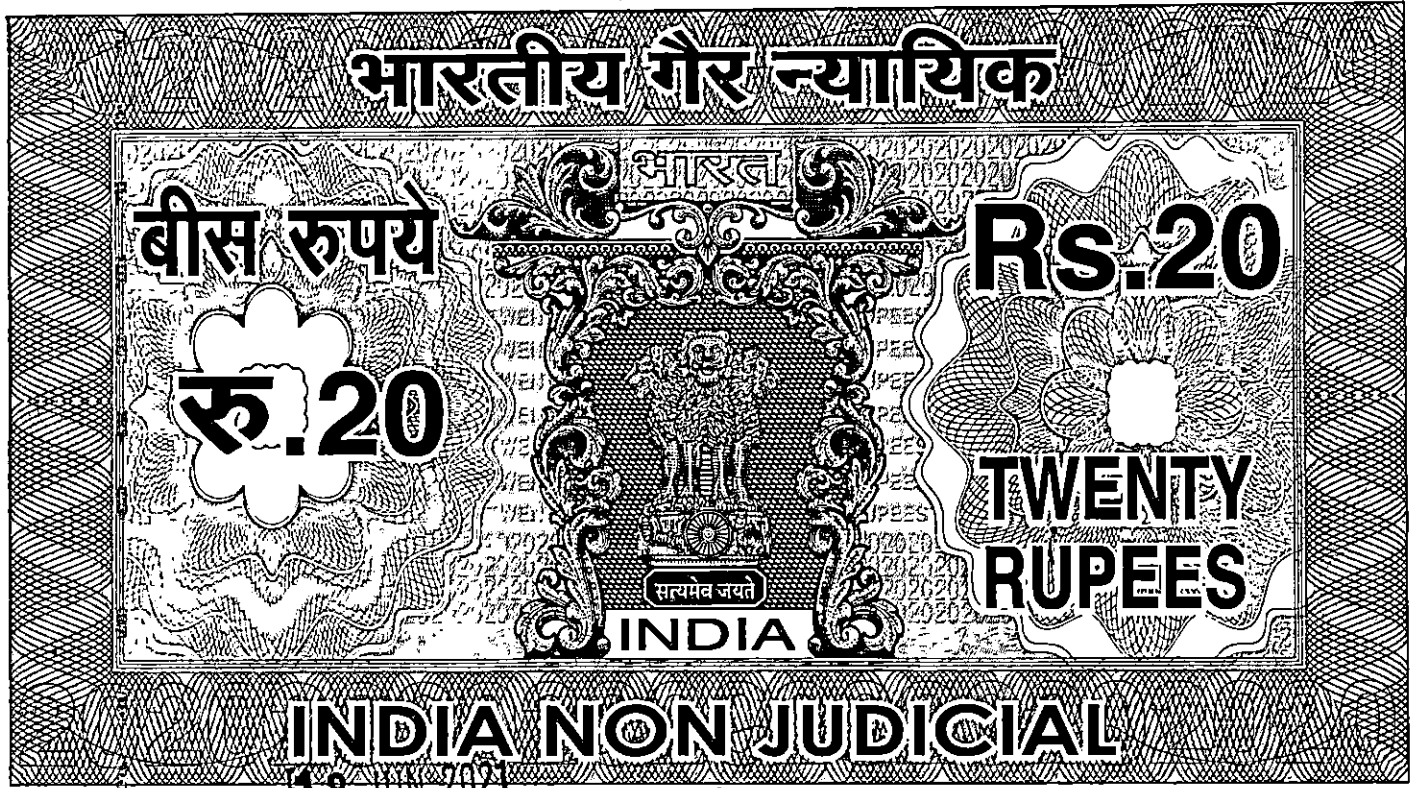


19.



TAMIL NADU

ICICI BANK LTD.

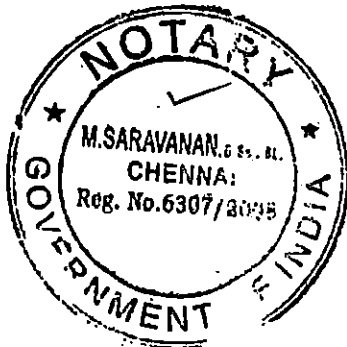
91AB 914756

K. CHANDRASEKAR  
STAMP VENDORL.No: 1057-16/257/2021  
G1A, SINGAPORE PLAZA, GROUND FLOOR,  
164, LINGHI CHETTY STREET,  
BROADWAY, CHENNAI-600 001

For ALLIANCE GRANIMARMO PVT. LTD.,

Authorised Signatory.

