3	3594/2014

MORTGAGEE



For Sneha Ashiana Private Limited

MORTGAGER

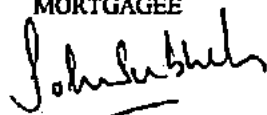

 Authorised Signatory.

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 Registering officer



SL Numbers	DTCP Plot Numbers	Extent of the Plot	Survey Numbers of the Plot	Document Numbers
43	163	1185	1101/2	4773/2014
44	164	1155	1101/2	4773/2014
45	176	1925	1102/1C	3887/2016
46	177	1500	1102/1C	3887/2016
47	180	1800	1102/1C	3887/2016
48	181	2088	1102/1C	3887/2016
49	182	2000	1102/1C	3887/2016
50	184	2498	1102/1C	3887/2016
51	185	2200	1102/1C	3887/2016
52	189	1925	1102/1C	3887/2016
53	190	2442	1102/1C	3887/2016
54	SHOP-5	1622	1102/1C, 1103/1B4, & 1103/1B5	2822/2016, 3887/2016
55	193	2000	1102/1C, 1103/1B4, & 1103/1B5	2822/2016, 3887/2016
56	198	2000	1102/1C	3887/2016
57	199	2000	1102/1C	3887/2016
58	228	2400	1102/2B	3357/2014

MORTGAGEE



For Sneha Ashiana Private Limited

MORTGAGER



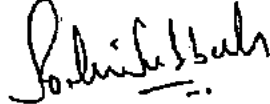
Authorised Signatory.

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 Registering officer


Sl. Numbers	DTCP Plot Numbers	Extent of the Plot	Survey Numbers of the Plot	Document Numbers
59	231	2400	1102/2B & 1102/3A	3357/2014
60	232	2400	1102/2B & 1102/3A	3357/2014
61	233	2400	1102/2B & 1102/3A	3357/2014
62	244	2400	1112/4C	2836/2016
63	255	2100	1113/1A1	3359/2014
64	261	2388	1112/4C	2836/2016
65	264	2400	1102/3B, 1112/4B, & 1112/4C	4774/2014, 2836/2016
66	278	2400	1102/3B	4774/2014
67	311	4000	1100/1A & 1102/3A	3357/2014, 4772/2014, 7270/2014
68	314	4000	1100/1B, 1100/2, & 1102/3B	3593/2014, 4774/2014
69	538	640	1098/2	2823/2016
70	539	627	1098/2	2823/2016
71	540	594	1098/2	2823/2016
72	541	630	1098/2	2823/2016
73	542	595	1098/2	2823/2016
74	543	576	1098/2	2823/2016

MORTGAGEE



MORTGAGER

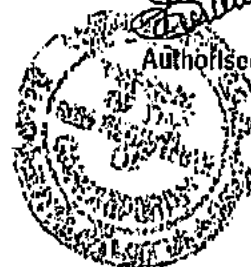
For Sneha Ashiana Private Limited


 Authorised Signatory.

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Registering officer



SL Numbers	DTCP Plot Numbers	Extent of the Plot	Survey Numbers of the Plot	Document Numbers
75	544	592	1098/2	2823/2016
76	545	592	1098/2	2823/2016
77	546	608	1098/2	2823/2016
78	547	585	1098/2	2823/2016
79	548	600	1098/2	2823/2016
80	549	600	1098/2	2823/2016
81	550	615	1098/2	2823/2016
82	551	528	1098/2	2823/2016
83	561	540	1098/2	2823/2016
84	564	600	1098/2	2823/2016
85	565	600	1098/2	2823/2016
86	566	600	1098/2	2823/2016
87	567	600	1098/2	2823/2016
88	568	600	1098/2	2823/2016
89	569	600	1098/2	2823/2016
90	570	600	1098/2	2823/2016
91	571	600	1098/2	2823/2016

MORTGAGEE

MORTGAGER

For Sneha Asthana Private Limited



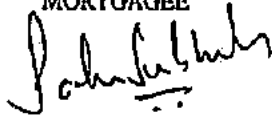
Authorised Signatory.

Document No. 8327 of 2003 of Book
 contains 75 Sheets 45 Sheet

Registering officer

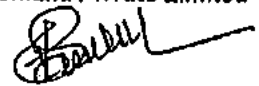
Sl. Numbers	DTCP Plot Numbers	Extent of the Plot	Survey Numbers of the Plot	Document Numbers
92	572	600	1098/2	2823/2016
93	573	600	1098/2	2823/2016
94	574	600	1098/2	2823/2016
95	616	600	1098/2	2823/2016
96	617	600	1098/2	2823/2016
97	618	600	1098/2	2823/2016
98	619	600	1098/2	2823/2016
99	620	600	1098/2	2823/2016
100	621	600	1098/2	2823/2016
101	622	600	1098/2	2823/2016
102	623	600	1098/2	2823/2016
103	624	600	1098/2	2823/2016
104	625	600	1098/2	2823/2016
105	626	600	1098/2	2823/2016
106	628	600	1098/2	2823/2016
107	779	3000	1100/1B	3593/2014
108	801	2788	1100/1A	4772/2014, 7270/2014

MORTGAGEE



MORTGAGER

For Sneha Ashiana Private Limited



Authorised Signatory.

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 Registering officer



SL Numbers	DTCP Plot Numbers	Extent of the Plot	Survey Numbers of the Plot	Document Numbers
109	806	2438	1099/2G	5778/2014, 5779/2014, 8627/2016
110	820	2400	1099/2G	5778/2014, 5779/2014, 8627/2016
111	835	2400	1100/1A	4772/2014, 7270/2014
112	858	2400	1099/2E	4766/2014
113	867	2400	1099/2D, 1099/2H	1984/2015, 6271/2016
114	874	2400	1099/2D	6271/2016
115	875	2400	1099/2D	6271/2016
116	883	1800	1099/2B, 1099/2E	4766/2014
117	884	1800	1099/2B, 1099/2C, 1099/2D, 1099/2E	4766/2014, 6270/2016, 6271/2016
118	885	1800	1099/2C, 1099/2D	6270/2016, 6271/2016
119	894	2388	1099/2B	4766/2014
120	SHOP12	3670	1099/2A, 1099/2B	4766/2014
121	897	4828	1099/2B	4766/2014
122	CLINIC PLOT	34476	1099/2G, 1099/2H, 1100/1A	4772/2014, 5778/2014, 5779/2014, 7270/2014, 1984/2015, 8627/2016

MORTGAGEE

John Subbala

MORTGAGER

For Sneha Ashiana Private Limited

Document No. 8327 of 2021 of Book
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Registering officer

Authorized Signatory.



The above-said property is situated in Kalappatti Village (East) and within Coimbatore Corporation limits.

IN WITNESS WHEREOF the Mortgagor has hereunto caused these presents to be executed on the day and year first hereinabove written in the manner hereafter appearing.

In witness where of the MORTGAGER have set their hands and signature on the day month and year first above written in the presence of

For Sneha Ashiana Private Limited


MORTGAGEE


Authorised Signatory,
MORTGAGER

WITNESSES:

1. 

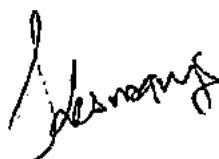
BALAVIGNESH.V, S/o. VIJAYAKUMAR.D,
247 Kattoor Street, Kalapatti, Coimbatore -641048.
Aadhaar No. 7948 0721 7626.

2. 


GOPINATH.B, S/o. RAJAGOPAL
1, 915 Street, Krishna Nagar,
Mudichan Road, West Tambaram
Kanchipuram - 600045.
Aadhaar - 6980 30778364.

