

पावती

Tuesday, September 29, 2015
5:59 PM

Original/Duplicate

नोंदणी क्र. : 39म
Regn.: 39M

पावती क्र.: 7241 दिनांक: 29/09/2015

गावाचे नाव: पांचपाखाडी
दस्तऐवजाचा अनुक्रमांक: टनन 9-6764-2015
दस्तऐवजाचा प्रकार: गहाणखत
सादर करणाऱ्याचे नाव: . . . त्रिलोकेश सिटी देवेलापर्स एल एल पी तर्फे पार्टनर कीर्ति केडिया तर्फे कुलमुखत्यारधारक
राजेश होडगे

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2000.00
पृष्ठांची संख्या: 100	

एकूण: रु. 32000.00

आपणास मूळ दस्त, यंबनेल प्रिंट, सूची-२ व सीडी अंदाजे
6:17 PM ह्या वेळेस मिळेल.

Sub Registrar Thane 9

मुळ दस्त निवृथिक घर्म २ दाणे ५५
मोबाईल: रु. 590000000/-

बाजार मुल्य: रु. 0/-
भरलेले मुद्रांक शुल्क: रु. 1000000/-

- देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003869290201516M दिनांक: 29/09/2015
बँकेचे नाव व पत्ता:
- देयकाचा प्रकार: By Cash रक्कम: रु 2000/-

मुळ दस्त व स्कॉन्ड मिळाली

सही-
[Signature]



इतर पावती

Original/Duplicate

Wednesday, 30 September 2015
12:56 PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 7253 दिनांक: 30/09/2015

गावाचे नाव: -पांचपाखाडी

दस्तऐवजाचा अनुक्रमांक: टनन9-6764-2015

दस्तऐवजाचा प्रकार: गहाणखत

सादर करणाऱ्याचे नाव: . . त्रिलोकेश सिटी देवेलापर्स एल एल पी तर्फे पार्टनर कीर्ति केडिया तर्फे कुलमुखत्यारधारक
राजेश होडगे

वर्णन

दस्त हाताळणी फी

रु. 1120.00

पृष्ठांची संख्या: 56

एकूण:

रु. 1120.00

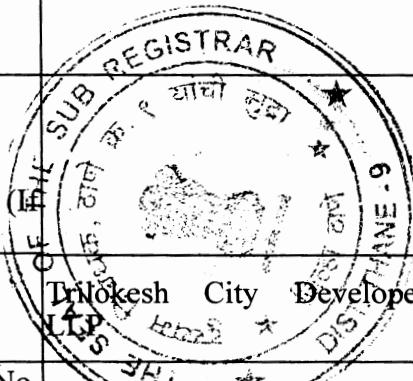
Sub Registrar Thane 9

1); देयकाचा प्रकार: By Cash रक्कम: रु 1120/-

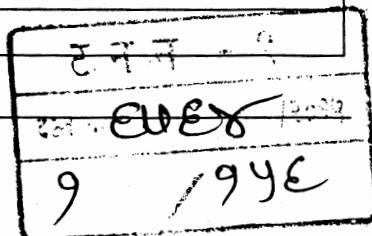
दह दुव्ययन निबंधक दर्जे २ ठाणे क्र ९

मुळ दस्त व रक्कन्ड ~ मिळाली
सही-

Hot Payment Successful. Your Payment Confirmation Number is 72720240

CHALLAN				
MTR Form Number - 6				
GRN NUMBER	GRN NUMBER	MH003869290201516M	BARCODE	Date: 29/09/2015 11:49:32
Department	Inspector General Of Registration	Payee Details		
Receipt Type	Registration Fees/Ordinary Collections IGR			
Office Name	THN9 - THANE NO 9 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable)	
Year	Period: From : 01/04/2015 To : 31/03/2099	Full Name	Trinokesh City Developers LTD	
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	91,695.70 square feet	
Amount of Tax	30000.00	Road/Street, Area /Locality	74/ P, 75/1, 75/2 and 76/P	
	0.00	Town/ City/ District	Thane	
	0.00	PIN	4 0 0 6 0 7	
	0.00	Remarks (If Any) :	PAN2=~PN=Aditya Birla Finance Limited~CA=	
	0.00			
	0.00			
	0.00			
	0.00			
	0.00			
Total	30000.00	Amount in words	Rupees Thirty Thousand Only	
Payment Details:IDBI NetBanking Payment ID : 72720240				
FOR USE IN RECEIVING BANK				
Bank CIN No : 69103332015092910903				
Cheque- DD Details:	Date	29/09/2015 11:49:32		
Cheque- DD No.	Bank-Branch			
Name of Bank	Scroll No.			
Name of Branch				

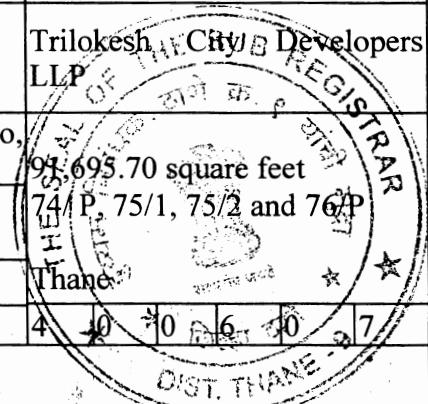
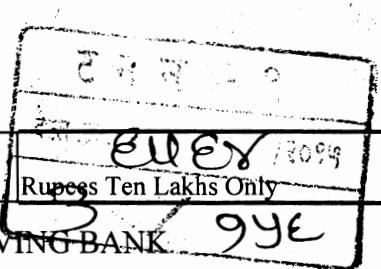
[Print](#)



Hot Payment Successful. Your Payment Confirmation Number is 72720022

CHALLAN

MTR Form Number - 6

GRN NUMBER	MH003868984201516M		BARCODE	Form ID : 40 (b)	Date: 29/09/2015 11:48:00
Department	Inspector General Of Registration		Payee Details		
Receipt Type	Non-Judicial Customer-Direct Payment/Sale of Non Judicial Stamps IGR Rest o				
Office Name	THN9_THANE NO 9 JOINT SUB REGISTRAR	Location	PAN No. (If Applicable)		
Year	Period: From : 01/04/2015 To : 31/03/2099		Full Name	Trilokesh City Developers LLP 	
Object		Amount in Rs.	Flat/Block No., Premises/ Bldg	941695.70 square feet	
Sale of NonJudicial Stamp		1000000.00	Road/Street, Area /Locality	74/1 P, 75/1, 75/2 and 76/P	
		0.00	Town/ City/ District	Thane	
		0.00	PIN	400600	
		0.00	Remarks (If Any) :	PAN2=~PN=Aditya Birla Finance Limited~CA=	
		0.00			
		0.00	Amount in words	RUPEES TEN LAKHS ONLY	
		0.00	FOR USE IN RECEIVING BANK	94E	
Total			Bank CIN No	69103332015092910886	
Payment Details:IDBI NetBanking Payment ID : 72720022			Date	29/09/2015 11:48:00	
Cheque- DD Details:			Bank-Branch		
Cheque- DD No.			Scroll No.		
Name of Bank	IDBI BANK				
Name of Branch					

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MORTGAGE DEED

THIS INDENTURE OF MORTGAGE ("INDENTURE") executed on this 29th day of September, 2015:

BY

Trilokesh City Developers LLP, a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008 having its registered office at C-109, Hind Saurashtra Industrial Estate, 85/86, M.V. Road, Marol Naka, Andheri (East), Mumbai – 400059(hereinafter called the "Obligor / Borrower" of the First Part which term unless the context otherwise requires includes its successors, executors, administrators and assigns);

AND

LODHA ELEVATION BUILDCON PRIVATE LIMITED, CIN U45200MH2007PTC168707, a company incorporated under the Companies Act, 1956 and having its registered office at 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai—400001(hereinafter called the "LEBPL" of the Second Part which term unless the context otherwise requires includes its successors and assigns);

AND

SIMTOOLS PRIVATE LIMITED, CIN U99999MH1964PTC012859, a company incorporated under the Companies Act, 1956 and having its registered office at 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai—400001, through the hands of its authorized signatory, Mr. Surendran Nair duly authorized in this regard vide Board resolution dated 30/9/2015, hereinafter referred to as "SIMTOOLS" (which expression shall unless contrary to the context or meaning thereof, mean and include its successors and assigns) of the Third Part;

AND

VOLTAS LIMITED, a company incorporated under the Companies Act, 1956 and having its registered office at Voltas House 'A', Dr. BabasahebAmbedkar Road, Chinchpokli, Mumbai – 400 033, through the hands of its Certified Attorney Simtools PRIVATE LIMITED duly authorized vide Power of Attorney dated 12th November 2007, hereinafter referred to as "CONFIRMING PARTY" (which expression shall unless contrary to the context or meaning thereof, mean and include its successors) of the Fourth Part;

IN FAVOUR OF

Aditya Birla Finance Limited, a company incorporated under the Companies Act, 1956 and having its Registered Office at Indian Rayon Compound, Veraval, Gujarat – 362266, India (hereinafter referred to as the "ABFL"; which expression shall, unless it be repugnant to the subject or context thereof, includes its successors and permitted assigns).

The Borrower and ABFL are hereinafter referred to individually as 'Party' and collectively as 'Parties'.



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दरमान संख्या ८०६४/२०७५
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WHEREAS

- a) Simtools is absolutely entitled to lands bearing Survey nos. 74/ P, 75/1, 75/2 and 76/P of Village Panchpakhadi and has acquired development rights from the Confirming Party in respect of the Survey nos. 72/8(P) and 72/9(P) of Village Panchpakhadi, all situate at Pokhran Road No. 2, Off Eastern Express Highway, Behind TCS, Thane (W) – 400607 (collectively "Property"). Simtools has constructed a building known as "I Think Techno Campus" comprising of Wing A and Wing B with several units ("Building") on an undivided portion of the said Property. LEBPL is in its own right, title and interest entitled to the entire 7th Floor of Wing A and Wing B of the said Building ("Unit") and more particularly described in the Schedule hereunder written.
- b) By Agreement to Sell dated 23/9/15 ("Agreement to Sell"), executed inter alia by and between LEBPL, therein referred to as the 'Seller', Simtools therein referred to as 'Simtools', Confirming Party, therein referred to as the 'Confirming Party' and the Borrower, therein referred to as the 'Purchaser', LEBPL has, subject to LEBPL realizing the entire Total Consideration under the Agreement to Sell agreed to grant, sell, convey, transfer and assure unto the Purchaser being the Obligor herein, the said Unit on 'ownership basis' for the consideration and on terms and conditions therein contained.
- c) ABFL has sanctioned to the Borrower, a facility of INR. 59,00,00,000/- (INR Fifty Nine Croresonly) ("Facility") vide its Sanction Letter dated September 16, 2015(including any modified sanction letter or addendums) and the Facility Agreement dated 26/9/15 (as maybe amended from time to time) ("Facility Agreement") entered into between ABFL and the Borrower to finance the purchase of the said Unit.
- d) One of the conditions of the above sanction is that the Borrower shall create/cause to create inter alia, a registered legal mortgage on the said Unit. However, the Borrower has decided to register the said Agreement to Sell at a later date and in any event within 100 days from date of execution of the Agreement to Sell. As per the stipulation in the Sanction letter, the Facility is inter alia to be secured by a mortgage over the aforesaid Unit, and as the Agreement to Sell is yet to be registered, LEBPL, Simtools and Confirming Party have, on the express request of the Borrower and ABFL and without LEBPL, Simtools and Confirming Party being liable to any Party hereunder except to the extent of the charge by way of mortgage created on the said Unit, agreed to be party to this Indenture and subject to LEBPL receiving the entire consideration under the Agreement to Sell.
- e) The Obligor and ABFL hereby agree that the aforesaid mortgage and charge on the immovable properties in favour of ABFL shall be by way of a registered legal mortgage in English form being these presents.
- f) ABFL has thereby called upon the Obligor, LEBPL, Simtools and Confirming Party to execute these presents, which the Obligor, LEBPL, Simtools and Confirming Party have agreed to do in the manner hereinafter expressed.

NOW, THEREFORE, FOR THE CONSIDERATION AFORESAID, THIS INDENTURE OF MORTGAGE WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. DEFINITIONS AND INTERPRETATION

1.1. Definitions

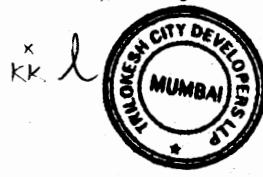
All the terms shall have the meaning given to them under the Facility Agreement between the Parties dated 26/9/15 (hereinafter referred to as 'Facility Agreement').

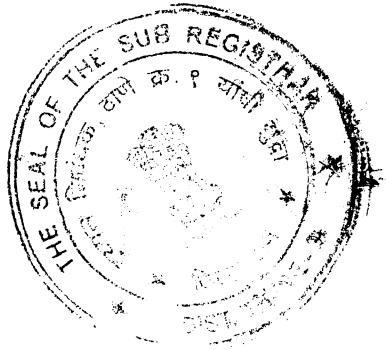
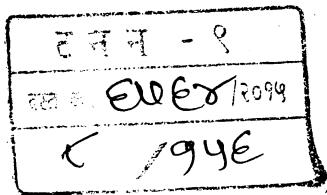
1.2. Interpretation in this Indenture

- a) Words denoting singular number only shall include plural number and vice-versa;
- b) Words denoting one gender only shall include the other gender;
- c) All references to any provision of any statute shall be deemed also to refer to the statute, modification or re-enactment thereof or any statutory rule, order or regulation made thereunder or under such re-enactment;
- d) All references to Schedules, Sections, Recitals, Sub-sections, Paragraphs or Sub-paragraphs shall be construed as reference respectively to the schedules, sections, sub-sections, paragraphs, recitals and sub-paragraphs of these presents;
- e) The provisions contained in the Schedules hereunder written shall have effect in the manner as if they were specifically herein set forth.
- f) The Recitals above shall form part and parcel of this Deed.

2. BENEFIT OF INDENTURE

ABFL shall hold the security interest hereby created in its favour under this Indenture over the Secured Properties (defined hereunder), including the covenants and mortgages given by the Borrower pursuant hereto, upon trust and for the benefit of





ABFL subject to the powers and provisions contained herein and in the Facility Agreement, for the due payment of the Facility and discharge of all other obligations of the Borrower under the Facility Agreement.

3. COVENANT TO PAY

The Borrower hereby covenant(s) with ABFL that the Borrower shall comply with all the terms and conditions of the sanction and the Borrower shall pay the dues in accordance with the terms and conditions contained in the Sanction Letter dated 16th September 2015 and any addendums thereof and the Facility Agreement, this Indenture and other ancillary documents (hereinafter referred to as 'Transaction Documents') and shall duly observe and perform all the terms and conditions of the Facility Agreement and the other Transaction Documents.

LEBPL Simtools and Confirming Party confirm that ABFL shall be entitled enforce this mortgage by realizing the full value of the Unit in the event of failure on the part of Borrower in repaying the same to ABFL or otherwise upon an Event of Default under the Facility Agreement and LEBPL, Simtools and Confirming Party undertake not to raise any objection or obstruction in that regard.

LEBPL, Simtools and Confirming Party shall be a party to this Indenture until the Borrower/ Obligor, LEBPL, Simtools and Confirming Party register the Agreement to Sell. Notwithstanding anything contained in this Indenture, on registration of the Agreement to Sell, LEBPL Simtools and Confirming Party shall automatically stand released and discharged of their obligations under the terms of this Indenture without need to execute any further document and the mortgage herein created by the Borrower in favour of ABFL shall continue to be valid and effective and no further documents are required to be executed by the Parties for creating such charge and mortgage over the said Unit in favour of ABFL.

4. GRANT AND TRANSFER

4.1. Security

For the consideration aforesaid and as continuing security for the payment and discharge of the Facility, hereby secured or intended to be hereby secured and subject to LEBPL realizing the entire Total Consideration under the Agreement to Sell, the Borrower, LEBPL Simtools and Confirming Party doth hereby assign, convey, assure, charge and transfer unto ABFL:

In pursuance of the Facility Agreement and Transaction Documents and for the consideration aforesaid and as security for the repayment / payment by the Borrower of the dues by way of a first priority security all the rights, title, interest and benefits to all and singular the Unit more particularly described in Schedule hereunder written TOGETHER WITH all erections and constructions of every description which are erected, standing 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 Unit or any part thereof and all liberties, privileges, easements and appurtenances whatsoever to the aforesaid Unit 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 rights to use common areas and facilities and incidentals attached thereto, AND ALL the estate, right, title, interest, property, claim and demands whatsoever of the Borrower, Simtools, Confirming Party and/or LEBPL, if any, into and upon the same which description shall include all properties of the above description whether presently in existence, constructed or acquired hereinafter (hereinafter referred to as the "Secured Properties") TO HAVE AND TO HOLD all and singular the Secured Properties unto and to the use of ABFL in accordance with these presents absolutely upon trust and subject to the powers and provisions declared and contained herein, the Facility Agreement and Transaction Documents:

4.2. Ranking

The security created hereunder in favour of ABFL shall rank as a first charge in favour of ABFL

4.3. Prohibition on Creating Security Interest

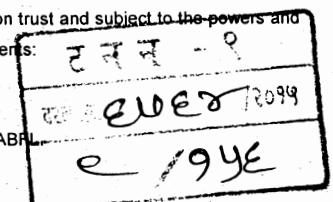
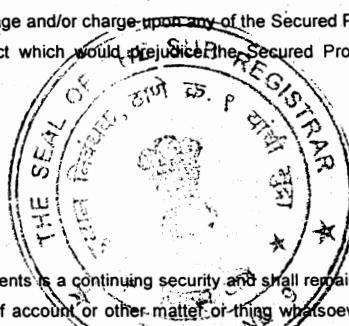
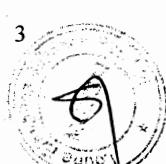
The Borrower, LEBPL, Simtools and Confirming Party shall not, without the prior written consent of ABFL, further create or attempt to create any hypothecation, encumbrances, mortgage and/or charge upon any of the Secured Properties whether Par-passu, subservient or otherwise and shall not do any act which would prejudice the Secured Properties in any manner whatsoever.

5. NATURE OF SECURITY, FUTURE PROPERTY

5.1. Nature of Security

5.1.1. Continuing Security

The security created / to be created pursuant to these presents is a continuing security and shall remain in full force and effect, notwithstanding any intermediate payment or settlement of account or other matter or thing whatsoever and in particular the intermediate satisfaction by the Borrower of the whole or any part of the Facility, and is in addition and without prejudice to any other security, guarantee, lien, indemnity or other right or remedy which ABFL may hereafter hold for the Facility or any part



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दिनांक १५/०८/२०१५
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thereof. This security may be enforced against, without any objection or demur on the part of the Obligor/LEBPL/Simtools/Confirming Party, the Borrower and/or the Unit without first having recourse to any other rights of ABFL.

5.1.2. Other Security

The security created/ to be created pursuant to these presents is in addition to, and shall neither be merged in, nor in any way exclude or prejudice, or be affected by any other security, right of recourse or other right whatsoever (or the invalidity thereof) which ABFL may now or at any time hereafter hold or have (or would apart from this security hold or have) as regards the Borrower or any other Person in respect of the obligations contained in the Facility Agreement.

5.1.3. Cumulative Powers

The powers which this Indenture confers on ABFL and any Receiver appointed hereunder are cumulative, without prejudice to their respective powers under applicable Indian law and any other security, and may be exercised as often as ABFL or the Receiver thinks appropriate in accordance with these presents. ABFL or the Receiver may, in connection with the exercise of their powers, join or concur with any person in any transaction, scheme or arrangement whatsoever; and the Borrower acknowledges that the respective powers of ABFL and the Receiver shall in no circumstances whatsoever be suspended, waived or otherwise prejudiced by anything other than an express waiver or variation in writing by ABFL or Receiver.

5.1.4. Avoidance of Payments

If any amount paid by the Borrower in respect of the Facility is avoided or set aside on the liquidation or administration of the Borrower or otherwise, then for the purpose of this Indenture, such amount shall not be considered to have been paid.