" This Stamp Paper forms  
Part and Parcel of Mortgage  
Declaration executed by  
M/s. ALLIANCE GRANIMARMO PRIVATE  
Limited in favor of ICICI BANK  
Limited at Chennai dated 28<sup>th</sup>.06.2021.



For ALLIANCE GRANIMARMO PVT. LTD.,

Authorised Signatory.

**ANNEXURE VII-A**  
**DECLARATION**

**In the matter of mortgage / joint mortgage by deposit of title deeds / by way of legal mortgage in respect of immoveable properties**

**Mr. ABHIMANYU DATTA** Aadhar Number. (8327 2248 4895), aged about 54 years son of Mr. BholaNathaDatta residing at House No.11, Gangadhar Sen Lane, PS-Baranagar, Baranagar S.O., Kolkata, West Bengal- 700 036 do hereby solemnly declare and say as follows:

I am a **Authorised Signatory** of Alliance Granimarmo Private Limited, a private limited company incorporated under the Companies Act, 1956/2013 and having its Registered office at No 282, LinghiChetty Street Parrys Corner, Chennai - 600001 and I am duly authorized by the Board of the Borrower to make this declaration for and on behalf of the Borrower.

2.a) I say that the Borrower is, seized and possessed of or otherwise well and sufficiently entitled to the lands and other immoveable properties more particularly described in Schedule I hereunder written together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future (the "said immoveable properties").

3. I say that the said immoveable properties are now proposed to be mortgaged and charged to:

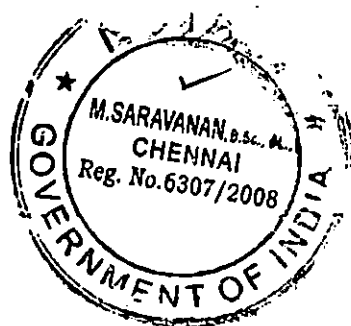
(a) ICICI Bank Limited for its Term Loan facilities of Rs. 150.0 mn. & ECLGS Limit of Rs.29.99MN

together with all interest, liquidated damages, commitment charges, premia on prepayment or on redemption, fees, costs, charges, expenses and other monies including any increase as a result of revaluation/ devaluation/fluctuation in the rates of exchange of the foreign currencies involved, payable by the Borrower to the aforesaid lenders under their respective Loan Agreements/ Facility Agreements/ Letters of Sanction/Memorandum of terms and conditions, as amended from time to time.

ICICI Bank is hereinafter collectively referred to as "the Lenders" and the aforesaid facilities are hereinafter referred to as the "Facility".

4.a) I say that the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 are not applicable to the said immoveable properties.

5. I say that the said immoveable properties of the Borrower are free from all encumbrances or charges (statutory or otherwise), claims and demands and that the same or any of them or any part thereof are/is not subject to any lien/lispendens, attachment or any other process issued by any Court or Authority and that the Borrower has not created any trust in respect thereof and that the said immoveable properties are in the exclusive uninterrupted and undisturbed possession and enjoyment of the Borrower since the date of purchase/acquisition thereof and no adverse claim has been made against the Borrower in respect of the said immoveable properties or any of them or any part thereof and the same are not affected by any notices of acquisition or requisition, and that no proceedings are pending or initiated against the Borrower under the Income Tax Act, 1961, Public Demands Recovery Act or

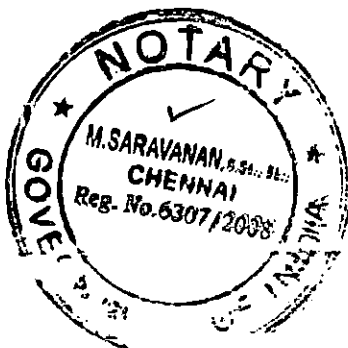


For ALLIANCE GRANIMARMO PVT. LTD.,

Authorised Signatory.

under any other law in force in India for the time being and that no notice has been received or served on the Borrower under Rules 2, 16, 21 and 51 of the Second Schedule to the Income Tax Act, 1961 and/or under any other law and that there are no pending attachment whatsoever issued or initiated against the said immoveable properties or any of them or any part thereof.