Prepared by




C. SUBRAMANIAN B.A., B.L.,
(Enrolment No.M.S.821/2001)
ADVOCATE,
74, ARTS COLLEGE ROAD,
COIMBATORE - 6410018.
Cell No.098942 24111

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Document No. <u>8327</u> of <u>2017</u> of Book
<u>1</u> contains <u>75</u> Sheets <u>45</u> Sheet
 Registering officer



SNEHA ASHIANA PRIVATE LIMITED

Regd. Office: Acropolis, 13th Floor, 1858/1 Rajdanga Main Road, Kasba, Kolkata-700 107,
Phone: 91 33 6625 1200; E-mail Id- secretarial@emamirealty.com
CIN: U70101WB1996PTC081365

CERTIFIED TRUE COPY OF EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS ("BOARD") OF SNEHA ASHIANA PRIVATE LIMITED ("COMPANY") HELD AT THE REGISTERED OFFICE AT ACROPOLIS, 13th FLOOR, RAJDANGA MAIN ROAD, KASBA, KOLKATA-700 107 ON 19th DAY OF JULY, 2022.

Dr. Nitesh Kumar Gupta, Director of the Company, informed the Board that ICICI Bank Limited ("ICICI Bank"/"Lender") has granted/ agreed to grant the following facilities to Emami Realty Limited ("Borrower") on the terms and conditions as set out in the underlying transaction documents (as amended from time to time) described herein below:

1. Rupee Term Loan aggregating to Rs. 390.0 million ("WCF") (hereinafter referred to as "Facility") vide a Facility Agreement dated December 8, 2021 as amended by the Supplemental and Amendatory Facility Agreement dated July 19, 2022 (hereinafter collectively referred to as "Facility Agreement") and a Credit Arrangement Letter bearing reference no. CAL49555686858 dated November 15, 2021, as amended by Amendatory Credit Arrangement Letter bearing reference no. CAL193340802151 dated May 31, 2022 as amended from time to time (hereinafter collectively referred to as "CAL"/"Credit Arrangement Letter").

The Director also informed the Board that the Facility has been granted/agreed to be granted to the Borrower with the condition that the Borrower's obligations in respect of the Facility together with interest and all other charges shall be secured inter alia by an exclusive security interest and charge in favour of ICICI Bank over the immovable property of the Company situated at Colmbatore, Tamil Nadu 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 (hereinafter referred to as "Immovable Property") morefully described in the Schedule-I hereto, which shall be mortgaged in favour of ICICI Bank for securing the repayment of the said Facility together with interest, additional interest, compound interest, liquidated damages, commitment charges, premia on prepayment, costs, charges, expenses and other monies payable by the Borrower to ICICI Bank under the Credit Arrangement Letter/Facility agreement, as amended from time to time.

The Director also informed the Board that the Borrower in accordance with the terms and conditions of the Facility has requested the Company to create mortgage in favour of ICICI Bank over the Immovable Property to secure the Facility.

Accordingly, the Director also informed the Board that as security for the Facility together all with interest, additional interest, compound interest, liquidated damages, commitment charges, premia on prepayment, costs, charges, expenses and other monies payable by the Borrower to ICICI Bank, an exclusive charge shall be created in favour of ICICI Bank by way of simple mortgage over the Immovable Property.

For SNEHA ASHIANA PRIVATE LIMITED

DIRECTOR



For SNEHA ASHIANA PRIVATE LIMITED

DIRECTOR

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contains 15 Sheets 49 Sheet

Registering officer

SNEHA ASHIANA PRIVATE LIMITED

Regd. Office: Acropolis, 13th Floor, 185B/1 Rajdanga Main Road, Kasba, Kolkata-700 107,
Phone: 91 33 6625 1200; E-mail: id-secretarial@omamirealty.com
CIN: U70101WB1906PTC081365

As such, the Director informed the Board that the Immovable Property is now proposed to be secured and charged in favour of ICICI Bank by creating a simple mortgage over the Immovable Property as security for all outstanding monies payable by the Borrower to ICICI Bank in respect of Facility (including interest, additional interest and other charges), on an exclusive charge basis to secure the Facility granted by ICICI Bank without any preference or priority.

Further, the Director also informed the Board that arrangements have been made with ICICI Bank for the escrow arrangement for purposes of routing of certain receivables as mentioned in the CAL pertaining to Emami Aerocity project and that ICICI Bank has agreed, in principle, to provide to the Company the escrow services subject to the terms and conditions as prescribed and provided by ICICI Bank to the Company.

After deliberations the following resolutions were passed unanimously:

"RESOLVED THAT for supporting the obligations of the Borrower under the Credit Arrangement Letter, as amended from time to time and the Facility Agreement as amended from time to time, at the request of the Borrower, the consent of the Board of the Company be and is hereby accorded to mortgage the Immovable Property of the Company in favour of ICICI Bank for securing repayment of the said Facility together with all interest, liquidated damages, costs, charges, expenses, commission and other monies payable by the Borrower to ICICI Bank in connection with the said Facility and specifically, to create simple mortgage over the Immovable Property in favour of ICICI Bank to secure the Facility in such manner to ensure that all mortgage/ charges created/to be created in favour of ICICI Bank to secure the Facility shall be on an exclusive charge basis."

"RESOLVED FURTHER THAT the Company do accept the offer of ICICI Bank to provide to the Company the escrow services as may be mutually agreed between the Company, Borrower and ICICI Bank."

"RESOLVED FURTHER THAT Dr. Nitesh Kumar Gupta, Mr. Rajendra Agarwal, Mr. Sandeep Jhunjhunwala and Mr. T. Sampath ("Authorized Signatories") be and are hereby severally and/or jointly authorized to:

- negotiate and finalize the terms and conditions and give oral consent for creation of mortgage, sign, despatch and execute the mortgage documents, mortgage deeds, declarations, undertakings, documents, and writings required to be executed by the Company in connection with the security to be created for the Facility or otherwise and such other documents pursuant thereto, execute relevant powers of attorney as may be
- required pursuant to the security documents and other transaction documents and accept such other modifications, on behalf of the Company, thereto as may be suggested by ICICI Bank and to do all such other acts, matters, deeds and things necessary or desirable in connection with or incidental to giving effect to the above resolutions;

For SNEHA ASHIANA PRIVATE LIMITED

For SNEHA ASHIANA PRIVATE LIMITED

DIRECTOR

DIRECTOR

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1 contains 75 Sheets 50 Sheet

Registering officer



SNEHA ASHIANA PRIVATE LIMITED

Regd. Office: Acropolis, 13th Floor, 1858/1 Rajdanga Main Road, Kasba, Kolkata-700 107,
Phono: 91 33 6625 1200; E-mail: id-secretarial@emamirealty.com
CIN: U70101WB1996PTC081365

- c) complete all statutory, regulatory and other formalities for creating and perfecting the mortgage/charge thereof in the manner stipulated by ICICI Bank;
- d) execute fair engrossments of approved security documents and other transaction documents including declarations, mortgage documents, deeds, indenture of mortgage, undertakings and power of attorney in the manner required by ICICI Bank;
- e) create and furnish the mortgage over the Immovable Property for securing the Facility in the manner required by ICICI Bank.
- f) do such acts, deeds and things for completing all statutory, regulatory and other formalities post documentation and security creation, as may be required from time to time, within the time limit stipulated under law or by ICICI Bank."

"RESOLVED FURTHER THAT Dr. Nitesh Kumar Gupta, Mr. Rajendra Agarwal and Mr. Sandeep Jhunjhunwala ("Authorized Signatories") be and are hereby severally and/or jointly authorized to convey to ICICI Bank acceptance on behalf of the Company of the said escrow services on the said terms and conditions and agree to such changes and modifications in the said terms and conditions as may be suggested by ICICI Bank from time to time, operate the Escrow Account(s) and instruct ICICI Bank on all types of transactions related thereto, and to execute such deeds, documents, communications and other writings and give instructions and directions for and on behalf of the Company as may be necessary or required for this purpose."

"RESOLVED FURTHER THAT the following officials are authorized to operate the Escrow Account and instruct all types of transactions related to Escrow Account:

Name of the Authorised Official	Mode of Operations
Dr. Nitesh Kumar Gupta	Severally
Mr. Rajendra Agarwal	Severally
Mr. Sandeep Jhunjhunwala	Severally

"RESOLVED FURTHER THAT Dr. Nitesh Kumar Gupta, Mr. Rajendra Agarwal and Mr. Sandeep Jhunjhunwala ("Authorised Users") be and are hereby authorised to receive the login id and passwords, as may be sent by ICICI Bank, for purposes of viewing the accounts of the Company through internet banking facility as provided by ICICI Bank."