5.1.5. Further Acquisition

Any buildings and structures, machinery, equipment, fixtures, articles and things which shall from time to time hereafter during the continuance of the security created hereunder be erected or installed or be in or upon or about the Secured Properties hereinbefore expressed to be hereby granted, transferred, charged, assured and assigned or fixed or attached to any buildings or structures now standing or hereafter to be erected on the Secured Properties and/or any part thereof respectively and situate, lying and being in the Secured Properties whether in substitution or replacement of or in addition to any buildings and structures, machinery, equipment, fixtures, articles and things now standing or being fixed or attached or used or intended to be used in connection with the business of the Borrower otherwise shall be, if so required by ABFL, included in the present security and be subject to the trusts, provisions and covenants in these presents contained and the Borrower shall at its own costs forthwith vest the same in the Borrower UPON TRUST for the benefit of ABFL by way of a first charge and mortgage.

5.1.6. Easements

For the consideration aforesaid ABFL and their nominees, agents and representatives are hereby irrevocably granted full and free rights and liberty in the Secured Properties as and by way of easement to pass, re-pass and have unfettered access at all times over the Secured Properties or any part thereof mortgaged and charged by these presents.

5.1.7. Possession

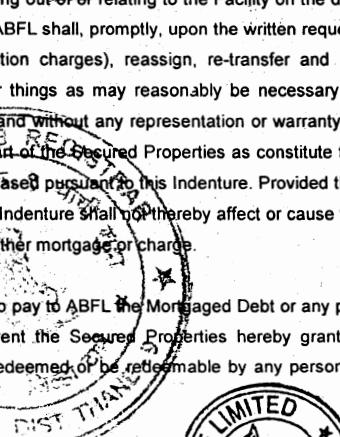
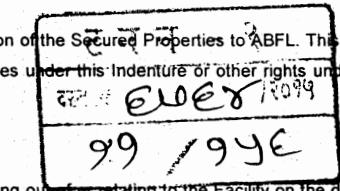
ABFL has not been given possession nor is there any agreement to give possession of the Secured Properties to ABFL. This is without prejudice to the right of ABFL to take possession of the Secured Properties under this Indenture or other rights under law.

6. PROVISION FOR REDEMPTION

If the Borrower shall have paid on the due dates in full all outstanding monies arising out of or relating to the Facility on the due dates in accordance with the Facility Agreement and to the satisfaction of ABFL, ABFL shall, promptly, upon the written request and, at the expense of the Borrower (including the stamp duty and registration charges), reassign, re-transfer and reconvey unto the Borrower or as the Borrower shall direct and do all such other things as may reasonably be necessary to release the security created hereunder for the benefit of ABFL, without recourse and without any representation or warranty of any kind by or on behalf of ABFL such of the Secured Properties or only such part of the Secured Properties as constitute the security as have not theretofore been sold or otherwise foreclosed, applied or released pursuant to this Indenture. Provided that such reassignment, retransfer or re-conveyance of the security created under this Indenture shall not thereby affect or cause the reassignment, retransfer or release of any property or assets secured under any other mortgage or charge.

Provided also and it is hereby agreed and declared that if the Borrower shall fail to pay to ABFL the Mortgaged Debt or any part thereof in the manner provided herein on the due date, then and in that event the Secured Properties hereby granted, conveyed, assured, transferred, assigned or expressed so to be, shall not be redeemed or be retrievable by any person or persons interested in the equity of redemption thereof at any time thereafter.

7. SPECIFIC ACTIONS



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दिनांक ६ जून १९५७
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7.1. Without limiting the generality of the assurances and covenants hereinabove, the Borrower/LEBPL/Simtools/ Confirming Party(if permissible/ applicable)and/or all other persons lawfully or equitably claiming or entitled to claim any estate, right, title or interest, into or upon the Secured Properties or any of them or any part thereof at their own costs will promptly upon receiving a request from ABFL:

- 7.1.1. Upon occurrence of an Event of Default which has not been cured within the cure period prescribed in the Facility Agreement,execute such documents as may be necessary or, in the opinion of ABFL expedient to transfer the Secured Properties to ABFL and/or to enable ABFL to be registered as the holder, owner or proprietor or otherwise obtain legal title to any of the Secured Properties, in each case on the terms of these presents;
- 7.1.2. Execute such further writings and take all such further actions as may be necessary for creating security on the terms of these presents over the movable properties, if so required by ABFL to be secured or charged under these presents; and
- 7.1.3. Otherwise execute all transfers, conveyances, assignments, assurances and other instruments of security whatsoever and give all notices, orders, instructions and directions whatsoever which ABFL may reasonably or by normal practice or by law require, in relation to the Secured Properties or in relation to the creation, perfection or enforcement of security expressed to be created hereunder in accordance with the terms of these presents.

8. ADDITIONAL COVENANTS

- 8.1. The Obligor shall comply with the following obligations in addition and supplemental to the covenants and obligations of the Borrower as are already contained in the Facility Agreement:
 - 8.1.1. Ensure that the Secured Properties mortgaged, charged and assigned hereunder continue to remain the absolute property of the Obligor and at the disposal of the Obligor save and except to the extent of the mortgages, charges and encumbrances permitted to be created by and as are disclosed to ABFL and any dispositions expressly permitted under the Facility Agreement;
 - 8.1.2. Ensure that all the Secured Properties are duly and effectively insured jointly in the name of the Obligor and ABFL in accordance with the requirements of the sanction letter and any addendums thereof and the Facility Agreement and the name of ABFL is duly endorsed as a "Sole Loss Payee" on such insurance policies and all renewals thereof.

9. EVENTS OF DEFAULT AND REMEDIES

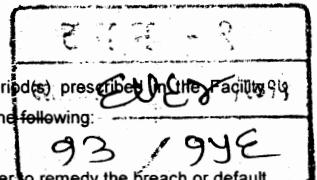
9.1. Events of Default

An Event of Default shall mean the occurrence and continuance of any of the events specified in the Facility Agreement dated read along with Sanction Letter and any addendums thereof, whether voluntary or involuntary, or resulting from the operation of law or otherwise.

9.2. Remedies

- 9.2.1. If an Event of Default has occurred and if the same remains uncured within the cure period(s) prescribed in the Facility Agreement, ABFL may, and without prejudice to any other rights it may have, do all or any of the following:
 - a) ABFL may at its discretion, after giving a notice in writing of 30 (thirty) days to the Borrower to remedy the breach or default and if after expiry of such period the breach or default is still unremedied, by a notice in writing to the Borrower declare the principal of and all accrued interest and all premium, liquidated damages, fees, costs, charges, expenses and any other amounts payable by the Borrower under the terms and conditions of the sanction or the Facility Agreement, to be due and payable forthwith and the security created hereunder shall become enforceable and ABFL shall have right to enforce security and shall have the following rights (anything in these presents to the contrary notwithstanding).
 - b) Enter into and upon and take possession of the Secured Properties comprised in these presents and after the taking of such action the Borrower shall take no action inconsistent with or prejudicial to the right of ABFL quietly to possess, use and enjoy the same and to receive the income, profits and benefits thereof without interruption or hindrance by the Borrower or by any Person or Persons whatsoever, and upon the taking of such action, ABFL shall be freed and discharged from or otherwise by the Borrower well and sufficiently saved and kept harmless and indemnified of, from and against all former and other estates, titles, claims, demands and encumbrances whatsoever, provided that ABFL may at any time afterwards give up possession of the Secured Properties or any of them or any part or parts thereof to the Obligor either unconditionally or upon such terms and conditions as may be specified; and/or
 - c) To transfer the Secured Property of the Obligor by way of lease/ sub-lease or leave and licence or sale;

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d) ABFL may (but subject to the provisions herein contained as to notice where such provision is applicable and subject to applicable laws) in its discretion, enter upon or take possession of and/or receive, collect the rents, profits and income of the Secured Properties or any of them or any part thereof and subject to and with the rights conferred on them in this Indenture may at its discretion, sell, call in, collect and convert into monies the whole or part of the Secured Properties with full power to sell any of the Secured Properties either by public auction or private contract and either for a lumpsum or a sum payable by installments 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 ABFL shall think proper and with full power to buy in or rescind or vary any contract for sale of the Secured 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"), ABFL shall give written notice of their intention to the Borrower BUT ABFL 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 ABFL, or in any case where an order or resolution for the winding up / insolvency / bankruptcy of the ABFL shall have been made or passed. ABFL 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 Facility, the Borrower shall provide to ABFL the payment of monies so in arrears within one month 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 Borrower 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 compensation for such breach to the satisfaction of ABFL and any compensation so paid to ABFL shall be deemed to be part of the Secured Properties. Enforce the security created hereunder and under any other Security Document and sell, call in, collect, convert into money or otherwise deal with or dispose of the Secured Properties or any part thereof on an installment basis or otherwise and generally in such manner and upon such terms whatever as ABFL may consider fit;

e) Exercise any and all powers which a receiver could exercise hereunder or by law;

f) Appoint by writing any Person or Persons to be a Receiver of all or any part of the Secured Properties and from time to time determine the remuneration of the Receiver and remove the Receiver (except where an order of the courts is required therefor) and appoint another in place of the Receiver, whether such Receiver is removed by ABFL or by an order of the court or otherwise ceases to be the Receiver or one of two or more Receivers;

g) Take all such other action expressed or implied as permitted under this Indenture or in law.

9.2.2. ABFL shall have the authority to act upon and enforce the provisions of this Indenture in accordance with these presents or to adopt appropriate remedies in that behalf as it deems fit and may in that behalf adopt remedies in relation thereto and shall exercise all powers under this Indenture in accordance with Indian law.

9.2.3. All the obligations of the Obligor and all rights and remedies and powers of ABFL as mortgagee under the law for the time being in force except so far as they may be expressly varied or may be inconsistent with these presents shall be deemed to be incorporated in these presents PROVIDED THAT the provisions of Section 61 of the Transfer of Property Act 1882, shall not apply to these presents or the Obligors mortgagor or ABFL as mortgagee and this shall be deemed a contract to the contrary for the purpose of Section 61.

9.3. Prohibition on Creation of Security Interest

Notwithstanding anything contained in this Indenture, the Obligor shall not create any further security interests on any of the Secured Properties without the prior written consent of ABFL.

10. NOTICE TO ABFL ON THE HAPPENING OF AN EVENT OF DEFAULT

If any Event of Default has occurred or is reasonably likely to occur, the Borrower shall, forthwith give notice thereof to ABFL, in writing, specifying the nature of the Event of Default.

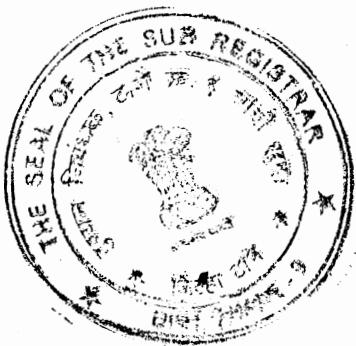
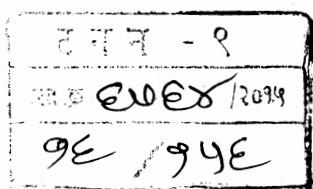
11. EXPENSES OF PRESERVATION OF ASSETS OF THE OBLIGOR AND OF COLLECTION

All expenses incurred by ABFL after an Event of Default has occurred and during its continuation, including in connection with:

- The preservation or protection of the Secured Property(ies) (whether then or thereafter existing); and
- Collection of amounts due to ABFL under the Facility Agreement;

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- c) Enforcement of security
- d) Collection of amounts due to ABFL

Shall be payable by the Obligor and shall form a part of the Facility within 10 (Ten) Business Days from the date of receipt of notice of demand in respect thereof. In case of default in making such payment within 10 (Ten) Business Days from the date of receipt of notice of demand, the Borrower shall also pay interest on the defaulted amounts, at the default rate of 18% p.a. of from the expiry of 10 (Ten) Business Days from the date of receipt of notice of demand till reimbursement and such payment and the interest thereon shall be charged on the Secured Properties and shall, until payment in full by the Borrower, form part of the Outstanding(s).

12. PAYMENTS AND DISTRIBUTION

12.1. Payments

All payments made by ABFL under this Indenture shall be made only from the income and proceeds from this Indenture or any other security and only to the extent that ABFL shall have received income or proceeds from this Indenture or the other security to make such payments in accordance with the terms and provisions hereof.

12.2. Proceeds of Sale or Realisation out of the Secured Properties

ABFL shall retain the monies (hereinafter referred to as the "Said Monies") received by it or the Receiver in respect of the Secured Properties or any part thereof arising out of:

- a) Any sale, calling in, collection or conversion under the Power of Sale;
 - b) Rents, profits, income;
 - c) Insurance policies;
 - d) Compensation in respect of any assumption of custody or control, expropriation or nationalisation, by any government or governmental authority of all or any of the assets of the Obligor or of its share capital; or
 - e) Any other realisation in respect of the Secured Properties whatsoever,
- whether prior to or as a result of the enforcement of the security constituted hereunder and the same shall be applied by ABFL (except as otherwise required by applicable Indian law) in the first place, to reimburse themselves and pay, retain or discharge all the costs, charges and expenses incurred in or about the entry, appointment of Receiver, calling in, collection, conversion or the exercise of the powers under these presents including the Receiver's remuneration as herein provided and shall apply the residue of the aforesaid monies, subject to the rights of the other charge holders on the Secured Properties :
- FIRSTLY, in or towards payment to ABFL, of all arrears of interest including penal/default interest, compound interest (which shall be deemed to accrue due from day to day) remaining unpaid;
- SECONDLY in or towards payment to all principal amounts owing to ABFL and whether the said principal amounts shall or shall not then be due and payable;
- THIRDLY in or towards payment of the surplus (if any) of such monies to the person or persons entitled thereto.

12.3. Liability of Borrower for Deficiency:

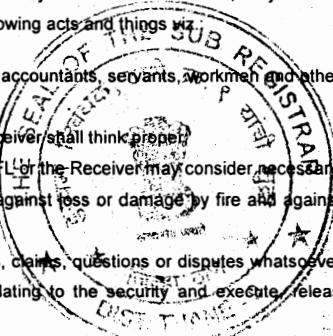
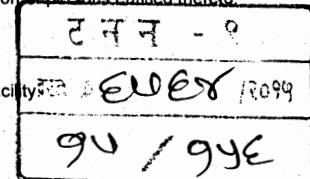
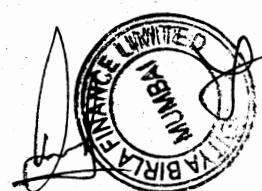
The Borrower shall remain liable to ABFL for any deficiency in the repayment of the Facility.

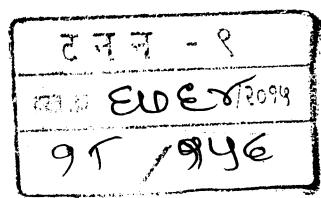
13. ABFL'S RIGHTS IN RESPECT OF THE SECURITY :

On the happening of any Event of Default which has not been cured within the cure period prescribed in the Facility Agreement and upon the security hereby constituted becoming enforceable in accordance with these presents and after ABFL shall have made entry or taken possession of the Secured Properties and until the Secured Properties shall be sold, called in, collected or converted under the Power of Sale, ABFL / Receiver so appointed may, if they shall think fit so to do, subject to the receipt of any governmental approvals that may be required, 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 ABFL or the Receiver shall think proper;
- b) Acquire and provide all such machinery, materials and things as ABFL or the Receiver may consider necessary;
- c) Insure all or any of the Secured Properties of an insurable nature against loss or damage by fire and against such other risks in such sum or sums as ABFL or the Receiver shall think fit;
- d) Settle, arrange, compromise and submit to arbitration any accounts, claims, questions or disputes whatsoever which may arise in connection with the Secured Properties or in any way relating to the security and execute releases or other discharges in relation thereto;
- e) Bring, take, defend, compromise, submit to arbitration and discontinue any actions, suits or proceedings whatsoever, civil or criminal, in relation to any portion of the Secured Properties;
- f) Allow time for payment of any debt with or without security;

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- g) Subject to such consent as may be necessary, demise or let out, sub-let or underlet the Specifically Secured 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 ABFL or the Receiver shall think fit;
- h) Execute and do all such acts, deeds and things as to ABFL or the Receiver may appear necessary or proper for or in relation to any of the purposes aforesaid; and
- i) ABFL or the Receiver so appointed may for any of the purposes aforesaid do or cause to be done all such acts and things with respect to the Secured Properties as ABFL or the Receiver could do or cause to be done if ABFL or the Receiver had the absolute possession of the Secured Properties and without being answerable for any loss or damage which may happen thereby.

14. POWER OF ABFL TO APPOINT RECEIVER

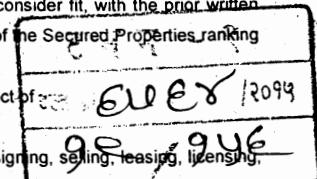
14.1. Appointment of Receiver

- 14.1.1. Subject to the observance of such restrictions as may be imposed by Section 69A of the Transfer of Property Act, 1882, or any other applicable statutory provisions, ABFL, at any time after the security hereby constituted shall have become enforceable, may, by writing, appoint as receiver (hereinafter referred to as the "Receiver") of the Secured Properties or any part thereof, one or more Persons, entities or any authorised officer or officers of such Person and may remove any Receiver so appointed and appoint another in his stead.
- 14.1.2. In addition to the power hereinbefore given, ABFL may enter into or take possession of and hold or appoint a Receiver to take possession of any part or parts of the Secured 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 Obligor or otherwise in jeopardy.

14.2. Status, Powers and Remuneration of Receiver

- 14.2.1. Appointment of any Receiver may be made either before or after ABFL shall have entered into or taken possession of the Secured Properties.
- 14.2.2. Such Receiver may, from time to time, be invested with such of the rights, powers, authorities and discretion exercisable by ABFL as set forth herein or under applicable Indian law or as ABFL may think expedient including the following rights, powers and authorities:
 - a) To enter upon or take possession of, collect, and get in all or any part of the Secured Properties and for that purpose to take any proceedings and enforce any order or judgement in the name of the Obligor otherwise as the Receiver shall consider fit;
 - b) To make any arrangement or compromise between the Obligor and any other Person or pay any compensation or incur any obligation, which the Receiver shall consider fit;
 - c) For the purpose of exercising any of the powers, authorities and discretion's conferred on it by this Indenture and/or defraying any costs or expenses which may be incurred by it in the exercise thereof or for any other purpose, to borrow moneys on the security of the Secured Properties on such terms as the Receiver shall consider fit, with the prior written consent of ABFL, any such security may be or include a charge on the whole or any part of the Secured Properties ranking wholly or partly in priority to or pari passu with the security being created hereunder;
 - d) To make calls, conditionally or unconditionally, on the shareholders of the Obligor in respect of uncalled capital;
 - e) To assign, sell, lease, license, grant options to sell, deal with or manage or concur in assigning, selling, leasing, licensing, granting options to sell, dealing with or managing and to vary, terminate or accept surrenders of leases, licences or tenancies or otherwise dispose of any part of the Secured Properties in such manner and generally on such terms and conditions as the Receiver shall consider fit and to carry any such transactions into effect in the name of and on behalf of the Obligor otherwise;
 - f) To make, effect and do all maintenance, repairs, developments, reconstructions, improvements, furnishings, equipment, insurances, alterations or additions to or in respect of the Secured Properties and maintain, renew, take out or increase insurances in the name of ABFL for maintaining the value of the Secured Properties, in every such case as the Receiver shall consider fit;
 - g) To obtain all clearances, planning consents and permissions, building regulations, approvals and any other consents or licenses necessary or appropriate to carry out any of the matters referred to in this Indenture or otherwise as the Receiver shall consider fit;
 - h) To redeem any prior encumbrance and settle and pass the accounts of the encumbrances so that all accounts so settled and passed shall (subject to any manifest error) be conclusive and binding on the Obligor and the money so paid shall be deemed to be an expense properly incurred by the Receiver;

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- i) To settle, refer to arbitration, compromise and arrange any claims, accounts, disputes, questions and demands with or by any person or body who is or claims to be a creditor of the Obligor relating in any way to the Secured Properties or any part thereof;
- j) To bring, prosecute, enforce, defend and discontinue all such actions and proceedings in relation to the Secured Properties or any part thereof as the Receiver shall consider fit;
- k) To sell, lease or otherwise dispose of all or any part of the Secured Properties including plant, machinery or other fixtures (whether situate on the Secured Properties or otherwise);
- l) To implement or continue the development of (and obtain all clearances and other consents required in connection therewith) and/or complete any buildings or structures on, any real property comprised in the Secured Properties and do all acts and things incidental thereto;
- m) To insure and keep insured the property and assets of an insurable nature comprised in the Secured Properties against loss or damage by such risks and contingencies in such manner as is satisfactory to ABFL and to maintain, renew or increase any insurance or insurances in respect of such property or assets;
- n) To promote the formation of companies with a view to purchasing all or any of the undertaking, property, assets and rights of the Obligor or otherwise;
- o) To do all such other acts and things (including, without limitations, signing and executing all documents and deeds) as may be considered by the Receiver to be incidental or conducive to any of the matters or powers aforesaid or otherwise incidental or conducive to the preservation, improvement or realisation of the Secured Properties;
- p) To exercise all such other powers and authority as the Receiver shall consider fit to confer and so that the Receiver may in relation to such part of the Secured Properties as is the subject to the security expressed to be created hereunder, confer any powers and authorities which it could give if it were an absolute beneficial owner thereof; and
- q) In the exercise of any of the above powers, to expend such sums as the Receiver may think fit and the Borrower and/or the Obligor shall forthwith on demand repay to the Receiver all sums so expended together with interest thereon at the maximum lending rate as may be prescribed from time to time, and until such repayment, such sums, together with such interest, shall be secured by this Indenture.