6. The Borrower has duly paid all rents, royalties and all public demands, including provident fund dues, gratuity dues, employees state insurance dues, income tax, sales tax, Corporation tax and all other taxes and revenue payable to, the Government of India or to the Government of any State or to any local authority and that at present there are no arrears of such dues, rents, royalties, taxes and revenues due and outstanding and that no attachments or warrants have been served on the Borrower in respect of sales tax, income tax, Government revenues and other taxes.
7. I also agree and undertake, to give such declarations, undertakings and other writings as may be required by the Lenders or their Solicitors and satisfactorily comply with all other requirements and requisitions submitted by or on behalf of the Lenders.
8. I say that the Borrower has obtained the requisite consent from the Income Tax Authorities pursuant to the provisions contained in Section 281(1)(ii) of the Income Tax Act, 1961 for the alienation of the said immoveable in favour of the Lenders.
9. I, assure, agree and declare that the security to be created in favour of the Lenders shall ensure in respect of the Borrower's immoveable properties, both present and future, and that the documents of title, evidences, deeds and writings in relation to the said immoveable properties which are to be deposited with ICICI Bank Limited for creating a mortgage / joint mortgage by deposit of title deeds in their favour/handed over to ICICI Bank Limited are the only documents of title relating to the said immoveable properties.
10. I, hereby agree and undertake that the Borrower will within a period of three months from the date hereof or such extended date as may be permitted by the Lenders in writing;-
  - a) Perfectly assure the title to the properties comprised in the mortgage security and to comply with all requisitions that may be made from time to time by or on behalf of the Lenders in that behalf;
  - b) give such declarations, undertakings and other writings as may be required by the Lenders and satisfactorily comply with all other requirements and requisitions submitted by or on behalf of the Lenders;
  - c) pay all rents, rates, taxes, cesses, fees, revenues, assessments, duties and other outgoings and pay other amounts due in respect of the said immoveable properties and shall observe and perform all the rules and regulations pertaining to the same and will not do or omit to do or suffer to be done anything whereby the mortgaged security as proposed to be created in favour of the Lenders be affected or prejudiced in any manner whatsoever;
  - d) Agree and undertake to confirm the paripassu arrangement/ intersex agreement for sharing of securities as and when arrived at;



For ALLIANCE GRANIMARMO PVT. LTD.,

  
Authorized Signatory.

- e) Create security in favour of the Lenders on the Other Properties (including the vacant lands for which Order under S. 20 of the said Act is yet to be obtained), in a form and manner satisfactory to the Lenders;
  - f) Procure and furnish to the Lenders certified true copies of letters ceding paripassu charge / second charge / prior charge from the existing lenders.
14. I further undertake that no mortgage, charge, lien or other encumbrance whatsoever will be created on the properties comprised in the mortgage security save and except with the permission of the Lenders.
15. I am not aware of any act, deed, matter or thing or circumstance which prevents the Borrower from charging/further charging in favour of the Lenders the said immoveable properties

**Schedule I**  
**(Description of the said immoveable properties)**  
**(Description of the Property)**

i.	Survey Number	225 part, 226/1, 230/10, 233 part
ii.	Total extent	Ac. 17.08 cents or 69,150 Sq. meters
iii.	Plot No.	3A, 3B, 156, 157, 159 to 171
iv.	Door No.	3A, 3B, 156 to 177
v.	Location like name of the place, village, city, registration, sub- district etc.	Karuru Village, Tada Mandal, Nellore District, Sullurupeta SRO
vi.	Boundaries for Ac. 17.08 cents of land:	<u>North By</u> - Plot Nos-1 & 2 Proposed Road <u>South By</u> - APIIC Boundary <u>East By</u> - Proposed 15.20 M Road <u>West By</u> - Plot Nos. 4A, 4B, 155, 158 & 15.02 M wide road proposed

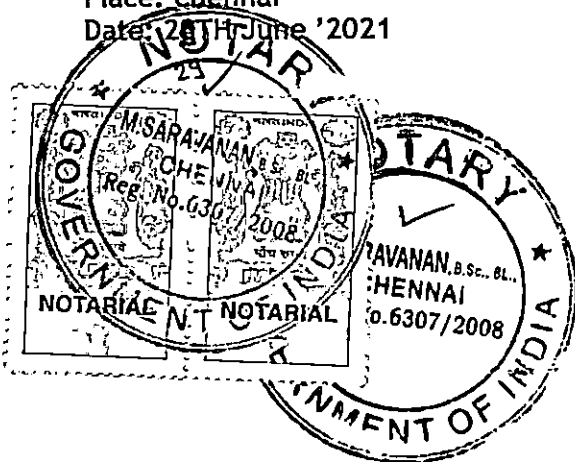
Together with all the buildings and structures thereon, rights, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

For ALLIANCE GRANIMAR

(AUTHORISED SIGNATORY)

Place: Chennai

Date: 28TH June '2021



M. Saravanan

**M. SARAVANAN, B.Sc., BL.,**  
**ADVOCATE & NOTARY PUBLIC**  
No. 29, 2nd Cross Street, Sankar Nagar,  
Pammal, Chennai - 600 073.  
Cell - 9841081607