"RESOLVED FURTHER THAT the Authorized Signatory/ies be and are hereby jointly and/or severally authorized to accept amendments to such executed documents and all other documents executed by the Company in relation to the indenture of mortgage, mortgage documents, declarations, undertakings as and when they become necessary and to sign, verify, ratify and endorse such amendments, letters of undertaking, declarations, agreements and other papers which may be required."

For SNEHA ASHIANA PRIVATE LIMITED

DIRECTOR



For SNEHA ASHIANA PRIVATE LIMITED

DIRECTOR

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②

Registering officer

SNEHA ASHIANA PRIVATE LIMITED

Regd. Office: Acropolis, 13th Floor, 1858/1 Rajdanga Main Road, Kasba, Kolkata-700 107,
Phone: 81 33 8625 1200; E-mail id- secretarial@emamirealty.com
CIN: U70101WB1996PTC081365

"RESOLVED FURTHER THAT the Company do hereby and shall at all times hereafter, ratify and confirm all and whatever other act or acts any of the Authorized Signatory/ies shall lawfully do or cause to be done by virtue of these presents, in connection with the Facility."

"RESOLVED FURTHER THAT after execution of the aforesaid indenture of mortgage, mortgage documents, declarations and undertakings, the same be lodged for registration with any registering authority competent in that behalf."

"RESOLVED FURTHER THAT Dr. Nitesh Kumar Gupta, Director of the Company be and is hereby authorized to sign and submit relevant e-Forms on behalf of the Company to the concerned Registrar of Companies and take all other actions as may be required for filing particulars of creation/ perfection/modification / satisfaction of charge(s) to the satisfaction of ICICI Bank."

"RESOLVED FURTHER THAT a copy of the resolution of the Board if purporting to be certified as correct by the Directors of the Company shall, as between ICICI Bank and the Company, be conclusive evidence of the passing of the resolution so certified."

"RESOLVED FURTHER THAT copy of the foregoing resolutions, certified to be true by the Directors of the Company, be furnished to ICICI Bank and they be requested to act thereon."
Certified to be a true copy

For SNEHA ASHIANA PRIVATE LIMITED

DIRECTOR

DIN: 08756907

Suman
DIRECTOR

DIN: 03307586

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+ contains 75 Sheets 52 Sheet
Registering officer



For SNEHA ASHIANA PRIVATE LIMITED

DIRECTOR

For SNEHA ASHIANA PRIVATE LIMITED

Suman
DIRECTOR

SNEHA ASHIANA PRIVATE LIMITED

Regd. Office: Acropolis, 13th Floor, 1858/1 Rajdanga Main Road, Kasba, Kolkata-700 107,
Phone: 91 33 6625 1200; E-mail id- secretarial@emamirealty.com
CIN: U70101WB1996PTC081365

SCHEDULE - I

(Description of the Immovable Property)

ITEM - 1

(As per sale deed Doc No 3357/2014 in favour of M/s. Sneha Ashiana Private Limited):-

Part A

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1102/2B an extent of 0.90 acre of land bounded as follows:

East by : lands in S.F.No.1112,
West by : lands in S.F.No.1100,
South by : lands in S.F.No.1102/3A,
North by : lands in S.F.No.1102/2A,

Together with mamool pathway rights and all other appurtenances attached thereto.

Part B

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1102/3A an extent of 1.00 acre of land bounded as follows:

East by : lands in S.F.No.1112,
West by : lands in S.F.No.1100,
South by : lands in S.F.No.1102/3B,
North by : lands in S.F.No.1102/2B,

Together with mamool pathway rights and all other appurtenances attached thereto.

Part C

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1112/4A an extent of 0.06 acre of land bounded as follows:

East by : lands in S.F.No.1112/4,
West by : lands in S.F.No.1102/3A,
South by : lands in S.F.No.1112/4B,
North by : lands in S.F.No.1112/1,

Together with mamool pathway rights and all other appurtenances attached thereto. All put together 1.96 acres of land with pathway rights

For SNEHA ASHIANA PRIVATE LIMITED

DIRECTOR



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Registering officer

For SNEHA ASHIANA PRIVATE LIMITED

DIRECTOR

SNEHA ASHIANA PRIVATE LIMITED

Regd. Office: Acropolis, 13th Floor, 1858/1 Rajdanga Main Road, Kasba, Kolkata-700 107,
Phone: 91 33 6825 1200; E-mail Id- secretarial@emamirealty.com
CIN: U70101WB1996PTC081365

ITEM - 2

(As per sale deed Doc No 3358/2014 in favour of M/s. Sneha Ashiana Private Limited):-
Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1083/2, an extent of 4.80 acres and Survey No.1083/3 acres 4.02, in all totaling to acres 8.82, in this, an extent of 2.41 acres (as per Patta, an extent of 2.51 acres) and bounded as follows:

East by : lands in S.F. No.1101,
West by : lands in S.F. No.1083/2B,
South by : lands in S.F. No.1099,
North by : lands in S.F. No.1083/2A, 3A & 3B,

As per sub division, Survey No.1083/2C an extent of 50 cents and in Survey No.1083/3C an extent of 2.01 acres, totally 2.51 acres of land together with mamool pathway rights and all other appurtenances attached thereto.

ITEM - 3

(As per sale deed Doc No. 3359/2014 in favour of M/s. Sneha Ashiana Private Limited):-
Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1113/1A1, an extent of 1.28 acres, in this, an extent of 1.06 acres of land bounded as follows:

East by : Nilaveal Cart path,
West by : lands in S.F.No.1113/1A2,
South by : East West pathway in S.F.NO.1113/1A2,
North by : lands in S.F.No.1112/4C,

Together with mamool pathway rights and all other appurtenances attached thereto.

ITEM - 4

(As per sale deed Doc No 3360/2014 in favour of M/s. Sneha Ashiana Private Limited):-
Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1083/2, an extent of 4.80 acres and Survey No.1083/3 acres 4.02, in all totaling to acres 8.82, in this, an extent of 4.41 acres, in this, an extent of 2.00 acres of land (as per Patta, an extent of 2.04 acres) and bounded as follows: p/213

East by : lands in SF No.1083/2C,
West by : lands in SF No.1084,
South by : lands in SF No.1099,
North by : lands in SF No.1083/2A.

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Registering officer

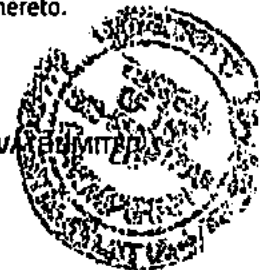
Together with mamool pathway rights and all other appurtenances attached thereto.
As per sub division, the property is in Survey No.1083/2B.

For SNEHA ASHIANA PRIVATE LIMITED

DIRECTOR

For SNEHA ASHIANA PRIVATE LIMITED

DIRECTOR



SNEHA ASHIANA PRIVATE LIMITED

Regd. Office: Acropolis, 13th Floor, 1858/1 Rajdanga Main Road, Kasba, Kolkata-700 107,
Phone: 91 33 6625 1200; E-mail: secretarial@emamirealty.com
CIN: U70101WB1996PTC081365

ITEM - 5

(As per sale deed Doc No 3593/2014 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1100/1, an extent of 5.18 acres, in this, an extent of 1.40% acres (as per Patta, an extent of 1.26 acres), as per sub division, Survey No.1100/1B and further, Survey No.1100/2 an extent of 2.37 acres of land, both put together 3.77% acres of land, in this, an exact half on the Northern side measuring about 1.88% acres of land bounded as follows:

East by : lands in S.F.Nos.1102 and 1113,
West by : lands in S.F.No.1099,
South by : Remaining lands in S.F.No.1100/2,
North by : lands in S.F.No.1100/1A,

Together with mamool pathway rights and all other appurtenances attached thereto.