- 14.2.3. Subject to the provisions of Section 69A of the Transfer of Property Act, 1882, ABFL may from time to time fix the remuneration of the Receiver and may direct payment thereof out of the Secured Properties.
- 14.2.4. ABFL, from time to time and at any time, may require the Receiver to give security for the due performance of its duties as such Receiver, and may fix the nature and amount of security to be so given, but the ABFL shall not be bound in any case to require any such security.
- 14.2.5. ABFL shall be in no way responsible for any misconduct, misfeasance, malfeasance or negligence on the part of any such Receiver and shall be in no way liable for or in respect of any debts or other liabilities incurred by any such Receiver whether the Obligor shall or shall not be in liquidation.
- 14.2.6. All the powers, provisions and trusts contained in Section 69A of the Transfer of Property Act, 1882, shall apply to the Receiver appointed under this Section.
- 14.2.7. Every Receiver appointed under the provisions hereof shall be deemed to be the agent of the Obligor and only the Obligor shall be responsible for such Receiver's acts and defaults and for his remuneration.
- 14.2.8. The Receiver shall, in the exercise of the Receiver's powers, authorities and discretions, conform to the instructions, directions and regulations from time to time given or made by ABFL.
- 14.2.9. No Receiver shall be liable in respect of any loss or damage which arises out of the exercise of the attempted or purported exercise of or the failure to exercise any of their respective rights, powers, authorities, discretions and trusts that may be vested in the Receiver.

15. DECLARATIONS AND WARRANTIES

The Obligor confirms and warrants and represents that:

- a) The Obligor is a limited liability partnership incorporated under the law in force and validly existing under the Indian Laws and it is legally entitled and possessed of such powers and authority to execute, deliver and perform the terms and provisions of this Indenture and has taken all necessary steps and has obtained all permissions/approvals/authorizations necessary or required on the part of the Obligor for the execution, delivery and performance by it of this Indenture.



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- no prohibition, order or any suit/s pending before any Court or tribunal, which would materially and adversely affect the ability of the Obligorto meet and carry out its obligations under these presents;
- b) This Indenture when executed and delivered will constitute its legal, valid and binding obligation;
 - c) The Borrower has made the representations and warranties set forth in the Facility Agreement, which are incorporated hereby by reference and made a part of this Mortgage as if such representations and warranties were set forth in full herein.
 - d) The Borrower acknowledges and accepts that ABFL has agreed to enter into this Mortgage on the basisof, and in full reliance on the representations and warranties made herein and in the Facility Agreement.
 - e) Neither the execution and delivery by the Obligorof this Indenture, nor the Obligor compliance with or performance of the terms and provisions hereof will contravene any provision of applicable Indian law or violate any provision of its constitutional documents or any agreement or other document by which the Obligor (or any of its properties) may be bound;
 - f) The Obligordoes not have any obligation to create liens with respect to the interests secured by this Indenture.
 - g) The Secured Properties are the sole and absolute property of the Obligorand are free from any mortgage, charge or encumbrance and are not subject to any lien, lispendens, attachment or other process issued by any court or government authority and that the Obligorhas clear and marketable title to the Secured Properties;
 - h) Upon occurrence of Event of Default which has not been cured within the cure period prescribed in the Facility Agreement, It shall be lawful for ABFL upon entering into or taking possession under the provisions herein contained of all or any of the Secured Properties thenceforth to hold and enjoy the same and to receive the rents and profits thereof without any interruption or disturbance by the Borrower or any other Person or Persons claiming by, through, under or in trust for the Borrower and /or the Obligor;
 - i) Notwithstanding anything done or executed or omitted to be done or executed or knowingly suffered by the Obligor to the contrary, the Obligornow has power to further charge and grant, convey, assign, assure and transfer unto ABFL, the Secured Properties; and
 - j) The provisions of this Indenture are effective to create in favour of ABFL, a legal, valid and binding security expressed to be createdin these presents, on all of the Secured Properties on which the Obligor purports to grant mortgages and charges pursuant hereto, and all necessary and appropriate recordings and filings have been made in all appropriate public offices, and all other necessary and appropriate action has been taken so that this Indenture creates effective security on all right, title, estate and interest of the Obligor in the Secured Properties and all clearances required under applicable Indian law for the creation, effectiveness, priority and enforcement of such security have been obtained.
 - k) The Obligorhereby agree(s) that ABFL has every right to disclose the information to any third party agents and credit ratingagencies, credit information bureau, other banks and financial institutions and the Reserve Bank of India as required from time to time.
 - l) The Obligor undertakes to inform ABFL all changes in the address/es of the Obligor.

16. LEBPL, Simtools and Confirming Party hereby confirm that:

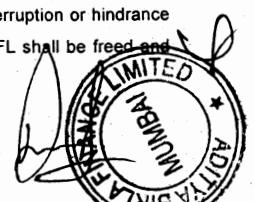
1. LEBPL, Simtools and Confirming Partyhave entered into Agreement to Sell dated 23/9/15 with the Obligor and subject to the receipt of the Total Consideration, granted, sold, conveyed, transferred and assured unto the Obligor the said Unit, free and clear from all encumbrances.
2. LEBPL,Simtools and Confirming Partyundertaketo registerthe said Agreement to Sell, within-60 days of the Agreement to Sell, and in any case not beyond the statutory time period given under the Registration Act, 1908.
3. LEBPL,Simtools and Confirming Party further undertake to admit execution of the said Agreement to Sellas and when requested by the Obligor and in accordance with the provisions of the Registration Act, 1908

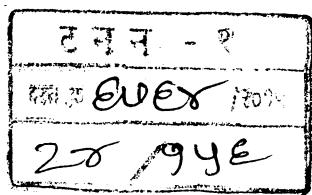
17. COVENANTS AND PERMITTED USE

17.1. The Borrower shall observe and perform each of the covenants set forth in the sanction letterand any addendumsof thereof and Facility Agreement and each of those covenants shall be deemed to be a part of this Indenture as if such covenants and other relevant provisions were set forth in full herein.

17.2. In addition to the covenants set forth in Section. 1 hereinabove, subject to the terms of Indian law the Obligor does hereby further declare and covenant that

- a) Upon the happening of an Event of Default which has not been cured within the cure period prescribed in the Facility Agreementand upon the security hereby constituted becoming enforceable in accordance withthese presents, it shall be lawful for ABFL to enter into and take possession of the Secured Properties and any future assets comprised in these presents and thenceforth the Obligor shall take no action inconsistent with or prejudicial to the right of ABFL to quietly possess, use and enjoy the same and to receive the income, profits and benefits thereof without interruption or hindrance by the Obligor or by any Person or Persons whomsoever, and upon the taking of such action, ABFL shall be freed and



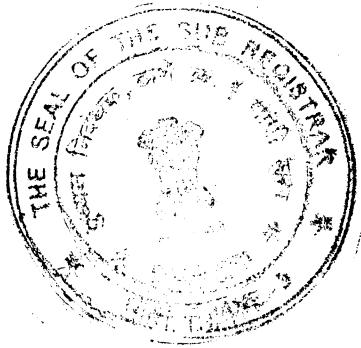


discharged from or otherwise by the Obligor well and sufficiently saved and kept harmless and indemnified of, from and against all former and other estates, title, claims, demands and encumbrances whatsoever;

- b) The Obligor and all other Persons lawfully or equitably claiming or being entitled to claim any estate, right, title or further assurances, interest in, to or upon the Secured Properties and any future assets comprised in these presents or any of them or any parts thereof respectively shall and will, from time to time and at all times, at the cost of the Obligor or the other Person (as appropriate), execute, make and do or cause and procure to be executed, made and done every such deed, document, assurance, act and thing for exercising the rights hereunder or under the other security documents or for effectuating and completing the security hereby created in favour of ABFL shall, from time to time and at all times after the security hereby constituted become enforceable, execute and do all such deeds, documents, assurances, acts and things as ABFL may require for facilitating realisation of the Secured Properties and for exercising all the powers, authorities and discretions hereby conferred on ABFL or any Receiver and in particular the Obligor shall execute all transfers, conveyances, assignments and assurances of the Secured Properties whether to ABFL or to their nominees and shall give all notices, orders and directions which ABFL may think expedient and shall perform or cause to be performed all acts and things requisite or desirable for the 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 ABFL may require for the consent, sanction or authorisation of such authority to or for the sale and transfer of the Secured Properties or any part thereof and it shall be lawful for ABFL to make or consent to make any such application in the name of the Obligor and for the purposes aforesaid a certificate in writing signed by ABFL to the effect that any particular assurance or thing required by them is reasonably required by them shall be conclusive evidence of the fact;
- c) The Obligor shall, at all times during the continuance of the security hereby created duly and punctually pay any imposts, stamp duties, other duties, taxes, premia and outgoings which become lawfully payable by the Borrower in respect of the Secured Properties or any part thereof, in connection with the execution, issue, delivery, registration of this Indenture, and any document, act and registration executed or performed pursuant hereto, and shall prevent any part of such Secured Properties from becoming charged with the payment of any such imposts, stamp duties, other duties and taxes payable by the Obligor and shall punctually discharge all claims and pay all the taxes, duties and imposts which by applicable Indian law are lawfully payable by the Borrower and would affect the security created hereunder. If the Obligor fails to pay the imposts, stamp duties, other duties, taxes or other charges payable hereinabove, ABFL may (but is not obliged to) pay such amounts, on behalf of the Obligor. Any money paid by the ABFL as aforesaid, shall constitute a part of the Facility;
- d) The Obligor shall at all times and at its own cost and expense, maintain and keep in proper order, repair and in good condition the Secured Properties. In case the Obligor fails to keep in proper order, repair and in good condition the Secured Properties or any part thereof, then ABFL may, but shall not be bound to, maintain in proper order or repair or condition the Secured Properties or any part thereof and any expense incurred by ABFL and its costs and charges therefor shall be reimbursed by the Borrower and such amounts shall form a part of the Facility;
- e) The Obligor shall whenever required by ABFL, permit ABFL and its representatives, servants and agents and officers ~~employees~~, alone or with workmen and others from time to time and at all reasonable times to enter into and upon and carry out technical, financial and/or legal inspection during the continuance of the security of the Secured Properties to inspect the state of all the Secured Properties all records, register and accounts of the Obligor and pay all travelling, accommodation and other expenses of any person whom ABFL may depute for the purpose of such inspection and if ABFL shall, for any reason, decide that it is necessary to employ an expert, to pay the fees and all travelling, accommodation and other expenses of such expert; Any such representatives of ABFL shall have free access at all reasonable times to any part of the Obligor's premises and to its records, registers and accounts and to all schedules, costs, estimates, plans and specifications relating to the Secured Properties and shall receive full co-operation and assistance from the employees of the Obligor. If on such inspection it appears to ABFL that the Secured Properties or any future assets that may be comprised in these presents require any replacement, ABFL shall give notice thereof to the Borrower calling upon them as the case may be to repair or replace the same and upon either the Borrower's failure to take steps to do so within one month from the date of the notice it shall be lawful for ABFL to repair or replace the same or any part thereof at the expenses in all respects to the account of the Borrower and such expenses together with interest thereon at the applicable rate for Facility shall be payable by the Borrower on demand and until payment of the same shall be secured by these presents and form part of the Mortgage Debt and carry interest at the rate stipulated in the Agreement of the Facility.
- f) The Obligor shall insure and keep insured up to the replacement value thereof or on such other basis as approved by ABFL (including surveyor's and architect's fees) the Secured Properties against fire, theft, lightning, explosion, earthquake, riot, transit, strike, lock out, civil commotion, storm, tempest, flood, marine risk, erosion risk, war risk, transit risk, riot and such other risk as may be specified by ABFL and shall duly pay all premia and other sums payable for that purpose. ABFL and any other Person having a charge on the Secured Properties in terms of the Facility Agreement shall be designated as "loss payee" or "beneficiary" of all such insurance policies and the Obligor shall deliver certified copies of the insurance policies and renewals thereof to ABFL and in the event of failure on the part of the Obligor to insure the Secured Properties or to pay the insurance premia or other sums referred to above, ABFL may, but shall not be bound to, and the



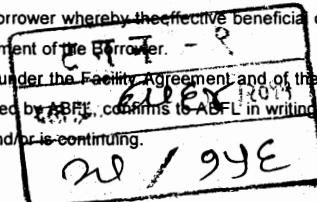
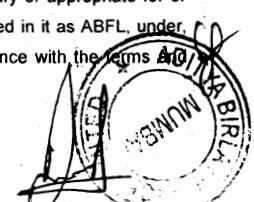
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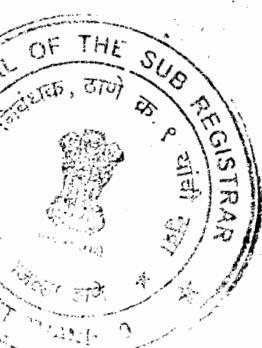
- Secured Properties insured or pay the insurance premia and other sums referred to above which shall be reimbursed by the Borrower and such amounts shall form a part of the Facility;
- g) The Borrower shall forthwith give notice in writing to ABFL of commencement of any proceedings directly affecting the Secured Properties;
 - h) The Borrower, Simtools, Confirming Party and LEBPL shall duly cause these presents to be registered in conformity with the provisions of the Indian Registration Act, 1908, or any other applicable Indian law 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;
 - i) The Borrower shall reimburse all sums paid or expenses incurred by ABFL or any Receiver, attorney, manager, agent or other person appointed by ABFL including fees for service performed, all out of pocket, and travelling expenses and other costs, charges and expenses in any way incurred by it, its officers, employees or agents in connection with the exercise of any rights, remedies or powers granted hereunder or under these presents and/or pursuant to the other Transaction Documents or 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 interest at the rates as provided 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 Borrower shall forthwith, 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 ABFL, the Borrower shall, forthwith on demand, reimburse the same to ABFL and until payment or reimbursement of all such sums, the same shall be a charge upon the Secured Properties paripassu to the charge securing the Facility;
 - j) The Obligor shall not pull down or remove any part or structure (except any temporary structure) on the lands for the time being forming part of the Secured Properties 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 and the Borrower will in such case forthwith restore or procure to be restored such part of the Secured Properties, or replace the same or procure the same to be replaced by others of a similar nature and of at least equal value;
 - k) The Obligor shall not sell or dispose of the Secured Properties or any part thereof except as permitted by ABFL or create thereon any mortgage, lien or charge or otherwise howsoever or other encumbrance of any kind whatsoever except in accordance with the Facility Agreement; and
 - l) All costs, expenses, charges and fees paid or incurred by ABFL in the exercise of any of the rights, remedies or powers granted hereunder, or under the Facility Agreement including without limitation, for payment of any costs, expenses, charges or fees shall be to the account of the Borrower and the Borrower undertakes promptly on demand to pay the same or, as the case may be to reimburse ABFL or its authorised agents, representatives, successors and assignees for any such monies paid by ABFL or any of them with interest thereon at the highest of the lending rate applicable to the Facility from the date the Borrower receives notice thereof from ABFL and/or its agents, representatives, successors and assigns until reimbursed by the Borrower, and all such sums and costs shall be added to the outstanding amounts payable by the Borrower and be secured under these presents.
 - m) The Borrower shall promptly inform ABFL of any occurrence of any event of which it becomes aware which might adversely affect the Borrower or affects its ability to perform its obligations under this Indenture or the Facility Agreement or likely to affect the Secured Properties including but not limited to the following.
 - i) Of any material litigation, arbitration or other proceedings which affect the Borrower or any of them or the Secured Properties or any of them or any part thereof forthwith upon such proceedings being instituted or threatened;
 - ii) Any damage to the Secured Properties or any of them for any reasons whatsoever;
 - iii) Any industrial action taken against the Borrower or any labour dispute, strike, close-outs, any steps taken by authorities for recovery of statutory dues from the Borrower;
 - iv) Of any change taking place in the ownership or control of the Borrower whereby the effective beneficial ownership or control of the Borrower will change or any change in the management of the Borrower;
 - v) The occurrence of any event of default under this Indenture or under the Facility Agreement and of the steps being taken to remedy the same and will from time to time if so requested by ABFL, confirms to ABFL in writing that save as otherwise stated in such confirmation, no default has occurred and/or is continuing.

18. POWERS OF ABFL

- 18.1. In addition to the rights, powers and duties of ABFL contained in this Indenture, ABFL shall exercise all rights, powers and duties provided for and available to ABFL under the Facility Agreement, applicable Indian law and/or principles of equity.
- 18.2. Without prejudice to the generality of Section 1 above, ABFL shall have the authority, inter alia:
- a) To accept, manage and administer this Indenture and other Security Documents creating security in respect of the Facility and to perform all such acts, deeds and things which ABFL may from time to time deem necessary or appropriate for or incidental to the management and administration of the rights and security from time to time vested in it as ABFL, under or pursuant to or in connection with this Indenture or the other Security Documents, all in accordance with the terms and conditions of this Indenture.



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- conditions of this Indenture, (including, but without limitation, executing any amendments and/or re-statements and/or re-execution of this Indenture or the other Security Documents);
- b) To take all relevant actions (or refrain from taking any, as the case may be) to preserve the rights and security constituted by this Indenture or any other Security Document as and where necessary to do so and to refrain from any acts and avoid any omissions which might prejudice the value or the validity of the rights and security constituted by this Indenture or the other Security Documents, all in accordance with the terms and conditions of this Indenture and the other Security Documents; and
 - c) To enforce and foreclose the rights and security constituted by this Indenture and any other Security Document and to perform all such acts, deeds and things which ABFL may from time to time deem necessary or appropriate for or incidental to such enforcement and foreclosure of the rights and security constituted by this Indenture and the other Security Documents, all in accordance with the terms and conditions of this Indenture and the other Security Documents.

19. NOT MORTGAGEE-IN-POSSESSION

The Obligor, does hereby expressly agree with ABFL that neither ABFL nor any Receiver appointed as aforesaid shall, by reason of ABFL or such Receiver entering into or taking possession of the Secured Properties or any part thereof, be liable to the Obligor to account as a mortgagee-in-possession for anything except actual receipts or be liable for any loss or for any default or omission for which a mortgagee-in-possession might be liable.

20. PURCHASERS AND PERSONS DEALING WITH ABFL NOT PUT ON ENQUIRY

No purchaser, mortagor, or other Person dealing with ABFL and/or the Receiver appointed by them or their attorneys or agents shall be bound or concerned to see or inquire whether the power exercised or purported to be exercised has become exercisable or whether any money remains owing on the security of these presents or as to the necessity or expediency of the stipulations subject to which any sale and/or assignment shall have been made or otherwise as to the propriety or regularity of such sale, calling in, collection, conversion and/or assignment or to see the application of any money paid to ABFL and in the absence of malafides on the part of such purchaser or other Person such dealing shall be deemed, so far as regards the safety and protection of such Person, to be within the powers conferred and be valid and effectual accordingly.

21. APPLICATION TO COURT

ABFL may, at any time after the security hereby constituted becomes enforceable, apply to the 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 in relation to the Secured Properties or any of them and for any other order in relation to the execution and administration of the powers hereof as ABFL shall deem expedient and shall be indemnified by the Borrower against all costs, charges and expenses incurred for or in relation to any such application or proceeding.