ITEM - 6

(As per sale deed Doc No 3594/2014 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1101/3, an extent of 1.14 acres of land (as per Patta, an extent of 1.16 acres), an extent of acre 0.57 on the Southern side of land bounded as follows:

East by : lands in S.F.No.1101/4,
West by : lands in S.F.No.1101/1 and 2,
South by : lands in S.F.No.1100,
North by : remaining lands in S.F.No.1082,

Together with mamool pathway rights and all other appurtenances attached thereto.

ITEM - 7

(As per sale deed Doc No 4766/2014 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1099/2A an extent of 0.21 acre, Survey No.1099/2B an extent of 2.01% acres and Survey No.1099/2E an extent of 1.56% acres, in all admeasuring about 3.79 acres of land bounded as follows:

East by : lands in S.F.No.1099/2F and 1099/2G,
West by : lands in S.F.Nos.1089 and 1086 and Pallavari,
South by : lands in S.F.Nos.1089, 1099/2C and 1099/2D,
North by : lands in S.F.No.1084 and 1083.

Together with mamool pathway rights and all other

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9/ Registering office

For SNEHA ASHIANA PRIVATE LIMITED

DIRECTOR

For SNEHA ASHIANA PRIVATE LIMITED

DIRECTOR



SNEHA ASHIANA PRIVATE LIMITED

Regd. Office: Acropolis, 13th Floor, 185B/1 Rajdanga Main Road, Kasba, Kolkata-700 107,
Phone: 91 33 6625 1200; E-mail: secretarial@emanirealty.com
CIN: U70101WB1996PTC081365

ITEM - 8

(As per sale deed Doc No. 4772/2014 in favour of M/s. Sneha Ashiana Private Limited):-
Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore
North Taluk, Kalapatti Village, Survey No.1100/1, an extent of 5.18 acres, in this, as per sub
division, Survey No.1100/1A an extent of 3.77% acres, in this, an extent of 1.88% acres in
west side of land (as per Patta, an extent of 1.96 acres), and bounded as follows:

East by : property of AmmasaiGounder,
West by : property of KumarasamyGounder,
South by : property of MarappaGounder,
North by : property of Yarn Vendor SinniyaGounder,

Together with mamool pathway rights and all other appurtenances attached thereto.

ITEM - 9

(As per sale deed Doc No 4773/2014 in favour of M/s. Sneha Ashiana Private Limited):-
Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore
North Taluk, Kalapatti Village, Survey No.1101 an extent of 4.56 acres of land, in this, an
extent of 1.14 acres of land (as per Patta, an extent of 1.12 acres), of land bounded as
follows:

East by : lands in S.F.No.1101/3,
West by : lands in S.F.No.1083,
South by : lands in S.F.No.1099 and 1100,
North by : lands in S.F.No.1101/1,

Together with mamool pathway rights and all other appurtenances attached thereto. As per
sub division, the property is in Survey No.1101/2.

ITEM - 10

(As per sale deed Doc No. 4774/2014 in favour of M/s. Sneha Ashiana Private Limited):-
Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore
North Taluk, Kalapatti Village, Survey No.1102/3B an extent of 0.74 acre of land bounded as
follows:

East by : lands in S.F.No.1112,
West by : lands in S.F.No.1100,
South by : lands in S.F.No.1111,
North by : lands in S.F.No.1101/3A,

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Registering officer

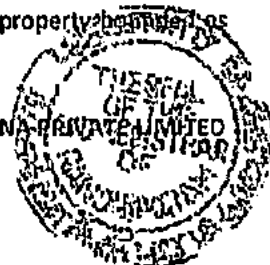
Together with mamool pathway rights and all other appurtenances attached thereto.

And further, an extent of 0.05 acre (5 cents) in Survey No.1112/4B, property bounded as
follows:

For SNEHA ASHIANA PRIVATE LIMITED

DIRECTOR

For SNEHA ASHIANA PRIVATE LIMITED
DIRECTOR



SNEHA ASHIANA PRIVATE LIMITED

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Phone: 01 33 6625 1200; E-mail Id- secretarial@emamireally.com
CIN: U70101WB1998PTC081365

East by : lands in S.F.No.1112 /4C,
West by : lands in S.F.No.1102,
South by : lands in S.F.No.1113,
North by : lands in S.F.No.1112/4A,

Together with mamool pathway rights and all other appurtenances attached thereto.
In all totalling to 0.79 acre of land with pathway rights.

ITEM - 11

(As per sale deed Doc No 7270/2014 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1100/1A an extent of 3.77% acres, in this, on the eastern side, an extent of 1.88% acres in east side of land (as per Patta, an extent of 1.96 acres), and bounded as follows:

East by : lands in S.F.No.1102,
West by : remaining lands in S.F.No.1100/1A on the western side,
South by : lands in S.F.No.1100/1B,
North by : lands in S.F.No.1101,

In this, an undivided half shares in the property. Together with mamool pathway rights and all other appurtenances attached thereto.

ITEM - 12

(As per sale deed Doc No 5777/2014 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1099/2 an extent of 9.26 acres of land, in this, an extent of 1.06 acres of land (as per Patta, an extent of 1.12 acres), bounded as follows:

East by : lands in S.F.No.1100 and South North Ittery,
West by : lands in S.F.No.1099/2E,
South by : lands in S.F.No.1099/2G,
North by : lands in S.F.No.1083 and 1101,

Together with mamool pathway rights and all other appurtenances attached thereto. As per sub division, the property is in Survey No.1099/2F.

ITEM - 13

(As per sale deed Doc No 5778/2014, Doc No. 5779/2014, and Doc No. 8627/2016 in favour of M/s.Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1099/2 an extent of 9.26 acres of land, in this, an extent of 1.83 acres (As per patta, an extent of 1.91 acres) of land bounded as follows:

For SNEHA ASHIANA PRIVATE LIMITED

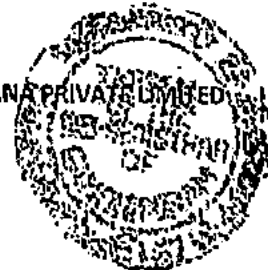
For SNEHA ASHIANA PRIVATE LIMITED

DIRECTOR

DIRECTOR

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Registering officer



SNEHA ASHIANA PRIVATE LIMITED

Regd. Office: Acropolis, 13th Floor, 1858/1 Rajdanga Main Road, Kasba, Kolkata-700 107,
Phone: 91 33 6625 1200; E-mail: secretarial@emamirealty.com
CIN: U70101WB1996PTC081365

East by : lands In S.F.No.1100 and South North Pallavari,
West by : lands in S.F.No.1099/2D and 2E,
South by : lands In S.F.No.1099/2H,
North by : lands In S.F.No.1099/2F,

In this an undivided half-share in the property, together with mamool pathway rights and all other appurtenances attached thereto. As per sub division, the property is in Survey No.1099/2G.

ITEM - 14

(As per sale deed Doc No 1984/2015 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1099/2 an extent of 9.26 acres of land, in this, an extent of 1.13 acres (As per patta, an extent of 1.33 acres) of land bounded as follows:

East by : lands in S.F.No.1100,
West by : lands in S.F.No.1099/2D,
South by : lands In S.F.No.1099/3B and 3C,
North by : lands in S.F.No.1099/2G,

Together with mamool pathway rights and all other appurtenances attached thereto. As per sub division, the property is situated in Survey No.1099/2H.

ITEM - 15

(As per sale deed Doc No. 2689/2016 in favour of M/s.Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey.No.1103/1 and Survey No. 1103/3, an extent of 1.17 acres of land (as per Patta No.2639 sub division Survey Nos.1103/1B5 and Survey No. 1103/3B7), an extent of acres as per document 1.17 extent of land bounded as follows:

East by : lands in S.F.No.1110,
West by : lands In S.F.No.1103/1B4,
South by : lands in S.F.No.1103/1B6 & S.F.No.1103/3B8,
North by : lands in S.F.No.1103/1B3 & S.F. No.1103/3B6,

Together with mamool pathway rights and all other appurtenances attached thereto.

ITEM - 16

(As per sale deed Doc No 2822/2016 in favour of M/s. Sneha Ashiana Private Limited):-

Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1103/1 punjai acres 1.17, as per sub division, Survey No.1103/1B6 and Survey No. 1103/3B8 an extent of about 1.01 acres of land bounded as follows:

For SNEHA ASHIANA PRIVATE LIMITED

For SNEHA ASHIANA PRIVATE LIMITED

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Registering officer

SNEHA ASHIANA PRIVATE LIMITED

Regd. Office: Acropolis, 13th Floor, 1859/1 Rajdanga Main Road, Kasba, Kolkata-700 107,
Phone: 91 33 6825 1200; E-mail: id-secretarial@emamirealty.com
CIN: U70101WB1996PTC081365

East by : lands in S.F.No.1110,
West by : lands in S.F.No.1103/1B4,
South by : lands in S.F.Nos.1111 and 1112,
North by : lands in S.F.No.1103/1B5 and 1103/3B7,

Within the above, Land Admeasuring about punja acres 1.17 (as per Pattapunja acres 1.01);
In this, 1/5th share, i.e., 19.50 cents of land together with pathway rights.

ITEM - 17

(As per sale deed Doc No. 2823/2016 in favour of M/s. Sneha Ashiana Private Limited):-
Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore
North Taluk, Kalapatti Village, Survey No.1098/2 an extent of 1.01 acres of land bounded as follows:

East by : lands in SF.No.1098/3,
West by : lands in SF No.1090/3A,
South by : lands in SF No.1097,
North by : lands in SF.No.1098/1,

Together with mamool pathway rights and all other appurtenances attached thereto.

ITEM - 18

(As per sale deed Doc No. 2836/2016 in favour of M/s. Sneha Ashiana Private Limited):-
Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore
North Taluk, Kalapatti Village, Survey No.1112/4C an extent of 1.94 acres of land bounded as follows:

East by : lands in S.F.No.1112/2,
West by : lands in S.F.No.1102/4A and 4B,
South by : lands in S.F.No.1113/1A1,
North by : lands in S.F.No.1112/1,

Together with mamool pathway rights and all other appurtenances attached thereto.

ITEM - 19

(As per sale deed Doc No 3887/2016 in favour of M/s. Sneha Ashiana Private Limited):-
Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore
North Taluk, Kalapatti Village, Survey No.1102/1C, and Survey No. 1103/1B4, an extent of 2.50 acres of land bounded as follows:

East by : lands in S.F.No.1103/1B5, 1103/1B6 and 1112/1,
West by : lands in S.F.No.1100/1A and 1101/4,
South by : lands in S.F.No.1102/2A and 1112/1,
North by : lands in S.F.No.1102/1B and 1103/1B3,

For SNEHA ASHIANA PRIVATE LIMITED

For SNEHA ASHIANA PRIVATE LIMITED

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contains 75 Sheets 59 Sheet

Registering officer



SNEHA ASHIANA PRIVATE LIMITED

Regd. Office: Acropolis, 13th Floor, 1858/1 Rajdanga Main Road, Kasba, Kolkata-700 107,
Phone: 91 33 6625 1200; E-mail Id- secretarial@emamirealty.com
CIN: U70101WB1996PTC081365

Within the above, Land Admeasuring about 2.50 acres, as per patta, an extent of 2.27 acres of agricultural lands together with pathway rights.

ITEM - 20

(As per sale deed Doc No 6270/2016 in favour of M/s. Sneha Ashiana Private Limited):-
Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1099/2 punjai acres 9.26 of land, in this, an extent of 75 cents (as per Patta, 0.70 acre under sub division Survey No.1099/2C) bounded as follows:

East by : lands in S.F.No.1099/2D,
West by : lands in S.F.No.1089/2,
South by : lands in S.F.No.1099/3A,
North by : lands in S.F.No.1099/2B,

Within the above the Land Admeasuring about 75 cents together with pathway rights.

ITEM - 21

(As per sale deed Doc No 6271/2016 in favour of M/s. Sneha Ashiana Private Limited):-
Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1099/2 punja acres 9.26 of land, in this, an extent of 77 cents under sub division Survey No.1099/2D bounded as follows:

East by : lands in S.F.No.1099/2G and 2H,
West by : lands in S.F.No.1099/2C,
South by : lands in S.F.No.1099/3A and 3B,
North by : lands in S.F.No.1099/2E,

- Within the above, Land Admeasuring about 77 cents together with pathway rights.

ITEM - 22

(As per sale deed Doc No 8626/2016 in favour of M/s. Sneha Ashiana Private Limited):-
Coimbatore Registration District, Gandhipuram Sub Registration District, Coimbatore North Taluk, Kalapatti Village, Survey No.1102/2 punja acres 1.78 of land, in this, admeasuring about 0.89 acre and sub divided as Survey No.1102/2A bounded as follows:

East by : lands in S.F.No.1112/1,
West by : lands in S.F.No.1100/1A,
South by : lands in S.F.No.1102/2B,
North by : lands in S.F.No.1102/1C,

Within the above, Land Admeasuring about 89 cents together with pathway rights.

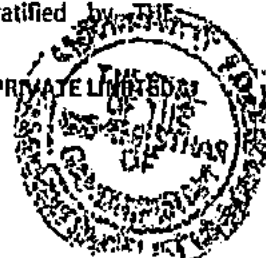
After developing the above lands into a mixed residential and layout plan pursuant to the approval from THE DIRECTOR OF TOWN AND COUNTRY PLANNING, Chennai, bearing Layout Approval Number Ma.Va./Na.Vu.Ee. 24/2017, DATED 14-11-2017, ratified by THE

For SNEHA ASHIANA PRIVATE LIMITED

For SNEHA ASHIANA PRIVATE LIMITED

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1 contains 75 Sheets 60 Sheet

Registering officer



SNEHA ASHIANA PRIVATE LIMITED

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Phone: 91 33 6625 1200; E-mail: secretarial@emamirealty.com
CIN: U70101WB1996PTC081365

COMMISSIONER, COIMBATORE CORPORATION In order No. 43/2021/MH2/E dated 17.09.2021 to set up a project namely "Emami Aerocity".

Unsold plot of Sneha Ashiana Private Limited is as under:

Sl.	DTCP Plot Numbers	Extent of the Plot	Survey Numbers of the Plot	Document Numbers
1	3	2400	1099/2B	4766/2014
2	11	2400	1099/2F	5777/2014
3	29	1500	1083/2B & 1099/2B	4766/2014, 3360/2014
4	32	1563	1083/2B	3360/2014
5	34	2360	1083/2B	3360/2014
6	35	2280	1083/2B	3360/2014
7	36	2200	1083/2B	3360/2014
8	38	1575	1083/2B	3360/2014
9	39	1530	1083/2B	3360/2014
10	40	1260	1083/2B	3360/2014
11	41	1800	1083/2B	3360/2014
12	45	1800	1083/2B	3360/2014
13	52	1500	1083/2B	3360/2014
14	69	1500	1083/2C	3358/2014
15	70	1500	1083/2B & 1083/2C	3358/2014, 3360/2014
16	71	1500	1083/2B	3360/2014
17	72	1500	1083/2B	3360/2014
18	77	1500	1083/2B & 1083/2C	3358/2014, 3360/2014
19	78	1500	1083/2C	3358/2014
20	79	1500	1083/2C & 1083/3C	3358/2014
21	83	1500	1083/3C	3358/2014
22	89	1500	1083/3C	3358/2014
23	90	1500	1083/3C	3358/2014
24	91	1500	1083/3C	3358/2014
25	92	1500	1083/2C & 1083/3C	3358/2014
26	93	1500	1083/2C	3358/2014
27	94	1500	1083/2C & 1083/2B	3358/2014, 3360/2014
28	101	1125	1083/2B & 1083/2C	3358/2014, 3360/2014
29	102	1155	1083/2C	3358/2014
30	103	1170	1083/2C & 1083/3C	3358/2014
31	104	1185	1083/3C	3358/2014
32	105	1200	1083/3C	3358/2014
33	107	1230	1083/3C	3358/2014
34	110	1500	1083/3C	3358/2014
5	114	1500	1083/3C & 1101/2	3358/2014, 4773/2014
36	118	1500	1083/3C, 1099/2F, & 1101/2	3358/2014, 4773/2014, 5777/2014