22. NON-APPLICABILITY OF CERTAIN PROVISIONS OF THE TRANSFER OF PROPERTY ACT

22.1. Section 67A

The provisions of Section 67A of the Transfer of Property Act, 1882, shall not apply to these presents and ABFL notwithstanding that ABFL may hold two or more mortgages executed by the Borrower including these presents in respect of which ABFL has the right to obtain the kind of decrees under Section 67 of the Transfer of Property Act and shall be entitled to sue and obtain such decree on any of such mortgages without being bound to sue on all such mortgages in respect of which the mortgage moneys shall have become due.

22.2. Continued Possession

It shall be lawful for the Obligor to retain possession of and the Obligor may use the Secured Properties in accordance with these presents (including any disposal expressly permitted and subject to the terms hereof) until ABFL shall be entitled to take possession thereof under these presents and ABFL shall take possession thereof accordingly.

22.3. Section 65A

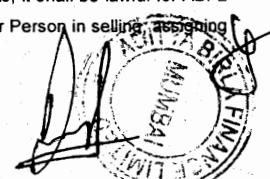
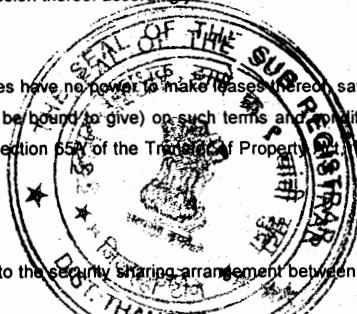
The Obligor shall while in lawful possession of the Secured Properties have no power to make leases thereon, save and except with the consent in writing of ABFL (which consent ABFL shall not be bound to give) on such terms and conditions as ABFL shall in their absolute discretion consider fit and the provisions of Section 65A of the Transfer of Property Act, 1882, shall not apply.

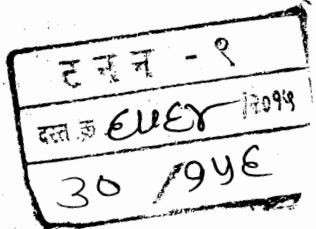
23. SALE WITHOUT INTERVENTION OF COURT

Notwithstanding anything to the contrary herein but subject always to the security sharing arrangement between the lenders of the Borrower if any, it is hereby agreed and declared as follows:

- a) Upon the security hereby constituted becoming enforceable in accordance with these presents, it shall be lawful for ABFL at any time without any further consent of the Borrower, to sell, assign or concur with any other Person in selling, assigning

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- the Secured Properties and any future assets comprised under the present security or any part thereof either by public auction or private contract, including the land, buildings and structures or separately therefrom with liberty to make any arrangements as to removal of the plant, machinery, fixtures, fittings and other implements from the land, building and structures and with liberty also to make such conditions or stipulations regarding title or evidence of title or other matters as ABFL may deem proper, with power to buy or obtain assignment of the Secured Properties at any sale and to resell or reassign the Secured Properties at any sale by auction or to rescind or vary any contract for sale and to resell or reassign the Secured Properties without being answerable or accountable for any loss or diminution occasioned thereby and with power also to execute assurances and give effectual receipts for the purchase money and do all other acts and things for completing the sale / assignment which the Person or Persons exercising the power of sale / assignment shall think proper, and the aforesaid power shall be deemed to be a power to sell and concur in selling the Secured Properties without the intervention of the Court within the meaning of Section 69 of the Transfer of Property Act, 1882 (such power hereinafter referred to as the "Power of Sale") or under the Securitisation and Enforcement of Security Interest and Reconstruction of financial Assets Act, 2002 if and when made applicable to ABFL;
- b) The Power of Sale hereinbefore contained shall not be exercised by ABFL unless and until:
 - i) Default shall have been made by the Borrower in payment of any principal or part thereof for the time being owing to ABFL; or
 - ii) Interest on the amounts owed by the Borrower to ABFL amounting at least to INR 500 (Rupees five Hundred Only) shall be arrears and remain unpaid for three months after becoming due;
 - c) Without prejudice to the rights conferred on ABFL by Section 69 of the Transfer of Property Act, 1882, no purchaser from, or other Person dealing with, ABFL and/or any Receiver upon any sale purporting to be made in pursuance of the aforesaid power in that behalf shall be bound or concerned to see or inquire whether either of the events mentioned in Section (b) above has happened or whether any default has been made in payment of any monies intended to be hereby secured or whether any money remains owing on the security of these presents or as to the necessity or expediency of the stipulations subject to which such sale/assignment shall have been made or otherwise as to the propriety or regularity of such sale/assignment and, notwithstanding any impropriety or irregularity whatsoever in any such sale/assignment, the same shall as regards the safety and protection of the purchaser or purchasers be deemed to be within the aforesaid power in that behalf and be valid and effectual;
 - d) All other provisions ancillary to the power of sale which are contained in Section 69 of the Transfer of Property Act, 1882, shall apply to this security as if the same were incorporated herein; and
 - e) Upon any such sale/assignment as aforesaid the receipt by ABFL for the purchase money shall effectually discharge the purchasers or purchaser therefrom and from being concerned to see the application thereof or being answerable for the loss or misapplication thereof.

24. APPOINTMENT OF ABFL AS ATTORNEY OF THE BORROWER

24.1. Appointment

The Borrower hereby irrevocably appoints ABFL or its Authorised Representative as well as each Receiver to be appointed under these presents to be its attorney or attorneys, and in the name and on behalf of the Borrower to act and execute all deeds and things which the Borrower is/are authorised to execute and do under the covenants and provisions herein contained and generally to use the name of the Borrower in the exercise of all or any of the powers by these presents or by applicable Indian law conferred on ABFL or any Receiver appointed by ABFL and also to execute on behalf of the Borrower at the cost of the Borrower the powers hereunder or by applicable Indian law conferred on ABFL or any Receiver appointed by it and also to execute on behalf of the Borrower at the cost of the Borrower such documents and deeds as may be necessary to give effect to the provisions referred to hereinabove and also for preservation, enforcement and realisation of the security and the Borrower shall bear the expenses that may be incurred by ABFL or any Receiver in that behalf. Provided at any time prior to the occurrence of an Event of Default, ABFL shall exercise its powers under this Section only if the Borrower fails to comply with the instructions of ABFL under this Indenture.

24.2. Ratification

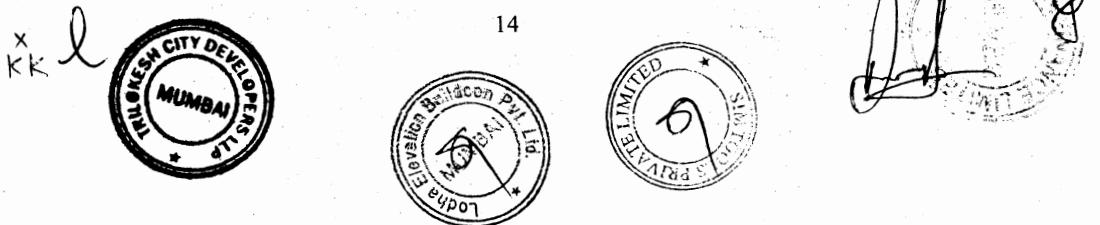
The Borrower covenants with ABFL to ratify and confirm all acts or things made done or executed by any attorney as contemplated by in these presents hereinabove.

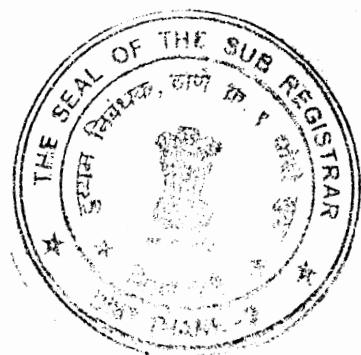
25. CERTIFICATE OF ABFL

A certificate of ABFL setting out the amount of the Facility due and payable by the Borrower is prima facie evidence of the same.

26. MODIFICATIONS TO THESE PRESENTS

The Borrower shall concur with ABFL in making any modifications in these presents, which in the opinion of ABFL shall be expedient to make.





27. NOTICES

All notices, requests, demands and other communications made or given under the terms of this Indenture or in connection herewith shall be in writing and shall be either personally delivered, transmitted by postage prepaid, registered mail (air mail if international), or by reputed courier service, telex or cable or facsimile or e-mail and shall be addressed to the Borrower or ABFL, as appropriate, at the address and/or other details indicated below the name of the appropriate Person at the address and/or other details indicated below or to such other address or place as such Person may from time to time designate:

For the Borrower:

Attn: KirtiKedia / PragnaKedia / Rajesh Hodge

TRILOKESH CITY DEVELOPERS LLP

C-109 Hind Saurashtra, Industrial Estate,

85/86, M.V. Road, Marol Naka,

Andheri (East) Mumbai 400 059

Faxsimile:

Phone:

For ABFL:

Attn: National Sales Head, Mortgages (Presently Mr. Santanu Basu)

10th Floor, Classic Pentagon, Western Express Highway,

Near Bisleri, Andheri (E), Mumbai - 400099

Faxsimile: 022-40555112

Phone: 022-40555111

For LEBPL:

Attn:

Surendran Nair/ PramodKathuria

LodhaExcelus, Level L2, Apollo Mills Compound,

N.M.JoshiMarg, Mahalaxmi,

Mumbai - 400011

Faxsimile: 022-23024690

Phone: 022-23024000

For Simtools:

Attn: Surendran Nair/ PramodKathuria

LodhaExcelus, Level L2, Apollo Mills Compound,

N.M.JoshiMarg, Mahalaxmi,

Mumbai - 400011

Faxsimile: 022-23024690

Phone: 022-23024000

For Confirming Party:

Attn: Surendran Nair/ PramodKathuria

LodhaExcelus, Level L2, Apollo Mills Compound,

N.M.JoshiMarg, Mahalaxmi,

Mumbai - 400011

Faxsimile: 022-23024690

Phone: 022-23024000

28. WAIVER

28.1. No Implied Waiver or Impairment

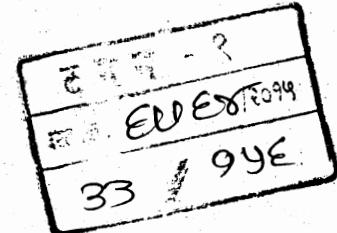
No delay or omission of ABFL or any Receiver in exercising any right, power or remedy accruing to ABFL upon any default hereunder shall impair any such right, power or remedy or be construed to be a waiver thereof or any acquiescence in such default, nor shall the action or inaction of ABFL or its authorized representative or any Receiver in respect of any default or any acquiescence by it in any default affect or impair any right, power or remedy of ABFL in respect of any other defaults, nor shall any single or partial exercise of any such right, power or remedy preclude any further exercise thereof or the exercise of any other right, power or remedy. The rights and remedies of ABFL herein provided are cumulative and not exclusive of any rights or remedies provided by applicable Indian law or equity or the Facility Agreement or in any other Security Document.

28.2. Express Waiver

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A waiver or consent granted by ABFL under this Indenture will be effective only if given in writing and then only in the instance and for the purpose for which it is given.

29. GOVERNING LAW

This Indenture and the rights and obligations of the Parties hereunder shall be governed by, and construed in accordance with the laws of India.

30. JURISDICTION

The courts in Thane shall have exclusive jurisdiction over any dispute arising out of this Mortgage Deed.

31. ARBITRATION

The terms and conditions in respect of Arbitration, set forth in Clause [17] of the Facility Agreement, are incorporated hereby and made a part of this Indenture as if such terms and conditions were set forth in full herein.

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32. MISCELLANEOUS

32.1. Discharges and Releases

Notwithstanding any discharge, release or settlement from time to time between ABFL, Borrower, if any discharge or payment in respect of the Facility by the Borrower or any other Person is avoided or set aside or ordered to be surrendered, paid away, refunded or reduced by virtue of any provision, applicable Indian law or enactment relating to bankruptcy, insolvency, composition or arrangement for the time being in force or for any other reason, ABFL shall be entitled hereafter to enforce this Indenture as if no such discharge, release or settlement had occurred.

32.2. Neither the security created under this Mortgage nor the rights, powers and remedies conferred to ABFL or the receiver by this Mortgage shall be discharged, impaired or affected by:

- a) Any invalidity or unenforceability or amendment of any of the Transaction Documents;
- b) Any time or other indulgence given or agreed to be given by ABFL for the performance of the obligations by the Borrower under any of the Transaction Documents;
- c) Any release or exchange of security or obligations granted or undertaken pursuant to any of the Transaction Documents;
- d) Any other act, event or omission which but for this provision would impair or discharge the Borrower's liability hereunder; and
- e) Any change in the structure or organisation of the Borrower as a result of change in applicable laws, insolvency of the Borrower or otherwise, including the winding up (voluntary or otherwise), merger or amalgamation, reconstruction or otherwise of the Borrower with any other company or takeover of the management of the Borrower.

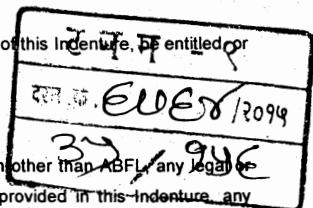
32.3. Amendment

The Borrower, LEBPL, Simtools and Confirming Party and ABFL may amend or supplement the terms of this Indenture by mutual agreement in writing.

32.4. Other Remedies

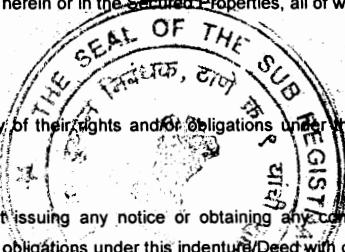
The rights and remedies conferred upon ABFL under this Indenture:

- a) Shall not prejudice any other rights or remedies to which ABFL may, independently of this Indenture, whether by statute or otherwise, be entitled; and
- b) Shall not be prejudiced by any other rights or remedies to which ABFL may, independently of this Indenture, be entitled or any collateral or other security now or hereafter held by ABFL.



32.5. Limitation on Rights of Others

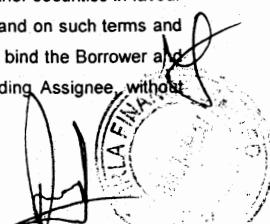
Nothing in this Indenture, whether express or implied, shall be construed to give to any Person other than ABFL any legal or equitable right, remedy or claim under or in respect of this Indenture, except as expressly provided in this Indenture, any covenants, conditions or provisions contained herein or in the Secured Properties, all of which are, and shall be construed to be, for the sole and exclusive benefit of ABFL.



32.6. Assignment

The Borrower shall not assign or transfer any of their rights and/or obligations under this indenture except with ABFL's prior permission.

However, ABFL shall be entitled to, without issuing any notice or obtaining any consent from the Borrower, sell, assign, securities or transfer the Borrower's right and obligations under this indenture/Deed with or without any other securities in favour of ABFL to any person ("Intending Assignee") of ABFL's choice in whole or in part and in such manner and on such terms and conditions as ABFL shall decide. Any such sale, assignment, authorization or transfer shall conclusively bind the Borrower and all other related persons. ABFL shall be further entitled to act as security agent/agent of such Intending Assignee, without



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issuing any prior notice or obtaining any consent from the Borrower, and may at its discretion hold the Secured Properties, whole or in part, for and on behalf of such Intending Assignee or on behalf of itself and any such act of ABFL acting as an agent or security agent of the Intending Assignee shall conclusively bind the Borrower and shall not be challenged or disputed by the Borrower and the Borrower shall not be discharged of their obligations under this Indenture.

32.7. ABFL'S records to be accepted by Borrower

The records maintained by ABFL in its ordinary course of business shall be the final proof for the Mortgaged Debt from the Borrower under this Indenture and/or the Facility Agreement. A certificate in writing signed by an officer of ABFL or a system generated electronic certificate stating the amount due from the Borrower in respect of the Mortgaged Debt at any particular time shall be conclusive evidence against the Borrower in respect of payments due from the Borrower in respect of the Mortgaged Debt.

33. PROVISIONS SEVERABLE

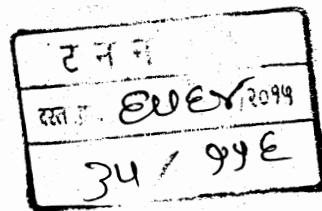
Every provision contained in this Indenture shall be severable and distinct from every other such provision and if at any time any one or more of such provisions is or becomes invalid illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions hereof shall not be in anyway affected or impaired thereby.

The Borrower hereby undertake(s) that during the subsistence of the security created in favour of ABFL, the Borrower shall not do or suffer to be done or be party or privy to any act, deed, matter or thing which may, in anywise, prejudicially affect the securities and the rights created in favour of ABFL.

SCHEDULE

Unit shall mean the following:

(i)	Unit:	Entire 7 th Floor of Wings A and B
(ii)	Floor:	7th Floor A and B wing
(iii)	Type of Unit:	IT/ITES Unit
(iv)	Carpet Area:	Aggregate of 91,695.70 square feet equivalent to 8518.81 square meters, consisting of carpet area of 71,893.95 square feet equivalent to 6679.17 square meters along with exclusive right to use an area admeasuring 19,801.75 square feet equivalent to 1839.64 square meters on the 7th Floor of Wings 'A' and 'B' of the Building
(v)	Project:	i Think Techno Campus, Pokhran Road No. 2, Off Eastern Express Highway, Thane (West), 400607 Standing on a portion of property bearing Nos. 74/P, 75/P, 75/12, 76/P, 72/8(P) & 72/9(P) of Village Panchpakhadi
(vi)	Shares:	38,917 fully paid up equity shares of Simtools bearing distinctive numbers 180080 to 201876, 20080 to 25079, 100080 to 100279, 60 to 69, 101580 to 106079, 117080 to 119579, 106080 to 108589, 461560 to 461609, 461610 to 461659, 461660 to 461709, 461710 to 461750, 286080 to 287079, 262080 to 263079, 299430 to 299529, 298930 to 299929, 298630 to 298649 and comprised in Share Certificate Nos. 15, 24 and 29, together with all proportional amounts, deposits, and other monies free from all encumbrances of whatsoever nature, absolutely, and forever.



IN WITNESS THEREOF THE Borrower has/have set his/their hand(s) to these presents on this day and year first above written in the witness of each of the attesting witnesses mentioned below and each of attesting witnesses have put their signature in the presence of Borrower, Simtools, Confirming Party and/or the LEBPL.

For TRILOKESH CITY DEVELOPERS LLP

XPK through Partner Kirti Mehta

Authorised Signatory / Partner

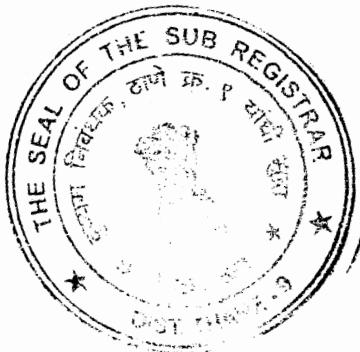


LODHA ELEVATION BUILDCON PRIVATE LIMITED
Authorised Signatory/ies Suvendra Nair



Witness to all above.