For SNEHA ASHIANA PRIVATE LIMITED

For SNEHA ASHIANA PRIVATE LIMITED

DIRECTOR

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Registering officer

SNEHA ASHIANA PRIVATE LIMITED

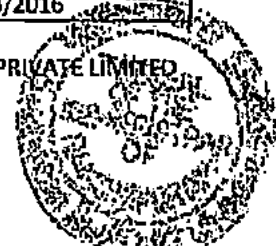
Regd. Office: Acropolis, 13th Floor, 185B/1 Rajdanga Main Road, Kasba, Kolkata-700 107,
Phone: 91 33 6625 1200; E-mail: secretarial@semamirealty.com
CIN: U70101WB1996PTC081355

Sl.	DTCP Plot Numbers	Extent of the Plot	Survey Numbers of the Plot	Document Numbers
37	119	1500	1099/2F	5777/2014
38	131	2000	1101/2	4773/2014
39	145	1500	1101/2	4773/2014
40	146	1500	1101/2	4773/2014
41	158	4000	1100/1A & 1101/3	3594/2014, 4772/2014, 7270/2014
42	159	4000	1101/3	3594/2014
43	163	1185	1101/2	4773/2014
44	164	1155	1101/2	4773/2014
45	176	1925	1102/1C	3887/2016
46	177	1500	1102/1C	3887/2016
47	180	1800	1102/1C	3887/2016
48	181	2088	1102/1C	3887/2016
49	182	2000	1102/1C	3887/2016
50	184	2498	1102/1C	3887/2016
51	185	2200	1102/1C	3887/2016
52	189	1925	1102/1C	3887/2016
53	190	2442	1102/1C	3887/2016
54	SHOP-5	1622	1102/1C, 1103/1B4, & 1103/1B5	2822/2016, 3887/2016
55	193	2000	1102/1C, 1103/1B4, & 1103/1B5	2822/2016, 3887/2016
56	198	2000	1102/1C	3887/2016
57	199	2000	1102/1C	3887/2016
58	228	2400	1102/2B	3357/2014
59	231	2400	1102/2B & 1102/3A	3357/2014
60	232	2400	1102/2B & 1102/3A	3357/2014
61	233	2400	1102/2B & 1102/3A	3357/2014
62	244	2400	1112/4C	2836/2016
63	255	2100	1113/1A1	3359/2014
64	261	2388	1112/4C	2836/2016
65	264	2400	1102/3B, 1112/4B, & 1112/4C	4774/2014, 2836/2016
66	278	2400	1102/3B	4774/2014
67	283	2400	1102/3B	4774/2014
68	311	4000	1100/1A & 1102/3A	3357/2014, 4772/2014, 7270/2014
69	314	4000	1100/1B, 1100/2, & 1102/3B	3593/2014, 4774/2014
70	538	640	1098/2	2823/2016
71	539	627	1098/2	2823/2016
72	540	594	1098/2	2823/2016

For SNEHA ASHIANA PRIVATE LIMITED

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SNEHA ASHIANA PRIVATE LIMITED

Regd. Office: Acropolis, 19th Floor, 1858/1 Rajdanga Main Road, Kasba, Kolkata-700 107,
Phone: 91 33 6625 1200; E-mail: id-secretarial@emamireally.com
CIN: U70101WB1996PTC081365

Sl.	DTCP Plot Numbers	Extent of the Plot	Survey Numbers of the Plot	Document Numbers
73	541	630	1098/2	2823/2016
74	542	595	1098/2	2823/2016
75	543	576	1098/2	2823/2016
76	544	592	1098/2	2823/2016
77	545	592	1098/2	2823/2016
78	546	608	1098/2	2823/2016
79	547	585	1098/2	2823/2016
80	548	600	1098/2	2823/2016
81	549	600	1098/2	2823/2016
82	550	615	1098/2	2823/2016
83	551	528	1098/2	2823/2016
84	561	540	1098/2	2823/2016
85	564	600	1098/2	2823/2016
86	565	600	1098/2	2823/2016
87	566	600	1098/2	2823/2016
88	567	600	1098/2	2823/2016
89	568	600	1098/2	2823/2016
90	569	600	1098/2	2823/2016
91	570	600	1098/2	2823/2016
92	571	600	1098/2	2823/2016
93	572	600	1098/2	2823/2016
94	573	600	1098/2	2823/2016
95	574	600	1098/2	2823/2016
96	616	600	1098/2	2823/2016
97	617	600	1098/2	2823/2016
98	618	600	1098/2	2823/2016
99	619	600	1098/2	2823/2016
100	620	600	1098/2	2823/2016
101	621	600	1098/2	2823/2016
102	622	600	1098/2	2823/2016
103	623	600	1098/2	2823/2016
104	624	600	1098/2	2823/2016
105	625	600	1098/2	2823/2016
106	626	600	1098/2	2823/2016
107	628	600	1098/2	2823/2016
108	779	3000	1100/1B	3593/2014
109	801	2788	1100/1A	4772/2014, 7270/2014
110	806	2438	1099/2G	5778/2014, 5779/2014, 8627/2016
111	820	2400	1099/2G	5778/2014, 5779/2014, 8627/2016
112	835	2400	1100/1A	4772/2014, 7270/2014

For SNEHA ASHIANA PRIVATE LIMITED

For SNEHA ASHIANA PRIVATE LIMITED

DIRECTOR

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Registering officer

SNEHA ASHIANA PRIVATE LIMITED

Regd. Office: Acropolis, 13th Floor, 1858/1 Rajdanga Main Road, Kasba, Kolkata-700 107,
Phone: 91 33 6626 1200; E-mail: secretarial@emamirealty.com
CIN: U70101WB1996PTC081365

Sl.	DTCP Plot Numbers	Extent of the Plot	Survey Numbers of the Plot	Document Numbers
113	858	2400	1099/2E	4766/2014
114	867	2400	1099/2D, 1099/2H	1984/2015, 6271/2016
115	874	2400	1099/2D	6271/2016
116	875	2400	1099/2D	6271/2016
117	883	1800	1099/2B, 1099/2E	4766/2014
118	884	1800	1099/2B, 1099/2C, 1099/2D, 1099/2E	4766/2014, 6270/2016, 6271/2016
119	885	1800	1099/2C, 1099/2D	6270/2016, 6271/2016
120	894	2388	1099/2B	4766/2014
121	SHOP12	3670	1099/2A, 1099/2B	4766/2014
122	897	4828	1099/2B	4766/2014
123	CLINIC PLOT	34476	1099/2G, 1099/2H, 1100/1A	4772/2014, 5778/2014, 5779/2014, 7270/2014, 1984/2015, 8627/2016

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For SNEHA ASHIANA PRIVATE LIMITED

DIRECTOR

For SNEHA ASHIANA PRIVATE LIMITED

DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

T SAMPATH
THIRUMOORTHY
08/05/1965

Permanent Account Number

APVPS0325N

Signature



இந்திய அரசாங்கம்
Government of India



சம்பத் தி
Sambath T
பிறந்த நாள்/DOB: 08/08/1965
ஆண்/ MALE

5201 6631 3213

VID: 9178 0723 7437 5061

எனது ஆதார் எனது அடையாளம்



भारत सरकार
Unique Identification Authority of India

முகவரி:
S/O திருமூர்த்தி, 6/3, 1st Street M K P
Colony, Maniyakaraipalayam, Ganapathy,
Coimbatore North, Coimbatore,
Tamil Nadu - 641006

Address:
S/O.Thirumoorthy, 6/3, 1st Street M K P
Colony, Maniyakaraipalayam, Ganapathy,
Coimbatore North, Coimbatore,
Tamil Nadu - 641006



5201 6631 3213

VID: 9178 0723 7437 5061

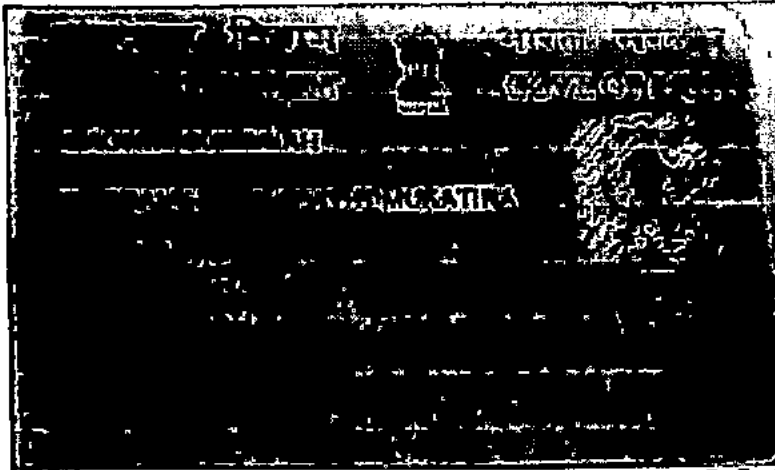
Document No. 9327 of 2023 of Book
1 contains 72 Sheets 45 Sheet



Registering officer


For Sneha Ashiana Private Limited

Authorised Signatory.





 
Government of India



Issue Date: 19/10/2012

சசித் சுப்பலா
Sachin Subbalah
பிறந்த நாள்/DOB: 05/05/1979
ஆண்/ MALE

7746 1139 5702
VID : 9173 2546 8322 0685

எனது ஆதார். எனது அடையாளம்

Sachin Subbalah

 
Unique Identification Authority of India

முகவரி:
C/O எம்.ஜி சுப்பலா, 144/3, பாலக்காடு
மெயின் ரோடு, நேரு காலேஜ் கேட்
கும்புறம், குளியமூர்தூர், கோயம்புத்தூர்,
தமிழ்நாடு - 641008

Address:
C/O M.G Subbalah, 144/3, Palakkad Main
Road, Besides Nehru College Gate,
Kunhyamuthur, Coimbatore,
Tamil Nadu - 641008

7746 1139 5702
VID : 9173 2546 8322 0685

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இந்திய அரசாங்கம்

Government of India



பாலவினேஷ் விஜயகுமார்
Balavignesh Vijayakumar

தந்தை: விஜயகுமார்
Father: VIJAYAKUMAR

பிறந்த நாள் DOB: 19/09/1993
ஆயுதம் / Male



7948 0721 7626

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய அனைத்துமக்கள் அடையாள அமைப்பு
Unique Identification Authority of India

முகவரி: S/O விஜயகுமார், 247 ஏ
காட்டுர் வீடு, காளப்பட்டி
காளப்பட்டி, கோயம்புத்தூர்
தமிழ் நாடு, 641048

Address: S/O: Vijayakumar,
247 A, KATTOOR STREET,
Kalapatti, Kalapatti,
Coimbatore, Tamil Nadu,
641048

V. Balakrishnan

7948 0721 7626

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1000 300 1047

help@uidai.gov.in

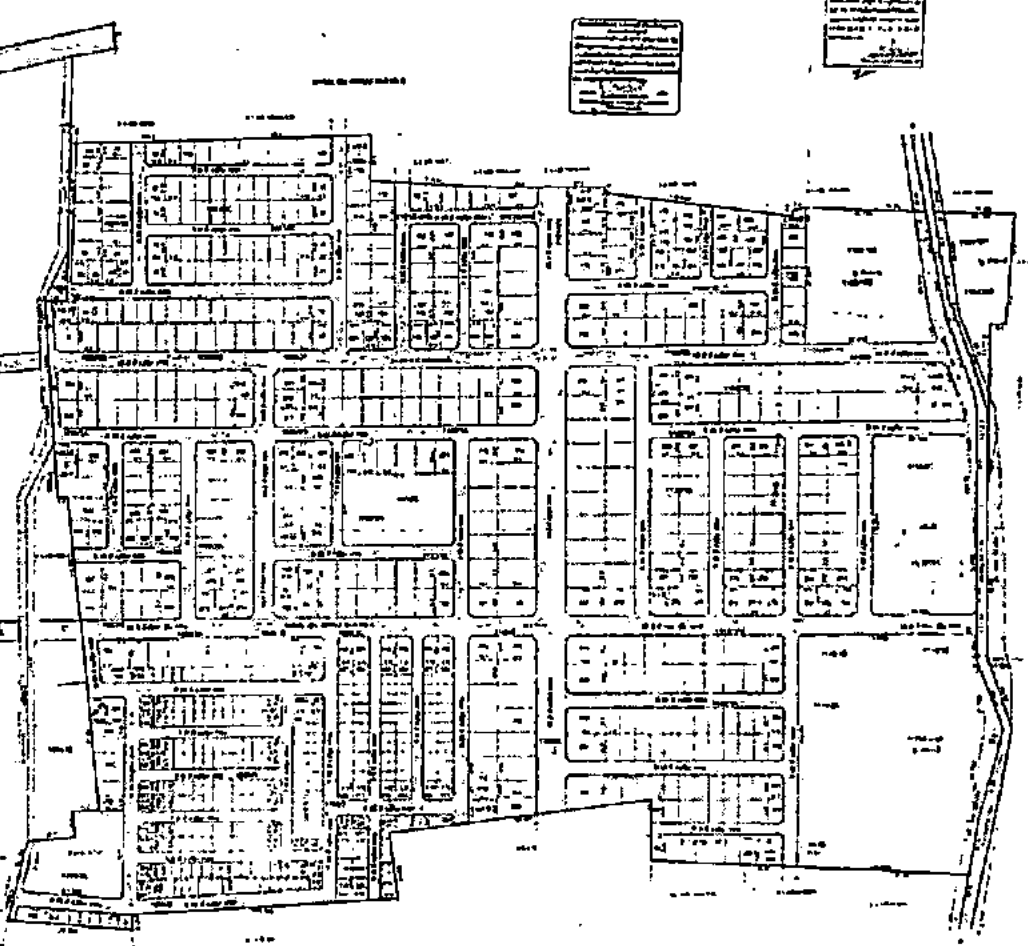
www.uidai.gov.in

Document No. 8327 of 222 of Book
contains 15 Sheets 68 Sheet

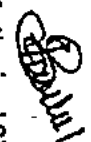
Registering officer

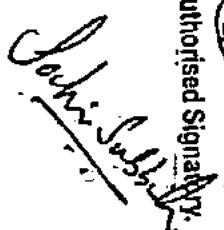


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For Sneha Ashiana Private Limited


 Authorised Signatory


 Registering officer

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 Registering officer





**கோயம்புத்தூர் மாநகராட்சி ஆணையர் அவர்களின் செயல்முறைகள்
முன்னிலை: திரு. ராஜ கோபால் கண்காரா, இ.ஆ.ப.,**

**ந.க.எண்.10306/2015/ எச்.1/எம். எச்.2 (கி)
அனுமதி எண்.43/2021/ எம்.எச்.2(கி)**

நாள்.17.09.2021.

பொருள்:- மனைப்பிரிவு - கோயம்புத்தூர் மாநகராட்சி - கிழக்கு மண்டலம் - காணப்பட்ட கிராமம் - க.ச.எண்கள்.1061/1A2pt, 1A3pt, 1B1 pt, 1083/2B, 2C, 3C, 1086/1A pt, 1089/2, 1090/3A, 1098/1,2,3, 1099/2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 3A, 3B, 3C, 1100/1A, 1B, 2,3, 1101/2, 3pt, 4pt, 1102/1C, 2A, 2B, 3A, 3B,1103/1B4, 1B5, 1B6,3B7, 3B8, 1112/1, 3, 4A, 4B,4C, 1113/1A1, 1A2, 1B, 1C, 1114/1A, 1B pt, 2A, 2B.pt, மற்றும் 1115/1 Pt-ல் அமையும் 62.38 ஏக்கர் பரப்பில் அமையும் உத்தேச குடியிருப்பு மனைப்பிரிவுக்கு - திட்ட அனுமதி வழங்கியது - (தற்போது தாவாவில் உள்ள க.ச.எண்கள்.1099/3A,1099/3B,1099/3C அமையும் 0.0937 ஏக்கர் நிலத்தினை தவிர) எஞ்சியுள்ள 62.28 ஏக்கர் மனைப்பரப்பிற்கு மனைப்பிரிவு அனுமதி வழங்குதல் - தொடர்பாக.