1. Saket Lohia. Saket
2. Pranav Chauhan. Pranav



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राज. नं. ८८६४ /२०९५
३८ / १९९५

Name: Surendra Nair
 Designation: Vice President

SIMTOOLS PRIVATE LIMITED
 Authorised Signatory/ies Surendra Nair
 Name: _____
 Designation: Vice President



VOLTAS LIMITED
 Through Certified Attorney
 Simtools Private Limited
 Authorised Signatory/ies _____
 Name: Surendra Nair
 Designation: Vice President

Signed and delivered by ABFL

Authorised Signatory/ies _____
 Name: Deepak S Jain
 Designation: Branch Manager

YOGESH K. LIMBAHIA
 MANAGER

For ADITYA BIRLA FINANCE LIMITED

For ADITYA BIRLA FINANCE LIMITED

For ADITYA BIRLA FINANCE LIMITED

Yogesh k.
 Authorised Signatory

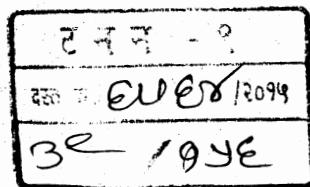
Yogesh k.
 Authorised Signatory



Obligor /Borrower Entity	Details required with signatures
Company	Common seal, Regd. Address, Board Resolution date, Name and Sign of such Authorised Director/Officer/Employee and Witness.
Partnership Firm	Name, Place of Business, Name of Signing Partners duly authorised in this regard, Witness
Individual/Proprietorship	Name of Individual along with name of Proprietorship Firm (if any), Witness
Trust	Name, Place of Business, Name of Authorised Trustees/ Chairman/ Executor, Witness
Society	Name, place of business, Name of signing Member who should be duly authorised in this regard, Witness
HUF	Name, Place of Business, Karta, Witness

Witness to all above:

1. Saket Lotia Saket
2. Pranav. Chauhan Pranav





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September 16, 2015

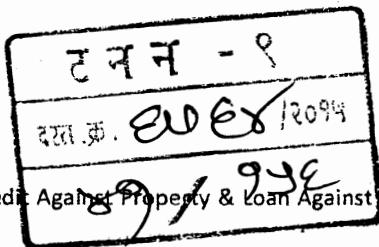
Borrower: Trilokesh City Developers LLP
C-109, Hind Saurashtra Industrial Estate,
85/86, M.V. Road, Marol Naka, Andheri (East),
Mumbai - 400059

Co-borrower: JSK Private Trust
9th Floor, Param House, Near Hotel Grand Hyatt,
Santacruz (E), Mumbai - 400055

Co-borrowers: Mrs. Pragna Kirti Kedia & Mr. Kirti Kedia
C-302, Waterford Building, Barfiwala Road,
Above Navnit Motors, Andheri (West), Mumbai - 400058

Attn: Mrs. Pragna Kedia & Mr. Kirti Kedia

Sub: Sanction for Term Loans by way of Lease Rental Discounting, Line of Credit Against Property & Loan Against Property



We are pleased to inform that with reference to our discussions with you and with Pecan Advisors Pvt. Ltd. (acting on your behalf) and information provided to us so far, we have sanctioned your loan request of Rs. 59 Cr basis eligibility of your income and by way of lease rental discounting (LRD) against rentals from the property situated at entire 7th Floor, Wing A&B, i-Think Techno Campus, Simtools Pvt. Ltd., Off Pokhran Road No. 2, Behind TCS, Thane (W) - 400607, Maharashtra. Detailed terms are outlined below. These are subject to satisfactory due diligence, and at sole discretion of Aditya Birla Finance Ltd. ("ABFL").

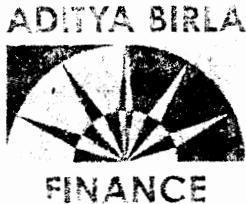
	Facility 1: LRD	Facility 2: Line of Credit Against Property	Facility 3: Loan Against Property		
Amount	Rs. 46.0 Cr	Rs. 5.0 Cr	Rs. 8.0 Cr		
Tenure	15 years	5 years	2 years		
Rate of Interest	11.25% p.a. linked to ABFL's long term reference rate	13.00% p.a. linked to ABFL's long term reference rate	12.75% p.a. linked to ABFL's long term reference rate		
Repayment	Graded monthly interest and principal repayment	Monthly interest repayment, with facility limit reduction by Rs. 1.0 Cr every year, typically on last calendar day of 12 th month from set up of limit	Interest payable monthly and principal in bullet repayment of Rs. 4.0 Cr at the end of 12 months and Rs. 4.0 Cr at the end of 24 months		
Processing fee	As per mutually agreed with ABFL	THE SUB P			
Validity	This sanction is valid till September 30, 2015				
DSRA	Rs. 1.5 Cr, to be created in 12 equal monthly installments. DSRA shall be proportionately reduced as Facility 2 & Facility 3 are closed/fully repaid. DSRA account should be operational within 2 weeks of first disbursement, and ten marking letter on DSRA should be executed within 2 days thereafter.				
Terms Specific To Facility 2	<ul style="list-style-type: none"> ▪ Disbursement or repayment shall be in multiples of Rs 50 lakhs ▪ Interest will be calculated on daily basis of limit utilized. It will not be adjusted against un-availed limit, and will be payable on 15th of every month ▪ Limit will be annually reviewed ▪ If quarterly utilization of the facility falls below 25% of total facility, then non- 				

Aditya Birla Finance Ltd.
10th Floor, Classic Pentagon, Western Express Highway,
near Garware, Next to Bisleri Gate No. 2,
Andheri (East), Mumbai 400099.

Regd. Office: Indian Rayon Compound, Veraval, Gujarat 362 266. CIN U65990GJ1991PLC064603

ADITYA BIRLA
FINANCIAL SERVICES

Telephone: +91 22 40555111
Fax: +91 22 40555112
E-mail: www.adityabirlafinance.com
Corporate Website: www.abfsg.com



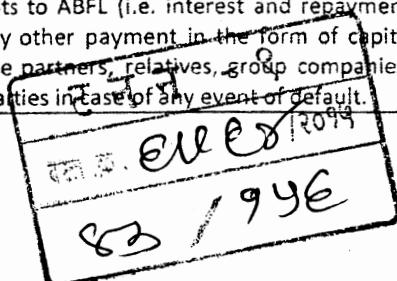
	utilization charges of 0.25% p.a. will be applicable
Borrower	Trilokesh City Developers LLP (entity that will own the i-Think property as detailed below)
Co-borrowers	All partners of Trilokesh City Developers LLP (at all times), Mrs. Pragna Kirti Kedia & Mr. Kirti Kedia
End Use	Towards acquisition of entire 7th Floor, Wing A&B, i-Think Techno Campus, Simtools Pvt. Ltd., Off Pokhran Road No. 2, Behind TCS, Thane (W) - 400607
Waterfall	<p>ABFL should receive the lease rent and any other amounts payable by lessee in full in the designated escrow account and the same shall be appropriated as per the following waterfall mechanism:</p> <ul style="list-style-type: none"> a) Replenishment/creation of DSRA b) Penal interest c) Past due interest and principal d) Current due of interest e) Current due of principal f) Balance credited to borrower's/co-borrower's current account
Security	<ul style="list-style-type: none"> ▪ Hypothecation of present and future lease rental receivables from the designated / identified lessee. ▪ Irrevocable letter from lessee to remit the rentals directly to ABFL under all circumstances for the credit of lessor's loan account. ▪ Exclusive mortgage on property covering premises whose lease rentals are discounted, including 110 car parks, situated at entire 7th Floor, Wing A&B, i-Think Techno Campus, Simtools Pvt. Ltd., Off Pokhran Road No. 2, Behind TCS, Thane (W) - 400607, Maharashtra. ▪ Exclusive charge on DSRA.
Other Conditions	<ul style="list-style-type: none"> ▪ This is subject to legal verification/ technical valuation of the underlying property being positive and acceptable as per ABFL norms. ▪ Borrower to get the properties offered as collateral insured comprehensively throughout the loan tenure at its cost for its full value. The same is to be assigned in favour of ABFL as first loss beneficiary. Certified copy of insurance policy to be submitted to ABFL for its record within 45 days of date of disbursement. Borrower to ensure renewal of insurance of the collateral property during the currency of the facility with ABFL, non compliance of the same would attract penal interest @ 2% per annum over and above the prevailing interest would be charged. ▪ Latest date title search report of the subject properties will be obtained by ABFL prior to disbursal of loan, and same to be satisfactory. ▪ Latest CA certified net worth statement of individual co-borrowers to be provided before disbursement. ▪ Proof of payment of own contribution towards purchase of property by way of receipt from seller and proof of clearance from bank account to be provided by borrowers. Proof of sources/ nature of own contribution to be provided to the satisfaction of ABFL. ▪ Borrower to open an escrow account in a bank acceptable to ABFL and shall act in accordance with the clauses of the tripartite escrow agreement signed among the escrow account bank, applicant and ABFL. All the transactions pertaining to repayment of Facility 1 shall be routed through the escrow account only. ▪ Assignment deed to transfer all the rights of seller regarding the subject

ADITYA BIRLA



property and the lease agreement to be executed within 30 days of disbursement.

- Repayment of Facility 1 is to be done by escrow of rentals receivable from the lessee viz. Willis Processing Services (India) Pvt. Ltd. An irrevocably and unconditionally accepted letter addressed by Borrower to lessee with respect to confirmation of transfer of present and future lease rentals into the designated Escrow Account to be provided within 15 days of disbursement. In the interim period till such letter is provided, the monies paid by the lessee in any other account should be transferred in full to the escrow account within 1 day.
- Copy of renewed or new Lease & License Agreement duly executed with M/s Willis Processing Services (India) Pvt. Ltd or other lessee acceptable to ABFL post completion of existing lease term to be submitted to ABFL within 30 days of expiry of prevailing L & L Agreement. ABFL will have the right to recall the balance loan amount if duly executed leased deeds with acceptable lessees are not executed & submitted to us with in stipulated time.
- Latest 6 months' rental credits with due reconciliation and security deposit credit in the records of seller to be provided before disbursement.
- Original property papers to be vetted by ABFL's empanelled lawyer and vetting report to be positive.
- All the loans are cross linked to each other.
- Total outstanding on all the three facilities should not be more than Rs. 56 Cr at the time of foreclosure of existing loans availed in December 2014 from ABFL by Mrs. Pragna Kedia & Mr. Kirti Kedia.
- Further, by signing the this letter the applicants / guarantors undertakes the following:
 - That property would not be further sublet/ leased or sold without prior written consent of ABFL. Property shall not be materially altered without concurrence of ABFL during the tenure of facility.
 - That any change in the existing lease terms with respect to tenure, lease amount or any other conditions with respect to lease deed which can affect the rights of ABFL would require prior written consent of ABFL.
 - That Borrowers to undertake to inform ABFL in case of reduction in rentals or any vacancy by Lessee within next 15 days from the date of receipt of any such notice / communication from the lessee.
 - That any shortfall in cash flows from lessee for payment of ABFL loan EMI will be fulfilled through other cash flows which are acceptable to ABFL throughout the loan tenure. Borrowers & Guarantors to further undertake that if any event during the tenure of loan which causes ABFL to believe that cash flows from the collateral are significantly less to serve the EMI, ABFL will have the right to recall the loan proportionately with reduced cash flows, after providing a cure/ notice period of 60 days.
 - That proposed rent receivables will not be escrowed to any other Bank/ Financial Institutions till the term of ABFL loan.
 - Payments to ABFL (i.e. interest and repayment) will be given first priority over any other payment in the form of capital and/or loans or advances from the partners, relatives, group companies and unsecured loans from other parties in case of any event of default.





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| | <ul style="list-style-type: none"> o With a 7-day notice, borrower to arrange free access for official of ABFL or person of any other agencies appointed by ABFL for the inspection time to time. o That payment of property tax, common area maintenance and insurance charges will be made regularly from their own sources of funds throughout the loan tenure of loan. ▪ Letter confirmation from seller about payment of all statutory dues/taxes applicable on subject property for the financial year 2014-15 and thereafter till date to be provided pre-disbursement. ▪ Minimum valuation cover of 1.5x for the total facility has to be maintained throughout the loan tenure. In case the cover falls below this, then borrowers should provide additional security acceptable to ABFL or loan to be repaid accordingly to maintain the cover. ▪ Transfer of rights over receivables from Kapstone Constructions (Rustomjee Urbania project) from Transcon Sheth Creators Pvt. Ltd. to JSK Private Trust should be completed within 60 days of disbursement. ▪ Updated loan track record of all existing loans in the individual name of borrowers to be documented. ▪ ABFL charge with respect to the proposed facility to be filed in ROC records within 30 days of security creation. |
|--|--|

Thanking you,

Yours sincerely,

For Aditya Birla Finance Limited

Borrower Acceptance: I / We hereby accept all the terms and conditions mentioned above and overleaf.

For TRILOKESH CITY DEVELOPERS LLP

Kirti Kedia
Authorised Signatory / Partner

Partner, Trilokesh City Developers LLP

For JSK PRIVATE TRUST

Pragna Kedia TRUSTEE

Managing Trustee, JSK Private Trust

Co-borrower: Pragna Kedia

Date: 06/12/2014

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Co-borrower: Kirti Kedia

Date:

ADITYA BIRLA



Annexure 1: Facility 1 (LRD Loan) Repayment Schedule (Amt in INR)

Month No	Opening O/s	Principal Repayment	Closing O/s	Month No	Opening O/s	Principal Repayment	Closing O/s
1	460,000,000	134,060	459,865,940	91	356,417,083	2,539,165	353,877,918
2	459,865,940	135,317	459,730,623	92	353,877,918	2,562,970	351,314,948
3	459,730,623	136,585	459,594,038	93	351,314,948	2,586,998	348,727,950
4	459,594,038	137,866	459,456,172	94	348,727,950	2,611,251	346,116,699
5	459,456,172	139,158	459,317,014	95	346,116,699	2,635,731	343,480,968
6	459,317,014	140,463	459,176,551	96	343,480,968	2,660,441	340,820,527
7	459,176,551	141,780	459,034,771	97	340,820,527	2,685,383	338,135,144
8	459,034,771	143,109	458,891,662	98	338,135,144	2,710,558	335,424,586
9	458,891,662	144,451	458,747,211	99	335,424,586	2,735,970	332,688,616
10	458,747,211	145,805	458,601,406	100	332,688,616	2,761,619	329,926,997
11	458,601,406	147,172	458,454,234	101	329,926,997	2,787,510	327,139,487
12	458,454,234	148,551	458,305,683	102	327,139,487	2,813,642	324,325,845
13	458,305,683	149,944	458,155,739	103	324,325,845	2,840,020	321,485,825
14	458,155,739	151,350	458,004,389	104	321,485,825	2,866,645	318,619,180
15	458,004,389	152,769	457,851,620	105	318,619,180	2,898,520	315,725,660
16	457,851,620	154,201	457,697,419	106	315,725,660	2,920,647	312,805,013
17	457,697,419	155,647	457,541,772	107	312,805,013	2,948,028	309,856,985
18	457,541,772	157,106	457,384,666	108	309,856,985	2,975,666	306,881,319
19	457,384,666	158,579	457,226,087	109	306,881,319	3,003,563	303,877,756
20	457,226,087	160,065	457,066,022	110	303,877,756	3,031,721	300,846,035

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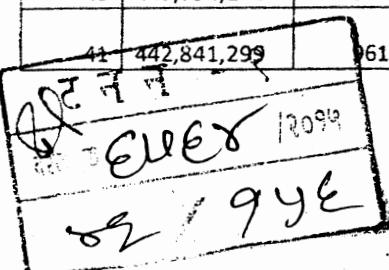
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ADITYA BIRLA



FINANCE

Month No	Opening O/s	Principal Repayment	Closing O/s	Month No	Opening O/s	Principal Repayment	Closing O/s
21	457,066,022	161,566	456,904,456	111	300,846,035	3,060,144	297,785,891
22	456,904,456	163,081	456,741,375	112	297,785,891	3,088,832	294,697,059
23	456,741,375	164,609	456,576,766	113	294,697,059	3,117,790	291,579,269
24	456,576,766	166,153	456,410,613	114	291,579,269	3,147,019	288,432,250
25	456,410,613	167,710	456,242,903	115	288,432,250	3,176,523	285,255,727
26	456,242,903	836,267	455,406,636	116	285,255,727	3,206,303	282,049,424
27	455,406,636	844,107	454,562,529	117	282,049,424	3,236,362	278,813,062
28	454,562,529	852,020	453,710,509	118	278,813,062	3,266,703	275,546,359
29	453,710,509	860,008	452,850,501	119	275,546,359	3,297,328	272,249,031
30	452,850,501	868,070	451,982,431	120	272,249,031	3,328,240	268,920,791
31	451,982,431	876,209	451,106,222	121	268,920,791	3,359,443	265,561,348
32	451,106,222	884,423	450,221,799	122	265,561,348	3,390,937	262,170,411
33	450,221,799	893,715	449,329,084	123	262,170,411	3,422,727	258,747,684
34	449,329,084	901,084	448,428,000	124	258,747,684	3,454,815	255,292,869
35	448,428,000	909,531	447,518,469	125	255,292,869	3,487,204	251,805,665
36	447,518,469	918,058	446,600,411	126	251,805,665	3,519,897	248,285,768
37	446,600,411	926,665	445,673,746	127	248,285,768	3,552,896	244,732,872
38	445,673,746	935,353	444,738,393	128	244,732,872	3,586,204	241,146,668
39	444,738,393	944,121	443,794,272	129	241,146,668	3,619,825	237,526,843
40	443,794,272	952,973	442,841,299	130	237,526,843	3,653,761	233,873,082
41	442,841,299	961,907	441,879,392	131	233,873,082	3,688,015	230,185,067



ADITYA BIRLA



Month No	Opening O/s	Principal Repayment	Closing O/s	Month No	Opening O/s	Principal Repayment	Closing O/s
42	441,879,392	970,925	440,908,467	132	230,185,067	3,722,590	226,462,477
43	440,908,467	980,027	439,928,440	133	226,462,477	3,757,489	222,704,988
44	439,928,440	989,215	438,939,225	134	222,704,988	3,792,716	218,912,272
45	438,939,225	998,489	437,940,736	135	218,912,272	3,828,272	215,084,000
46	437,940,736	1,007,849	436,932,887	136	215,084,000	3,864,162	211,219,838
47	436,932,887	1,017,298	435,915,589	137	211,219,838	3,900,389	207,319,449
48	435,915,589	1,026,835	434,888,754	138	207,319,449	3,936,955	203,382,494
49	434,888,754	1,036,462	433,852,292	139	203,382,494	3,973,864	199,408,630
50	433,852,292	1,046,179	432,806,113	140	199,408,630	4,011,119	195,397,511
51	432,806,113	1,055,987	431,750,126	141	195,397,511	4,048,723	191,348,788
52	431,750,126	1,065,886	430,684,240	142	191,348,788	4,086,680	187,262,108
53	430,684,240	1,075,879	429,608,361	143	187,262,108	4,124,993	183,137,105
54	429,608,361	1,085,965	428,522,396	144	183,137,105	4,163,684	178,973,481
55	428,522,396	1,096,146	427,426,250	145	178,973,481	4,202,699	174,770,752
56	427,426,250	1,106,423	426,319,827	146	174,770,752	4,242,099	170,528,659
57	426,319,827	1,116,795	425,203,032	147	170,528,659	4,281,869	166,246,784
58	425,203,032	1,127,265	424,075,767	148	166,246,784	4,322,011	161,924,773
59	424,075,767	1,137,833	422,937,934	149	161,924,773	4,362,530	157,552,243
60	422,937,934	1,148,501	421,789,433	150	157,552,243	4,403,429	153,159,814
61	421,789,433	1,159,268	420,630,165	151	153,158,814	4,444,711	148,714,103
62	420,630,165	1,937,168	418,692,997	152	148,714,103	4,486,380	143,755,713

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ADITYA BIRLA

FINANCE

Month No	Opening O/s	Principal Repayment	Closing O/s	Month No	Opening O/s	Principal Repayment	Closing O/s
63	418,692,997	1,955,328	416,737,669	153	144,227,723	4,528,440	139,699,283
64	416,737,669	1,973,660	414,764,009	154	139,699,283	4,570,894	135,128,389
65	414,764,009	1,992,163	412,771,846	155	135,128,389	4,613,746	130,514,643
66	412,771,846	2,010,839	410,761,007	156	130,514,643	4,657,000	125,857,643
67	410,761,007	2,029,691	408,731,316	157	125,857,643	4,700,659	121,156,984
68	408,731,316	2,048,719	406,682,597	158	121,156,984	4,744,728	116,412,256
69	406,682,597	2,067,926	404,614,671	159	116,412,256	4,789,210	111,623,046
70	404,614,671	2,087,313	402,527,358	160	111,623,046	4,834,109	106,788,937
71	402,527,358	2,106,881	400,420,477	161	106,788,937	4,879,429	101,909,508
72	400,420,477	2,126,633	398,293,844	162	101,909,508	4,925,173	96,984,335
73	398,293,844	2,146,570	396,147,274	163	96,984,335	4,971,347	92,012,988
74	396,147,274	2,166,695	393,980,579	164	92,012,988	5,017,953	86,995,035
75	393,980,579	2,187,007	391,793,572	165	86,995,035	5,064,996	81,930,039
76	391,793,572	2,207,511	389,586,061	166	81,930,039	5,112,481	76,817,558
77	389,586,061	2,228,206	387,357,855	167	76,817,558	5,160,410	71,657,148
78	387,357,855	2,249,095	385,108,760	168	71,657,148	5,208,789	66,448,359
79	385,108,760	2,270,181	382,838,579	169	66,448,359	5,257,621	61,190,738
80	382,838,579	2,291,464	380,547,115	170	61,190,738	5,306,912	55,883,826
81	380,547,115	2,312,946	378,234,169	171	55,883,826	5,356,664	50,527,162
82	378,234,169	2,334,630	375,899,539	172	50,527,162	5,406,883	45,120,279
83	375,899,539	2,356,517	373,543,022	173	45,120,279	5,457,572	39,662,707

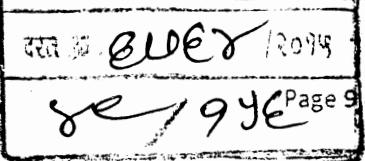
ADITYA BIRLA

FINANCE

Month No	Opening O/s	Principal Repayment	Closing O/s	Month No	Opening O/s	Principal Repayment	Closing O/s
84	373,543,022	2,378,609	371,164,413	174	39,662,707	5,508,737	34,153,970
85	371,164,413	2,400,909	368,763,504	175	34,153,970	5,560,381	28,593,589
86	368,763,504	2,423,417	366,340,087	176	28,593,589	5,612,510	22,981,079
87	366,340,087	2,446,137	363,893,950	177	22,981,079	5,665,127	17,315,952
88	363,893,950	2,469,069	361,424,881	178	17,315,952	5,718,238	11,597,714
89	361,424,881	2,492,217	358,932,664	179	11,597,714	5,771,846	5,825,868
90	358,932,664	2,515,581	356,417,083	180	5,825,868	5,825,868	-

Annexure 2: Facility 3 (LAP Loan) Repayment Schedule (Amt in INR)

Month No	Opening O/s	Principal Repayment	Closing O/s	Month No	Opening O/s	Principal Repayment	Closing O/s
1	80,000,000	-	80,000,000	13	40,000,000	40,000,000	0
2	80,000,000	-	80,000,000	14	40,000,000	40,000,000	0
3	80,000,000	-	80,000,000	15	40,000,000	40,000,000	0
4	80,000,000	-	80,000,000	16	40,000,000	40,000,000	0
5	80,000,000	-	80,000,000	17	40,000,000	40,000,000	0
6	80,000,000	-	80,000,000	18	40,000,000	40,000,000	0
7	80,000,000	-	80,000,000	19	40,000,000	40,000,000	0
8	80,000,000	-	80,000,000	20	40,000,000	40,000,000	0
9	80,000,000	-	80,000,000	21	40,000,000	40,000,000	0
10	80,000,000	-	80,000,000	22	40,000,000	40,000,000	0
11	80,000,000	-	80,000,000	23	40,000,000	40,000,000	0



Page 9 of 12



Month No	Opening O/s	Principal Repayment	Closing O/s	Month No	Opening O/s	Principal Repayment	Closing O/s
12	80,000,000	40,000,000	40,000,000	24	40,000,000	40,000,000	-

Terms and Conditions Attached to This Letter

Agreement and any other documents related to disbursement may /will contain terms in addition to or in modification of those set out in this Letter.