- பார்வை:-**
1. உறுப்பினர் செயலர், கோயம்புத்தூர் உள்ளூர் திட்டக் குழுவும் அவர்களின் நடவடிக்கைகள் ந.க.எண்.622/2016/உதிசு-2, திட்ட அனுமதி எண்.48/2018 நாள் 22.02.2018.
 2. மாண்பும சென்னை உயர்நீதிமன்ற வழக்குகள் W.P.No.15077/2020 மற்றும் 28002/2019-ல் வழங்கப்பட்ட உத்திரவு நாள்.19.02.2021
 3. மனுதாரரின் உறுதிமொழி கடிதம் நாள்.19.03.2021.
 4. இவ்வலுவலக கேட்பு வழங்கப்பட்ட நாள்.19.03.2021.
 5. மாண்பும முதன்மை மாவட்ட நீதிமன்ற மேல்முறையீட்டு மனு எண்.A.S.No.27/2019 நாள்.01.04.2021.
 6. அரசு தலைமை வழக்குரைஞர் சென்னை அவர்களின் கருத்துரு SB OPN No.15/AGRS/2021. நாள்.08.09.2021

உத்தரவு:-

கோயம்புத்தூர் மாநகராட்சி கிழக்கு மண்டலம், காணப்பட்ட கிராமம், க.ச.எண்கள்.1061/1A2pt, 1A3pt, 1B1 pt, 1083/2B, 2C, 3C, 1086/1A pt, 1089/2, 1090/3A, 1098/1,2,3, 1099/2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 3A, 3B, 3C, 1100/1A, 1B, 2,3, 1101/2, 3pt, 4pt, 1102/1C, 2A, 2B, 3A, 3B,1103/1B4, 1B5, 1B6,3B7, 3B8, 1112/1, 3, 4A, 4B,4C, 1113/1A1, 1A2, 1B, 1C, 1114/1A, 1B pt, 2A, 2B pt, மற்றும் 1115/1 Pt-ல் அமையும் 62.38 ஏக்கர் உத்தேச குடியிருப்பு மனைப்பிரிவில், பார்வை 1-ல் காண் உறுப்பினர் செயலர் அவர்களின் திட்ட அனுமதி பெறப்பட்டு மாநகராட்சியின் ஒப்புதல் வழங்குவதற்கான கேட்பு வழங்கப்பட்டதை எதிர்த்து மனுதாரரால் தொடரப்பட்ட வழக்கில் பார்வை 2ல் மாண்பும சென்னை உயர்நீதிமன்றத்தால் மாநகராட்சிக்கு செலுத்த கோரும் தொகையிலிருந்து விலக்கு அளித்து உத்தரவு வழங்கப்பட்டது. இதனை தொடர்ந்து கோயம்புத்தூர் மாநகராட்சியால் மேல் நடவடிக்கை எடுக்கும் பொருட்டு பார்வை 3-ன் படி மனுதாரர் மாநகராட்சியால் கோரப்பட்ட கேட்புத் தொகையின் செலுத்துவதாகவும் பிற்காலத்தில் அதனை திரும்பப் பெற கோரப் போவதில்லை எனவும் உறுதிமொழிக் கடிதம் அளித்ததன் அடிப்படையில் பார்வை 4-ன் படி கேட்பு வழங்கப்பட்டதன் அடிப்படையில் ரூ.4,12,41,795/- (ரூபாய் நான்கு, கோடி மூன்று, பனிரெண்டு இலட்சத்து நூற்றத்து ஓராயிரத்து எழுநூற்று தொண்ணூற்று ஐந்து மட்டும்) 30.04.2021ல் செலுத்தப்பட்டது.

p/213

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Registering officer.



மேலும், மொத்தமுள்ள 6238 ஏக்கர் நிலப்பரப்பில் 371/2 சென்ட் இடத்திற்கு சொந்தமான உரிமையாளர்கள் பார்வை 5ல் கானும் மாண்புமிகு முதன்மை மாவட்ட நீதிமன்ற மேல்முறையீட்டில் 0.0937 ஏக்கர் இடம் உரிமையாளருக்கு பாத்தியப்பட்டதாக தீர்ப்பு வழங்கப்பட்டதனை தொடர்ந்து பார்வை 6-ல் காண அரசு தலைமை வழக்குரைஞர் சென்னை அவர்களின் கருத்துருவின்படி 0.0937 ஏக்கர் நிலத்தினை தவிர எஞ்சியுள்ள 6228 ஏக்கர் நிலத்திற்கு, இறுதி ஒப்புதல், மலர் 38 இன் 24/2017 என எண்ணிட்டு தொழில்நுட்ப அனுமதி மற்றும் பார்வை 1-ல் கண்ட உறுப்பினர் செயலர், கோயம்புத்தூர் உள்ளூர் திட்டக் குழுவும் அவர்களின் திட்ட அனுமதி மற்றும் நிபந்தனைகள் அடிப்படையில் மனைப்பிரிவு அனுமதி அளிக்கப்படுகிறது.

இணைப்பு:-

மனைப்பிரிவு வரைபடம்.

பெறுநர்:-

M/s.Sneha Ashiana (P) Ltd, and
M/s.Sudharsana Developers & others,
C/o.M/s.Somu's Properties,
Door No.509, P3,Red Rose Plaza,
D.B.Road, R.S.Puram,
Coimbatore - 641 002.

S. Nijesh
ஆணையாளர்
கோயம்புத்தூர் மாநகராட்சி.
600
17/10/2024

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Registering officer



CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 6062 of 2022

I hereby certify that a sum of ₹ 40,000/- (Rupees Forty Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. சீதலத் தி residing at கதவு எண்ணு - 6/3, 1st Stret, MKP Colony, Ganapathy, Coimbatore - 641006., Coimbatore, Tamil Nadu, India, 641006.

Sub Registrar: Gandhipuram
Date: 26/07/2022

Signature of Sub-Registrar and
41 of the Indian Stamp Act

SUB REGISTRAR
GANDHIPURAM

Presented in the office of the Sub Registrar of Gandhipuram and fee of ₹ 17,775/- paid at 05:31 PM on the 26/07/2022 by

Left Thumb



For Sneha Ashiana Private Limited

[Signature]
Authorised Signatory.

Additions as per recitals of document
For Sneha Ashiana Private Limited

Execution admitted by
Left Thumb



[Signature]
Authorised Signatory.

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:6933632223c630316d4239b2edac8747e925fd (Details from UIDAI : Sambath T S/O Thirumoorthy, 08-08-1965, xxxxxxxx3213)



Claim admitted by
Left Thumb



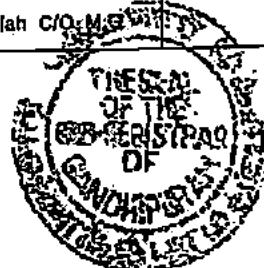
[Signature]
Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:632365ab6927e62b(342218b8111016adb210 (Details from UIDAI : Sachin Subbalah C/O. M.G. Srinivasan, 08-08-1965, xxxxxxxx3213)



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[Signature]
Registering officer



P/ Gandhipuram/ 213 / 2022

	Subbalaah, 05-05-1978, xxxxxxxx5702j	
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26th day of July 2022



MUTHUKUMAR RM

Sub Registrar
GANDHIPURAM

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Registering officer



R/Gandhipuram/Book-1/8327/2022

Registered as Number R/Gandhipuram/Book-1/8327/2022.

Date: 29/07/2022
Gandhipuram


SUB REGISTRAR
GANDHIPURAM



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Registering officer