- The Loan mentioned overleaf will be available at ABFL's discretion and subject to compliance of all formalities and documentation as may be specified / required by ABFL.
- "EI" or "Equated Instalments" shall mean the amount payable by the Borrower(s) at such period of rests as provided for in this Letter, to ABFL comprising of Interest, or as the case may be, principal and Interest calculated on the basis of such period of rests at the Interest Rate applicable as stated in this Letter and is rounded off to the next rupee.
- ABFL shall be entitled to revoke the sanction of the facility/ies, inter alia, in any of the following circumstances:
- Assessment / verification checks not satisfactory to ABFL
 - Legal verification/ technical valuation of the underlying asset is not satisfactory to ABFL
 - There is any material change in the purpose(s) for which the facility is being sanctioned
 - In the sole judgement of ABFL, any material fact has been concealed and/or ABFL becomes subsequently aware of during the tenor of the loan.
 - Accepted copy of this Letter not received within the specified period
 - Any statement/ information made by or on your behalf is misleading, unsatisfactory or is incorrect
 - There is a default or breach or violation of any condition of this or any other facility offered/availed by you from ABFL

Loan Agreement/ any other documents related to disbursement being incomplete, incorrect or unsatisfactory, in a form and manner as may be required by ABFL in connection with the Facility/ies.

Provided further that notwithstanding anything to the contrary contained in this Agreement, ABFL may at its sole and absolute discretion at any time, terminate, cancel or withdraw the Loan or any part thereof (even if partial or no disbursement is made) without any liability and without any obligations provided such reason is capable of being cured/rectified by the borrower and the same has not been cured/rectified within 30 days from the date the borrower is called upon by ABFL to cure/rectify such reason. Upon such termination, all principal monies, Interest thereon and all other costs, charges, expenses and other monies outstanding (if any) shall become due and payable to ABFL by the Borrower forthwith upon demand from ABFL.

- Facility which is being offered to you is based on the understanding, that the property is located in India and within ABFL's approved city limits. Even if the property is within the specified limits, ABFL may refuse to disburse the loan if the property does not meet ABFL's credit policies, guidelines and criteria as deemed fit by it in its sole discretion.

For EMI Repayment through electronic clearing system (ECS), you are required to submit ECS mandate. Additionally, you are required to submit for each loan 1 (One) cancelled cheque, 3 (Three) PDCs equivalent to maximum one month's EMI repayment and 1 (One) pre-EMI cheque towards re-payment of Loan. On the instalment due date, ABFL will automatically debit your designated current/savings account for the instalment amount, or will present your PDCs [if applicable].

- Any fees and charges mentioned in this Letter are the rates applicable on the date of issue of the Sanction Letter and are subject to change from time to time and ABFL will notify you of such changes.

ADITYA BIRLA



- In the event of sale of security, Loan needs to be pre-closed with all dues and charges. Alternatively property can be swapped as acceptable to ABFL with applicable charges.
- If you do not pay or are late in paying any EI, ABFL will report the non payment to various credit bureaus. This may have an adverse effect on your credit rating and affect your ability to obtain credit from other Lenders.
- If an "Event of default" (as defined under the Loan Agreement) happens, you will be asked to pay penal interest or such other rate of interest as decided by ABFL.
- Floating Rate of Interest is applicable to your facility and will be reviewed from time to time.
 - Your floating rate of interest is linked to the ABFL Long Term Reference Rate (i.e. ABFL LTRR) which is the benchmark rate for floating rate lending products of the Lender. The LTRR may change from time to time and any revision in this rate will have an impact on your interest rate.
 - The interest rate applicable is determined with reference to the ABFL Long Term Reference Rate (i.e. ABFL LTRR) and other customer specific charges, referred to as 'Margin' in the sanction Letter at the time of origination and thereafter.
 - If the ABFL Long Term Reference Rate (i.e. ABFL LTRR mentioned in the sanction Letter) moves upwards/downwards within validity period of the applicable interest rate prior to first disbursement of the loan, the interest rate may get revised upwards/ downwards accordingly. For such loan, fresh sanction letter will not be issued for processing the loan within the validity period of the interest rate as mentioned in the Sanction Letter and the applicable interest rate applicable to your loan shall be the revised interest rates post such change in Long Term Reference Rate.
- In case of any unforeseen or extraordinary circumstances or sudden changes in market conditions, ABFL may at its sole discretion change the Rate of Interest.
- The rate of interest you need to pay shall be subject to the changes in guidelines on interest rates made by the Reserve Bank of India from time to time.
- Any re-pricing can have an impact on the approved tenor or EMI or both or ABFL may call for part payment of the loan as per the ABFL internal rate changed guidelines.
- If you have not paid any charges, fees, premium which becomes due to ABFL or ABFL has made payment of same to any third party on your behalf, ABFL shall deduct such fees from your loan being disbursed and you shall be liable for the entire amount i.e. without the said deduction.
- Borrower shall procure prior written consent of ABFL before renting out the mortgaged property/ies or any part thereof or before making any structural alterations in the mortgaged property/ies.

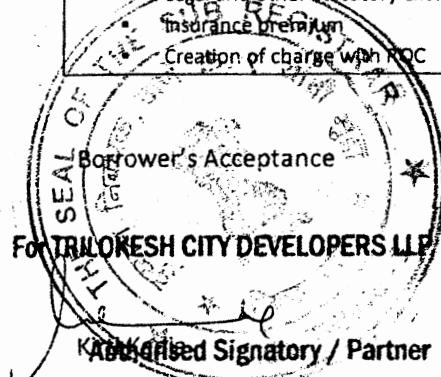
Schedule of Charges applicable on your loan is as follows. It is subject to change from time to time on discretion of ABFL. Please refer website <http://adityabirlafinance.com>

Any Service Tax as applicable on the Charges as per below schedule shall be payable by the Borrower.

Transaction	Charges
Default Penal Interest Rate / Non Conformance with any Tenants / stipulated conditions	16.25% p.a. for Facility 1, 18.00% p.a. for Facility 2 and Facility 3, applicable on daily basis
Prepayment Charges	Facility 1: No prepayment allowed in year 1, and in subsequent years no prepayment charges for prepayment up to 25% of outstanding principal at the start of that year. If prepayment is more than this, prepayment charges will be applicable on amount prepaid above 25% permissible as per: 3% in year 2, 2% in year 3, and 1% anytime thereafter. Facility 2: No pre-closure allowed in year 1. No charges if

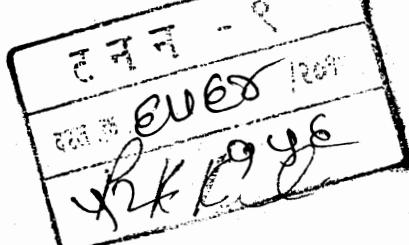


	pre-closed thereafter. Pre-payment allowed anytime. Facility 3: No prepayment charges.
Cheque Return Charges/ECS failure charges	Rs 750/- per instance
Accrued Interest	As applicable based on actual delayed status or as communicated by the lender from time to time
Charges for loan cancellation after acceptance of sanction.. including by e-mail	Full processing fees.
Request for copies of any collateral held with ABFL	Rs 750/- per instance
Duplicate Statement/ Repayment Schedule / any other document held with ABFL request	Rs 200/- per instance
Charge For Exchanging PDCs, Security Cheques (Per Set) / ECS	Rs 750/- per instance
CIBIL report retrieval fee	Rs 50/- per instance for Consumer and Rs. 500/- for Commercial CIBIL
Loan Re-schedulement (at discretion of ABFL) charges	0.50% + Service Tax
NOC issuance charges	Rs 500 + Service Tax
Swap Charges (Fixed rate to floating and vice-versa, approval at discretion of ABFL)	1% of the loan outstanding
▪ Stamp duty ▪ Legal and other statutory charges ▪ Insurance premium ▪ Creation of charge with ROC	As per actual, where applicable



For TRILOKESH CITY DEVELOPERS LLP
Authorised Signatory / Partner

Partner, Trilokesh City Developers LLP



Co-borrower: Pragna Kedia

For JSK PRIVATE TRUST

Pragna Kedia

TRUSTEE

Managing Trustee, JSK Private Trust

A handwritten signature of "Kirti Kedia" written in cursive script.

Co-borrower: Kirti Kedia

A handwritten signature of "RGD" in cursive script.

घोषणापत्र

मी. श्री. पंढरीनाथ कुसकर

यादवारे घोषित करत्रे की दुष्यम

निवंधक याचे कार्यालयात आद्यात

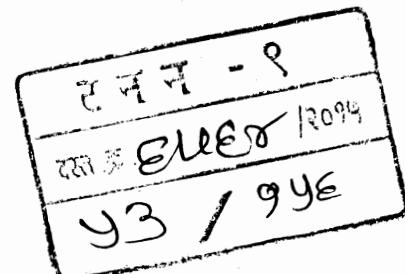
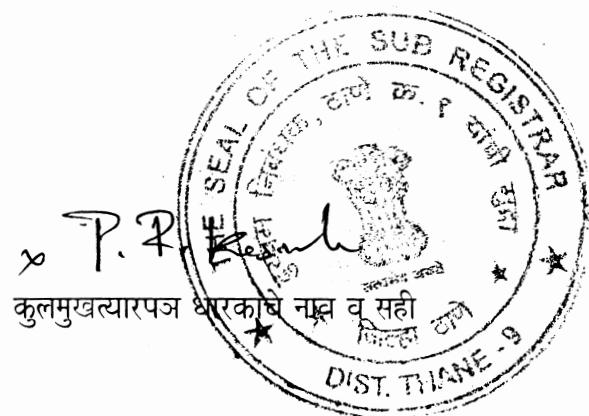
ठारी अवल

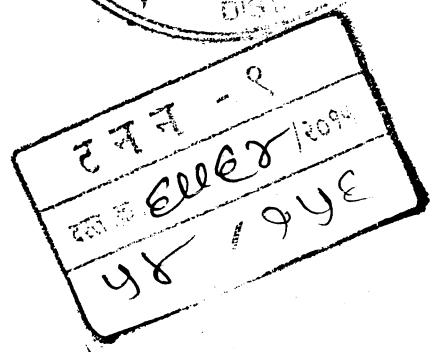
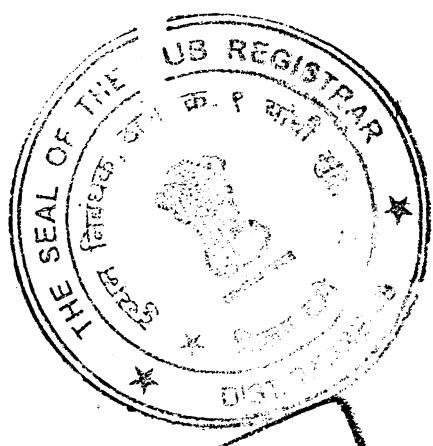
या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. सुरेन्द्रनाथ

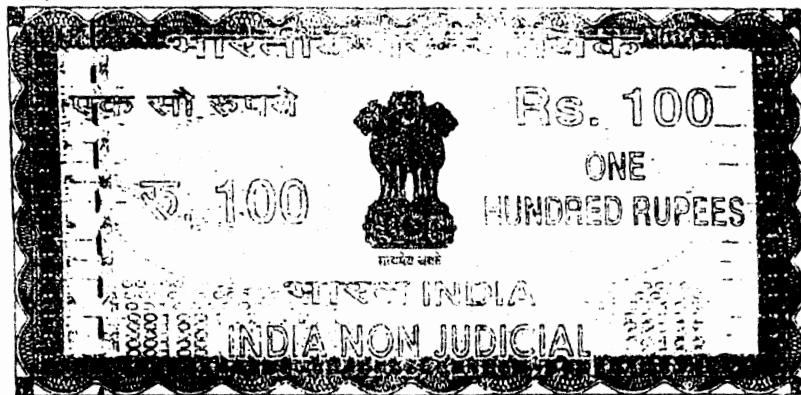
यांनी दिनांक 12.11.2007 रोजी मला दिलेल्या

कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदनीस सादर केला आहे/निष्पादित करून कवुली जवाव दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देनार व्यक्तींपेकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रददावदल पात्र ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आदलून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पाज राहील याची मला जाणीव आहे.

दिनांक : २१०९।१५







वार्तापत्र दिनांक : थेटम होटेल सेटर, थांप. नं. ३७
महाराष्ट्र शासकीय न्यायिक सेवा कार्यालय, थारंग, लाहौ, महाराष्ट्र AU 316200

मामिला नं. 16796 दिनांक 1 NOV 2007

द्वारा M/S. VOLTAS LTD.

द्वारा जैशी

दिनांक 12 NOV 2007

दिनांक 12 NOV 2007

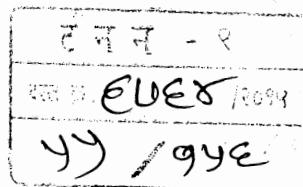
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वार्तापत्र)

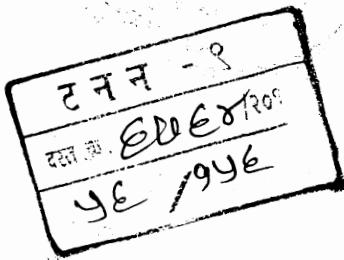
IRREVOCABLE POWER OF ATTORNEY

BY M/S. VOLTAS LIMITED

TO M/S. SIMTOOLS LIMITED

ON Dated 12th Nov., 2007, at, Thane.





IRREVOCABLE POWER OF ATTORNEY

TO ALL TO WHOM THIS PRESENTS SHALL COME

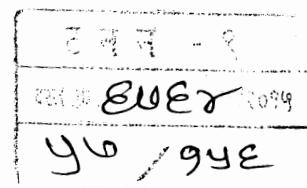
We, Voltas Limited a Public Limited Company duly incorporated under the Indian Companies Act, 1913 having its registered office at Voltas House 'A', Dr. Ambedkar Road, Chinchpokli, Mumbai-400 033, through its authorized signatory President Karkare SEND GREETINGS.

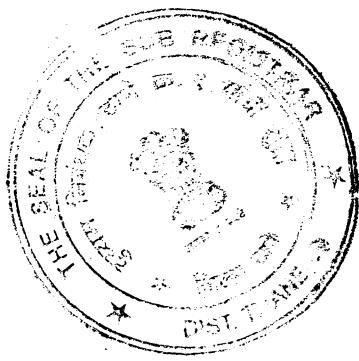
WHEREAS:

1. We are the Owners of all that piece or parcel of land, hereditaments and premises situated at Village Panchpakhadi, Taluka and District Thane, and total admeasuring 3225 sq.mtrs or thereabouts more particularly described in the Schedule hereunder written and delineated on the plan hereto annexed and thereon shown surrounded by red colour boundary line. The property mentioned in the Schedule hereunder written are hereinafter collectively referred to as "the said Property";
2. AND WHEREAS we have executed a Development Agreement dated 12/11/2007, (hereinafter referred to as "the said Agreement") in favour of Simtools Ltd. for development of the said property in favour of Simtools Ltd. and/or their nominees;
3. AND WHEREAS as per the terms and conditions of the said agreement dated 12/11/2007, we have agreed to execute the Power of Attorney in favour of the nominees of Simtools Ltd. 1) Shri Mangal Prabhu Lodha 2) Shri. Abhishek Lodha and (3) Shri. Abhimandan Lodha, to do and perform all acts, deeds, matters and things either jointly or severally in respect of the said property.

NOW KNOW YE AND THESE PRESENTS WITNESSETH that We, Voltas Ltd. through its duly authorized signatory Prashant Karkare do hereby irrevocably nominate, constitute and appoint 1) Shri Mangal Prabhu Lodha 2) Shri. Abhishek Lodha and (3) Shri. Abhimandan Lodha, nominees of Simtools Ltd. jointly or severally (hereinafter referred to as "our Attorneys") whose signatures are appended hereunder to act as our true and lawful Attorneys for us, in our name and on our behalf to do all or any of the following acts, matters and things:

1. To carry out development of the said property as contemplated by the said agreement and in accordance with the layout plan sanctioned by the Thane Municipal Corporation (hereinafter referred to as "T.M.C.");
2. To construct buildings and other structures on the said property in accordance with the building plans sanctioned by the T.M.C. consuming the entire F.S.I. potential generated by the said property as referred to in the said agreement and under the powers reserved under the said agreement;
3. To appear and approach the State Govt., Chief Minister and the concerned Ministry including the Collector of Thane, for permitting development of the said property, which is the subject matter of Order dated 21.03.1961 referred to in the said agreement and for that purpose to put up appropriate representation, correspond, make applications, sign and execute all necessary papers and documents requisite for the purpose referred to above and pursuant thereto pay premium, unearned income and other such charges as directed by permitting development of the said property as above.



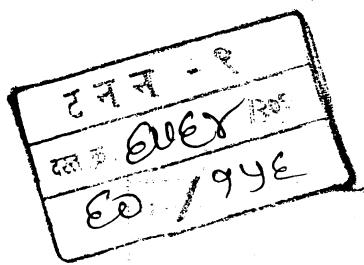
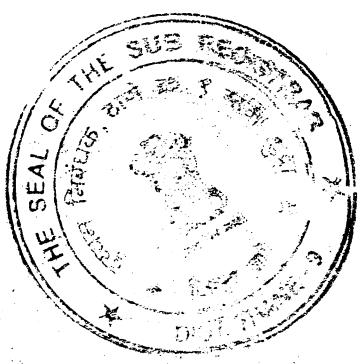


टलन - १
दस्तावेज़ १०८/२०९
५८/१९५६

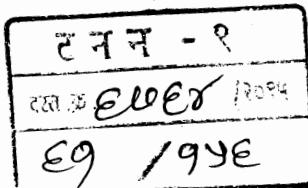
4. To appear and approach the Collector of Thane, for permitting conversion of the said property from agricultural to non agricultural and for that purpose to put up appropriate representation, correspond, make applications, sign and execute all necessary papers and documents requisites for the purpose referred to above and pursuant thereto pay premium and other such charges, as directed, for permitting conversion of the land comprised in the said property.
5. To represent, correspond, make applications, file proceedings, affidavits and such other papers and documents before the Land Acquisition Officer and/or the T.M.C. constituted under the Land Acquisition Act to get the said property or portion thereof released from any acquisition proceedings.
6. To obtain Floor Space Index (F.S.I.) of other properties by way of Transferable Development Rights and utilize such F.S.I. on the said property. The Attorneys shall be entitled to purchase such F.S.I. of other properties on such terms and conditions, as the Attorneys shall deem fit and proper.
7. To surrender to the T.M.C. and/or any other Concerned Authority any area of the said property as shall be in setback and/or reservation and to obtain F.S.I. in respect thereof for utilizing the same on the said property in lieu of any monetary compensation. For the aforesaid purpose, to sign and execute such applications, documents, agreements, deeds and assurances on such terms and conditions laid down by the T.M.C. or any other concerned authorities.
8. To sign and execute all such applications, plans, papers, writings, documents, correspondence on our behalf and to appear for and represent us before the T.M.C., Urban Development and Public Health Department, Government of Maharashtra, Collector or any other Revenue Authority, The Tahsildar, Talathi etc., District Inspector of Land records or any other Land Record Authorities or the Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 or any other Central Government Offices, Local or Public Bodies or any other person or persons or authorities concerned and the various departments and officers of the authorities mentioned hereinabove for any of the following purposes:
 - a.) To prepare through the Attorneys Architects Building Plans and specifications for construction of building and structures on the said property with such modifications and changes as the Attorneys may deem fit and to construct buildings and other structures on the said property in exercise of the powers reserved under the said agreement.
 - b.) In regard to all matters in connection with the said property as may be necessary during the various stages of development of the said property by construction of buildings thereon.
 - c.) To obtain I.O.D., Commencement Certificates, Occupancy Certificate/Completion Certificates from T.M.C. and other authorities in respect of such buildings and structures to be constructed on the said property and in this connection to sign all applications, papers, documents in that respect.

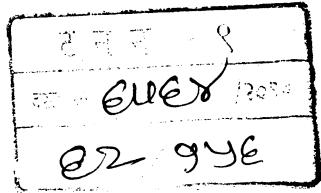
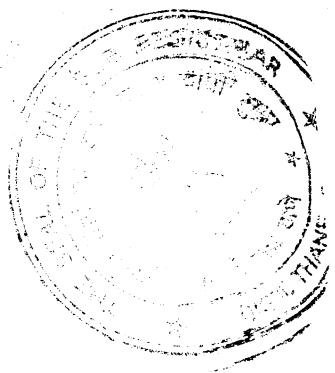


ट न न - १
दस्त. क्र. ८०६९ /२००९
गे/ग्ये

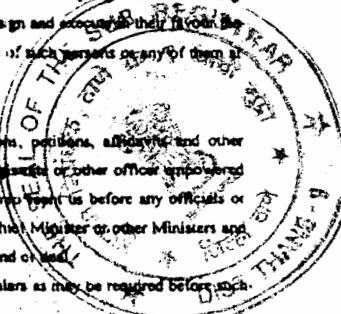


- d) To obtain quota of Cement, Iron, Steel or any other controlled building or construction materials which may be necessary for the purpose of construction of the buildings and structures on the said property;
10. For any of the purposes mentioned above, to sign and make all applications, plans, affidavits, papers, undertakings, comply with the terms and conditions as may from time to time be thought necessary or as may be required by the authorities concerned in connection with the entire development of the property as contemplated under the said Agreement.
11. To deal and correspond with T.M.C., the Maharashtra Electricity Supply Company Limited and/or other bodies or authorities for obtaining electrical connection or connections (including making or putting up a Sub-Station) for and/or in respect of or relating to the construction of the said building and structures and for that purpose to sign all letters, applications, undertakings, comply with the terms and conditions and other papers as may from time to time be thought necessary or as may be required by the authorities concerned.
12. To hand over physical and legal possession of the said property or any portions thereof in favour of T.M.C., U.L.C. Authorities, State Govt. or any other Govt. or Semi Govt. Bodies or any Concerned Authorities.
13. To appoint Architects and/or R.C.C. Specialists and other professionals as may from time to time be found necessary to carry out the aforesaid work of development of the said property as contemplated under the said agreement and to sign and execute letters of appointment or authority in their favour and to fix and pay their remuneration and at the pleasure and will of the said Attorney to discontinue services of such person or persons.
14. TO MAKE necessary applications to the Collector, Marnasdar, Tahsildar, Municipality, Government of Maharashtra and other public and semi-public authorities and/or such other authorities as may be necessary for the said purpose of development and for the purposes set out hereinafter.
15. TO PAY the necessary charges, deposits, Assessments and apply for the refund thereof to the concerned authorities as the said Attorneys may think fit and proper.
16. TO CARRY out all the requisitions that may be made by T.M.C. or, any other authority in connection with the building plans, revised building plans, layout plans, revised lay out plan that will be submitted by our said Attorneys to the Appropriate Authorities in pursuance of these premises.
17. TO MAKE necessary applications for water, sewerage, light and electric connection, with the concerned authorities at the expenses of our said Attorneys and to obtain necessary orders pursuant thereto and to do all acts, deeds and things and to carry out the water, sewerage, and electric connections, rain water drainage and other service lines.
18. TO ENGAGE and employ Surveyors, Engineers, Architects, R.C.C. Specialists, Designers, in connection with and for the purpose of development of the said property.





- 4
19. TO PAY, settle, adjust and allow all accounts, claims and demands for quit, rent assessment repairs and other out goings in respect of the said buildings and structure to be constructed on the said property.
 20. TO MAKE necessary applications under the Urban Land (Ceiling & Regulation) Act, 1976, (subject to compliance of the provisions of the said Act) for exemption, transfer of or otherwise of the said property in favour of our Attorneys or their nominees and for development thereof and for that purpose to make representations submit such applications, writings, undertakings as may be required and to prefer an appeal from the Order of the Competent Authority under the said Urban Land (Ceiling & Regulation) Act, 1976.
 21. TO APPEAR and represent our interest before the Commissioner, Collector of Land Revenue and Assessor of Municipal Rates and Tax, Commissioner of Police and Municipal Officer, for the renewal or grant of license or permit or for the other purposes as may be necessary under the Local Acts or Rules and Regulations or before any public or Government Officer or authority whomsoever, in respect of the said property.
 22. To institute, defend, compromise, settle, compound, or refer to arbitration withdraw or become nonsuited any suits, appeals, applications or any other proceedings with respect to any matters relating to, in connection with or concerning the said property or any part thereof and for that purpose to sign, execute, verify declare, or affirm any plaints, written statement, memorandum or appeal, petition, affidavits, representations or any other papers and/or proceedings or writings, represent and appear for us before any Court, Judicial or quasi Judicial Body or any other Authorities under the Slum Act or U.L.C. Act or Registrar or Co-operative Societies and to give and/or lead evidence for and / or on our behalf.
 23. To accept, service of writ, summons, notice or any other processes issued by the Court, Authority or Officers having competent Jurisdiction for matters concerning the said property.
 24. To engage Advocate, Plaunders, Lawyers, Solicitors or Legal Advisors for any legal matters relating to the said property or any part thereof and to fix their fees and to sign and acknowledge their services by necessary Vakalatnamas or authorities and to discontinue services of such persons or any of them at the will and pleasure of our said Attorneys.
 25. To declare and affirm all plaints, written statements, applications, petitions, affidavits and other necessary documents and to appear before any Court of Law, Magistrate or other officer empowered by law to hear any suit or proceedings or any other inquiry and to present before any officials or authorities of the Land Records, Collectors Office, State Govt., Chief Minister or other Ministers and any other person/persons or authorities concerned and to correspond on behalf with them and produce any deeds, documents, papers and particulars as may be required before such authorities.
 26. To appear before the Sub-Registrar of Assurance at Thane or Bombay and lodge and admit execution of all agreements, documents including undertakings affidavits, declarations under the Indian Registration Act, 1902, executed by our Attorneys concerning the said property.

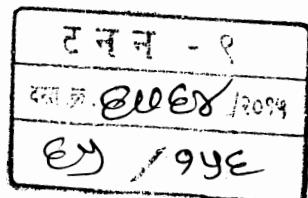


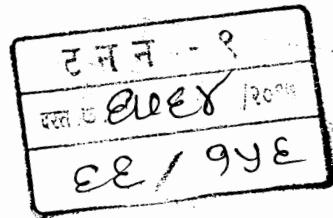
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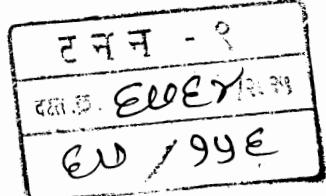
27. To submit to the T.M.C. and all Revenue Authorities, City Survey Authority, Town Planning Authorities, Maharashtra Suburban Electric Supply Company, Authorities appointed under the Urban Land (Ceiling and Regulation) Act, 1976, Development Authorities, Authorities of the Government of Maharashtra and/or of India and other concerned authorities and all its/their departments in accordance with their bye-laws, rules and regulations, such Scheme/s for development proposals, plan, layouts, amalgamations, sub-divisions of the said property and in respect of building and structures, to be constructed on the said property and for the aforesaid purposes to sign and execute all applications, plans, specifications, writings, affidavits, undertakings, indemnities, deeds and documents as may be required by and or all of the aforesaid authorities, their officers and departments and carry on correspondence with them for approving and sanctioning the said Scheme/s, proposals, plans, layouts, amalgamations, sub-division plans thereof in respect of the development of the said property for constructions of buildings on the said property and for I.O.D. Commencement Certificate, Drainage-Completion Certificate, Occupation Certificates and Building Completion Certificates and take all necessary and incidental steps including making applications for water connection, electricity supply, drainage connection and other service connections and incidental matters and works which are required to be carried out and /or to be done for becoming eligible for grant of Building Permissions and Building Completion Certificate.
28. To make and prepare and/or cause to be made and prepared scheme/s, revised schemes for development of the said property, submits plans proposal for amalgamation of the said property with any other property (with the consent of the Owners) and of the revised layout or layout-cum-sub division and all such revised building plan, specifications, amendments, maps and designs and/or any alterations, amendments or changes, revisions in the building plans and/or building and layout specifications from time to time as may be necessary required and / or advisable for the purpose of constructing buildings and structures on the said property or the modifications thereof and obtain approvals and sanctions and permissions from the concerned authorities in respect of such revised plans and take all necessary steps incidental thereto.
29. To approach and represent ourselves before the D.I. L.R. and/o: City Survey Office etc to apply for certified copies of plans, to obtain survey of the said property for satisfaction of the survey measurements, demarcations of boundaries, area certificates, Ordnance Survey and to make and execute such applications, letters or documents as may be required for the purposes.
30. To perform and comply all the conditions that may be required to be complied and fulfilled in respect of obtaining T.D.R. benefits from the T.M.C. pertaining to the said property or its portions thereof as if we in ourselves would have done.
31. To transfer and assign the T.D.R. benefit generated from the said property that shall be obtained by our Attorneys from the T.M.C., in favour of any third party or persons as our Attorneys shall deem fit and to receive consideration towards such assignment of the T.D.R. benefits from the third party or person and to appropriate such consideration so received to our Attorneys own benefit without being accountable to us. Pursuant to such assignment of T.D.R. benefits by our Attorneys to third parties, our Attorneys shall be entitled to sign, execute and submit such agreements, documents,





writings, on our behalf in favour of such third parties for effective transfer and assignment of T.D.R. benefits of the said property in favour of such third parties.

32. To file appeals before the higher officers or forum against the order of the Competent Authority refusing to grant the necessary No Objection to our Attorneys for non-application of the provisions of Chapter III of the Urban Land (Ceiling & Regulation) Act, 1976 to the said property or any part thereof. For the said purpose our Attorneys shall sign and submit such applications, appeal memos, forms, pleadings, affidavits that shall be required to be submitted to the Higher Authorities from the order of the Competent Authority.
33. To obtain for and give from the said property rights of way, access, rights to lay drains, water mains, electric cables, telephone telegraph cables etc. underground and over head as the case may be and for that purpose obtain and give and sign, execute and deliver all deeds, agreements, writings as may be necessary.
34. To represent ourselves before the Registrar of Co-operative Societies or Registrar of Companies and his superiors and subordinates for any of the purposes connected with the formation, incorporation and registration of a Co-Operative Society or Societies or Limited Company or Companies or Condominium of Apartments of the purchasers and / or acquirers of tenements and other premises in the buildings to be constructed on the said property and to sign and deliver all and any papers, applications, forms, writings, undertakings, and declarations which may be required to be signed by us as well as in connection with any inquiry or maintenance of records, meetings, minute or any other purposes whatsoever connected with and/or relating to the Co-operative Society/Societies or Limited Company/Companies/Condominium of Apartments to be formed by the acquirers of such premises in buildings on the said property.
35. To supervise the development work in respect of the building/s on the said property and to carry out and / or to get carried out through Contractors, Sub-contractors, and / or departmentally as per the instructions of the Attorneys in accordance with the plans and specifications sanctioned by the T.M.C. Authorities and other concerned authorities and in accordance with all the applicable rules and regulations made by the Government of Maharashtra, T.M.C. Authorities, Town-Planning Authorities, Police Authorities, Fire Fighting Authorities and / or other concerned Authorities in their behalf for the time being.
36. To pay various deposits to the T.M.C. Authorities and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid giving valid and sufficient receipts in the names and on our behalf in connection with the refund of such deposits.
37. To execute in favour of T.M.C. Authorities and/or Electric Supply Company Limited, Land Acquisition Officer or other Concerned Authorities a conveyance and/or lease and other assurances in respect of any portions of the said property of Development Plan Roads, or Layout Roads or for the purpose as earmarked on the D. P. Plan and / or for enabling the Suburban Electric Supply Company Limited to put up and erect an Electric Sub-station for the supply of electricity to the said buildings or in respect of the reserved portions as earmarked on the D. P. Plan of T.M.C., and for the





purpose above to hand over physical and legal possession of any portions of the said property to such Authorities.

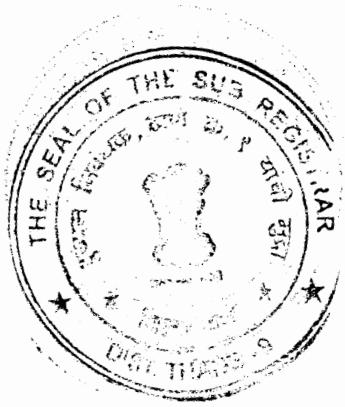
38. To make necessary representations including filing of complaints and appeals before the Assessor and Collector and other concerned authorities including in the appropriate Courts in regard to the fixation of ratable value in respect of the building/s on the said property and / or any portion thereof by the Assessor and Collector.
39. To sign, declare, affirm, execute, deliver and give necessary letters, writings and undertakings, indemnities, and other necessary or required documents to the Fire Brigade Department, Aviation Departments and other concerned authorities for occupying the said buildings and /or obtaining necessary No Objection Certificate (NOC) from the said Departments in connection with the said buildings.
40. To mortgage the said property or part or parts thereof by our Attorneys in favour of any other person or persons including financial institutions and banks for the purposes of raising finance to fund the entire development of the said property and for that purpose to sign execute and do in our names such acts, deeds and things writings, documents and mortgages provided that no personal liability will be attached to ourselves in respect of such mortgages and charges that our Attorneys shall execute and all liability there under shall be that of our said Attorneys and also to apply for and obtain certificate under the provisions of law, requisite for registration of the said mortgages and documents and comply with all the formalities for registration of the said mortgages and documents with the Sub-registrar of Assurances.

To sell and dispose off / lease/ rent all or any of the flats, shops, units, gales, offices, parking spaces and other premises that may be constructed on the said property on ownership / lease / rent basis and / or in any other manner and at the price or for the amount that the Attorneys may think fit and proper and to collect and receive of and from the acquirers, occupants, lessees, renters or purchasers of such flats, shops, units, gales, offices, parking spaces and other premises the price of such flats, shops, units, gales, offices, parking spaces, and other premises that may be payable by such aforesaid person or persons and also to receive and collect or demand all outgoings and the rent from all such persons in respect of such flats, shops, gales, units, offices, parking spaces and other premises and for that act or purpose to make sign and execute and/or give proper and lawful discharges for the same. The Attorneys shall be entitled to receive the consideration / lease / rent amount out of the sale and disposal / lease / renting of the premises as above and appropriate the same to the Attorneys own benefit.

42. To execute from time to time agreements for sale / lease /rent of the said property or parts thereof and/or agreements for sale / lease / rent on ownership or any other basis of flats/ shops, gales, units, offices, garages, parking spaces and such other deeds and documents in respect of the said property or part or parts thereof either together with or without the buildings that may be constituted on the said lands. The Attorneys shall be entitled to receive the consideration amount out of the sale /lease /renting of the said property or the sale / lease / renting of premises, as above, and appropriate the same to the Attorneys own benefit.

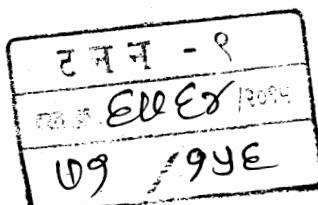
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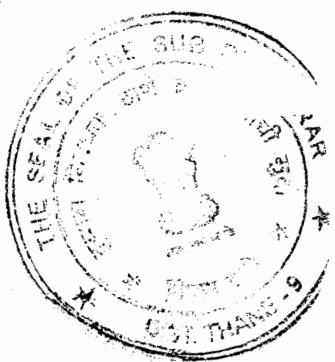
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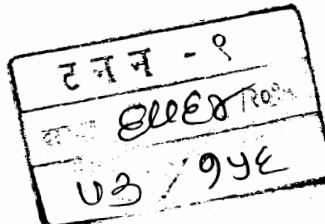
43. To execute Deed of Confirmation confirming the development rights granted unto Simtools Limited and in furtherance thereof to admit execution and cause to register the said documents before the Registrar of Assurances, Mumbai or the Registrar having jurisdiction to register the said documents.
44. To comply with all the formalities and conditions of Intimation of Disapproval (I.O.D.) and Commencement Certificate and other such permissions granted by the T.M.C. in respect of each and every buildings proposed to be constructed on the said property and for the aforesaid purpose to do all such acts, deeds and things required and sign and execute such papers, applications, documents, plans, writings as shall be required by the T.M.C.
45. To attend before any Registrar, Sub-registrar or Dy. Registrar of Assurances in Thane and to lodge and present for registration and admit execution of any agreement, transfer assignment, conveyance, assurances, releases, mortgage deed, re-conveyance, indemnity or other instrument or writing in respect of the said property the registration of which is compulsory and generally to do all acts, deeds and things, necessary or expedient for registering all such deeds, instruments and writings or any of them under the provisions of Indian Registration Act, 1908 as fully and effectually as we as the Owners could do in their own proper person.
46. To attend before the Superintendent of Stamps and other officers or personnel in stamp office, District Collector of valuation, Director of Registration, Registrar and Sub-Registrar and other authorities in all questions regarding valuation and prepare and file applications, objections appeals, reviews and revisions.
47. To apply to the Central or the State Government and / or the authorities appointed under the Town Planning Authorities for grant of extension of the time, if any, prescribed in any permission for utilizing any portion of the said property to which any permission relates which may have remained unutilized and which may remain vacant or where of the work of construction of the building may have commenced and / or in progress but the buildings are not completed within the period, if any, prescribed or for condonation of delay or remedying any breach or delay or defaults of any conditions contained in any permission as also for all other purposes for which any consent and / or permission may be required to be obtained under the Local Development Act or in pursuance of any permission.
48. To commence, carry out and complete and/or to be commenced, carried out and/or completed entire risk and costs of the Attorneys construction work on the said property in accordance with the sanctioned schemes and plans of revised schemes and plans and their applicable rules and regulations which are made by the Government of Maharashtra and other competent authorities for the time being are strictly observed.
49. To insure any buildings thereon against loss or damages by fire and other risks as may be necessary and desirable and to pay all premium for such insurance.
50. To make and sign applications to the appropriate departments, Local Authorities or other competent authorities for all and any licences, permissions and consents required by any Act of Parliament, Order, Statutory Instructions, Regulations, Bye-Laws or otherwise in connection with the development of the said property.





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51. To ask, demand, sue for recovery and receive or and from all persons and Bodies Corporate or Government or India or of Maharashtra or T.M.C. Authorities or any other body or Authority any claim, monetary consideration action or rights or otherwise or relating to or concerning the said property and /or development thereof or acquisition of any portions of the said property as provided in the said agreement howsoever arising and whether past or present. And for that purpose to file suit, writ petition or other proceedings, whatsoever for recovering and compelling payment transfer or delivery thereof respectively and pursuant thereto, sign and execute all plaints, written statements, affidavits and applications and to engage Solicitors and Advocates and to settle and pay their fees.
52. To appear before the Special and/or Additional Land Acquisition Officer, Town Planning or Development Plan Authorities or any other authorities or officer whomsoever in respect to any acquisition, requisition or reservation and in the name and on our behalf to file claim, apply, plead, answer, defend and reply on the matters and causes touching and concerning the said property and the construction there on and to ask, demand, sue for, recover and receive the amount of the claim and/or compensation or enhancement thereof which may be awarded by the Special or Additional Land Acquisition Officer, Town Planning or Development Plan or other authorities in respect of the said property and the construction and improvements therein and to take all lawful proceedings before the concerned appropriate authorities and or any other authorities whomsoever for recovery of the said claim and upon receipt of the payment of the claim to give sign or pass receipt release or discharge for the same and up on non-payment of the claim or enhanced claim to commence an prosecute any action, reference suit or any other proceedings whatsoever at law in any Court or before any authority against the Special, Additional Special Land Acquisition Officer, Town Planning or Development Plan or Government or T.M.C. Authorities, or any other authorities whomsoever in respect of the recovery of the said claim and to appear to end defend any action suit or other proceedings commenced or to be commenced by and/or against us as the Owners shall be party and also to compromise refer to arbitration, submit to judgment, discontinue or become non-suited in the proceedings as aforesaid.
53. In case the said property or any portion thereof being demarcated, de-requisitioned or released to receive the possession of the Land, buildings or any part thereof from the Special or Additional Special Land Acquisition Officer or Town Planning or Development Plan Authorities or any other authorities whomsoever and also to receive the compensation or any other sum whatsoever from the Additional or Special Land Acquisition Officer or Town Planning or Development Plan Authorities and/or any other authorities whomsoever.
54. In the event of our Attorneys, entering into joint venture, partnership, construction agreement or arrangement in any form with third parties in regard to the development of the said property, then, to execute on our behalf as the confirming party (being the Owners) such agreements of joint venture, partnership, construction agreement or arrangement in any form provided we will not be liable to perform/comply, any obligations/liability under the terms of such agreements/arrangements.
55. In the event, our Attorneys desiring to assign, to third parties, the benefits and authority of the Developers in the manner as provided in the said agreement, then in such an event, to execute on our behalf, as the Owners, agreements, deeds, documents, as the confirming party, confirming such assignment of the said agreement and the development rights in the said property by our Attorneys in



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avour of third parties provided ourselves will not be liable to perform/comply, any obligations/liability under the terms of such agreements/assignments. Pursuant to the above our Attorneys shall be entitled to handover vacant and peaceful possession of the said property or any part thereof to such assignees or nominees.

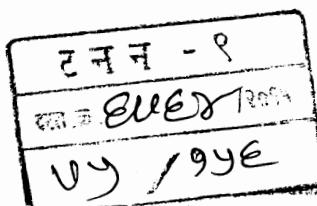
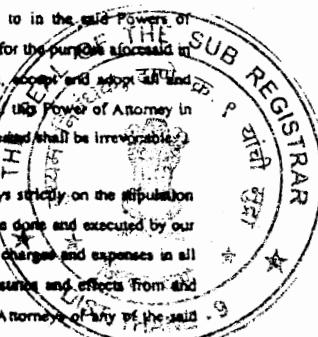
56. To do, perform and execute such further acts, matters and things and to take steps on our behalf for keeping all orders passed by the concerned authorities pertaining to the development of the said property and other such permissions granted by the concerned authorities, valid and subsisting and to renew the said orders and Commencement Certificates from time to time.
57. Our said Attorneys shall have irrevocable exclusive right to pass and re-pass at all hours of the day and night either by foot or by vehicles of all description whatsoever over all the roads giving access to the said property as aforesaid with the right to lay all service lines of all nature that are required in respect of the development of the said property in all its aspects and in its entirety.
58. To do all or any of the acts, deeds, matters and things of whatsoever nature and description concerning the said property or any part thereof as our said Attorneys or in their absolute owner thereof.

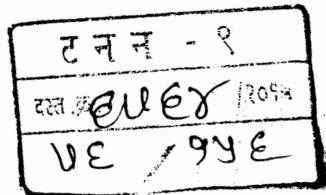
AND GENERALLY, to sign all letters, correspondence and other deeds and documents and to execute and perform other acts, deeds or things whatsoever which ought to be done, executed or performed or which in the opinion of our said Attorneys ought to be done, executed performed in the premises aforesaid as fully and effectually to all intents and desire that all matters and things respecting the same shall be under the full management and directions of our said Attorneys and for the future, better and more effectually doing, effecting, executing and performing of the several matters and things aforesaid. We hereby grant unto our said Attorneys full powers and absolute authority from time to time and to appoint one or more substitute/s or delegates to do execute and perform all or any such matters or things as aforesaid and the same substitute/s or delegates at pleasure to remove and to appoint another or others in his place and all and whatsoever our said Attorneys or their substitute or delegate or delegates shall do or cause to be done in or about the premises.

AND We DO hereby for ourselves, our successors, agree to allow, ratify and confirm, all the acts, deeds & things done by our said Attorneys.

AND GENERALLY, to do and perform all such acts and things as referred to in the said Powers of Attorney and which our Attorneys shall deem necessary or expedient to be done for the purpose aforesaid in relation to the said property We, ourselves do hereby agree to ratify, confirm, accept and adopt all and whatsoever the said substitutes shall lawfully do or cause to be done by virtue of the Power of Attorney in respect of the said property and we declare that the Power of Attorney hereby created shall be irrevocable.

THIS POWER OF ATTORNEY is executed by us and in favor of our Attorneys strictly on the stipulation that all the acts, deeds, matters and things as per this Power of Attorney shall be done and executed by our Attorneys at their own costs and on their responsibility and at their own costs, charges and expenses in all respects and they shall indemnify and keep indemnified ourselves also our estate and effects from and against any loss or damage we may suffer on account of the exercise by our Attorneys of any of the said Powers and authorities conferred upon him by us by virtue of this Power of Attorney





We, the executors, further declare that We shall not appoint any other substitute or substitutes for the exercise of the powers and authorities contained herein without specific request in writing received by us in that behalf from our Attorneys and any appointment made by us contrary to this clause shall ipso-facto be void. We further declare, record and confirm that we shall not address any letters to any authorities or give any directions or orders which are contrary to the powers hereby given or which are contrary to the terms set out in the Development Agreement.

IN WITNESS WHEREOF, We have hereunto set and subscribed our hand and seal to this writing at Mumbai this 12th day of November 2007

S.No.72/8 (pt). → 2/7, 72/9 and 5 a/b (p) Holi Village Panchpukadi, Taluka & District Thane totaling admeasuring 3225 sq. mtrs. or thereabouts.

THE COMMON SEAL of the within named Company was pursuant to a Resolution passed by their Board of Directors
in that behalf on the _____
hereeto affixed in the presence of
1. Mr PRAGHANT KARKARE.

and
2. Mr. in presence of E.S.

Specimen Signature of our Attorney

1. Mangal Prabhat Loda

2. Abhishek Loda

3. Abhinandan Loda

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संख्या ८०६४ /३००७
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1) *Nal.*



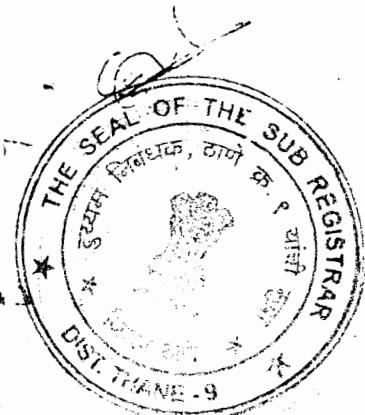
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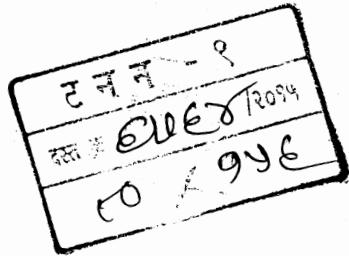
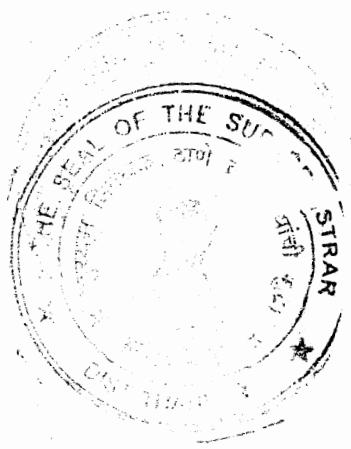
मार्गदर्शक

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प्रत्येक वर्ष अप्रूप
प्रत्येक वर्ष संस्कारित करकरे
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DATED THIS 12th DAY OF November 2007

VOLTA LIMITED

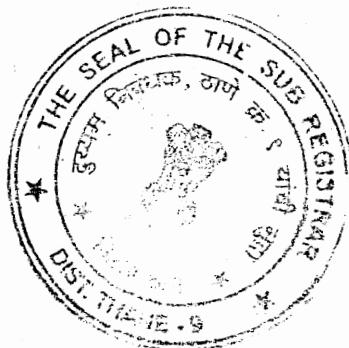
DONORS

AND

SIMTOOLS LTD

DONEES

IRREVOCABLE POWER OF ATTORNEY



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टनन - ४
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घोषणापत्र

मी. श्री. कोजेश ठोडऱ्या

निवंधक सुस्थि यांचे कार्यालयात २१८०.५.२०१५

या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. - श्री. श्री. किंती केडिअ,

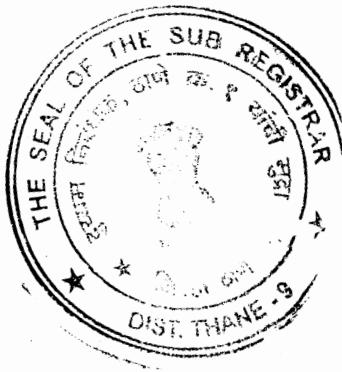
यांनी दिनांक २३.०९.२०१५ रोजी मला दिलेल्या

कुलमुखत्यारपजाच्या आधारे मी सदर दस्त नोंदनीस सादर केला आहे/निष्पादित करून कवुली जवाब दिला आहे. सदर कुलमुखत्यारपज लिहून देणार यांनी कुलमुखत्यारपज रद्द केलेले नाही किंवा कुलमुखत्यारपज लिहून देणार व्यक्तींपेकी कोणीही मरत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपज रददावदल पात्र ठरलेले नाही. सदरचे कुलमुखत्यारपज पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आदलून आल्यास नोंदणी अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पाज राहील याची मला जाणीव आहे.

दिनांक : २९/०९/२०१५



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दिनांक: २९/०९/२०१५
२३/१९५६



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मार्ग : १५५६

पावती

Wednesday, September 23, 2015
1:26 PM

Original/Duplicate

नोंदणी क्र. 39म
Regn.: 39M

पावती क्र.: 11579 दिनांक: 23/09/2015

गावाचे नाव: अंधेरी

दस्तऐवजाचा अनुक्रमांक: वदर1-8774-2015

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: त्रिलोकेश सिटी डेव्हलपर्स एल एल पी चे भागीदार कीर्ति विश्वनाथ - केडिया

नोंदणी की

रु. 100.00

दस्त हाताळणी की

रु. 460.00

पृष्ठांची संख्या: 23

एकूण:

रु. 560.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे
1:45 PM ह्या वेळेस शिळेल.

बाजार मुळ्य: रु. 1/-

मोबदला: रु. 0/-ह. दुय्यम निबंधक, अंधेरी, मुंबई उभगर बिल्डा,

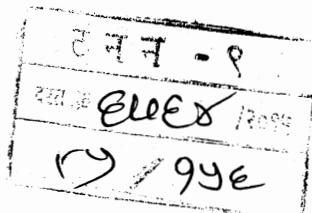
भरलेले मुद्रांक शुल्क: रु. 500/-

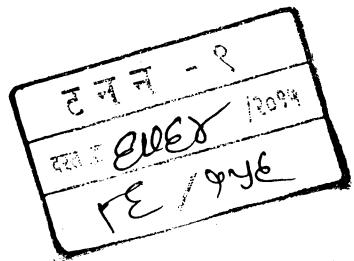
दुय्यम निबंधक, अंधेरी, मुंबई उभगर बिल्डा,

1) देयकाचा प्रकार: By Cash रकम: रु 100/-

2) देयकाचा प्रकार: By Cash रकम: रु 460/-

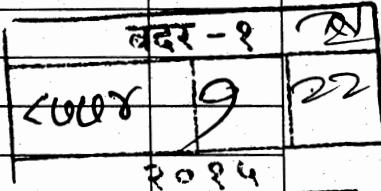
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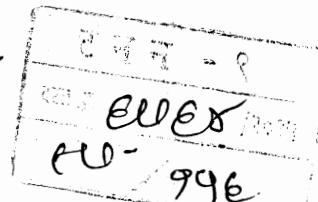




CHALLAN
MTR Form Number-6

GRN	MH003768527201516E	BARCODE			Date	23/09/2015-12:01:21	Form ID	48(f)					
Department	Inspector General Of Registration		Payer Details										
Type of Payment	Non-Judicial Customer-Direct Payment		TAX ID (If Any)										
	Non-Judicial Customer-Direct Payment		PAN No. (If Applicable)		AANPH9553L								
Office Name	BDR1_JT SUB REGISTRAR ANDHERI NO 1		Full Name		MR RAJESH HODGE								
Location	MUMBAI												
Year	2015-2016 One Time		Flat/Block No.		302,3rd Floor, Water Ford Building								
Account Head Details			Amount In Rs.	Premises/Building									
0030045501 Sale of NonJudicial Stamp			500.00	Road/Street		Bariwala Rd							
				Area/Locality		Andheri West, Mumbai							
				Town/City/District									
				PIN		4	0	0	0	5	8		
Remarks (If Any)													
<div style="text-align: center; padding: 10px;">  बद्र - १ </div>			PAN2=AAKFT4459L~PN=Trilokesh City Developers LLP~CA= 										
			Amount In	Five Hundred Rupees Only									
Total			500.00	Words									
Payment Details UNION BANK OF INDIA													
Cheque-DD Details				Bank CIN	REF No.	SUB FOR USE IN RECEIVING BANK							
Cheque/DD No					02901792016092300208	39205703							
Name of Bank				Date	23/09/2015-11:58:17								
Name of Branch				Bank-Branch	UNION BANK OF INDIA								
				Scroll No. , Date	Not Verified with Scroll								

Mobile No. : Not Available



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7668
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SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, TRILOKESH CITY DEVELOPERS LLP limited liability partnership having its registered office at C-109 Hind Saurashtra, Industrial Estate, 85/86, M. V. Road, Marol Naka, Andheri (East) Mumbai 400 059 (hereinafter "TCDLLP") hereby SEND GREETINGS:

WHEREAS:

- A. By an Agreement to Sell (hereinafter referred to as "Agreement to Sell") executed / to be executed between (1) LODHA ELEVATION BUILDCON PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 and having its registered office at 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai – 400001 (hereinafter "LEBPL"); (2) SIMTOOLS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 and having its registered office at 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle, Fort, Mumbai – 400001 (hereinafter "Simtools"); (3) VOLTAS LIMITED, a company incorporated under the Companies Act, 1956 and having its registered office at Voltas House 'A', Dr. Babasaheb Ambedkar Road, Chinchpokli, Mumbai – 400 033 (hereinafter "Voltas") and (4) TCDLLP, TDCLLP has purchased and acquired from the LEBPL, the unit being the

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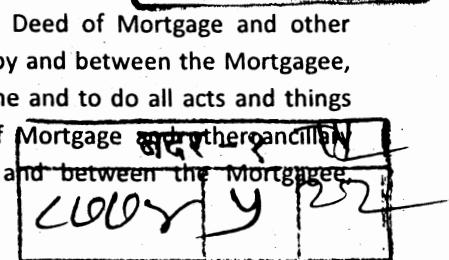
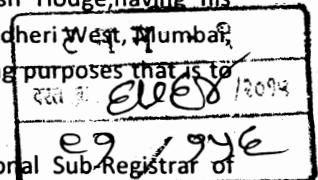
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entire 7th Floor of Wing A & B of the building known as i-Think Techno Campus ("said Building") situated at Pokhran Road No. 2, Off Eastern Express Highway, Thane (West), 400607 more particularly described in Annexure I of said Agreement to Sell and also in the Schedule hereunder written, along with the shares and all rights, title, interests, occupancy rights and other entitlements and allotments more particularly described in Annexure I of the Agreement to Sell and Schedule hereunder written(hereinafter collectively referred to as the "Unit") for the consideration and on the terms and conditions recorded in the said Agreement to Sell.

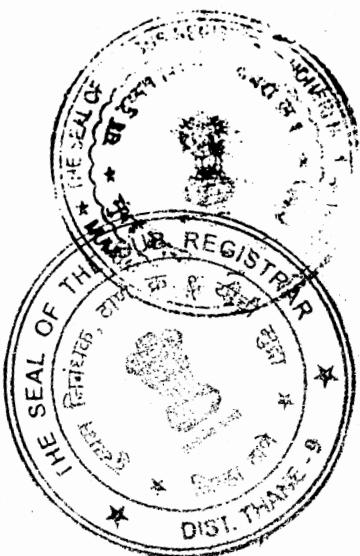
- B. For the purpose of availing certain loan facilities ("Loan Facility"), TCDLLP has mortgaged / proposes to mortgage the said Unit unto and in favour of Aditya Birla Finance Limited, a non-banking financial company having its registered office at Indian Rayon Compound, Veraval, Gujarat – 362266, India (hereinafter "Mortgagee") by way of deed of simple mortgage executed / to be executed by and between the Mortgagee, TCDLLP, Simtools, Voltas and LEBPL ("Deed of Mortgage").
- C. The said Deed of Mortgage and other ancillary documents entered into / to be entered into between the Mortgagee, TCDLLP, Simtools, Voltas and LEBPL are required to be registered with the relevant jurisdictional Sub-Registrar of Assurances.
- D. Due to our pre-occupation we, the designated partners of TCDLLP are unable to attend the office of the jurisdictional Sub-Registrar of Assurances to admit execution of the said Deed of Mortgage and other ancillary documents, from time to time. We are therefore desirous of appointing Mr. Rajesh Hodge having his residential address at 302, 3rd Floor, Water Ford Building, Barfiwala Rd, Andheri West, Mumbai, Maharashtra 400 058, as our true and lawful attorney ("Attorney") to attend the office of the jurisdictional Sub-Registrar of Assurances and to admit execution of the said Deed of Mortgage and other ancillary documents for and on our behalf, which the said attorney has agreed to do.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS that we, TRILOKESH CITY DEVELOPERS LLP, do hereby severally nominate, constitute and appoint Mr. Rajesh Hodge, having his residential address at 302, 3rd Floor, Water Ford Building, Barfiwala Rd, Andheri West, Mumbai, Maharashtra 400 058, to be our true and lawful Attorney for the following purposes that is to say –

1. To present, apply for and lodge in the office of the jurisdictional Sub-Registrar of Assurances at Thane and to admit execution of said Deed of Mortgage and other ancillary documents entered into / to be entered into by and between the Mortgagee, TCDLLP, Simtools, Voltas and LEBPL and register the same and to do all acts and things necessary for effectively registering the said Deed of Mortgage and other ancillary documents entered into / to be entered into by and between the Mortgagee, TCDLLP, Simtools, Voltas and LEBPL, as the case may be.
2. To obtain no objection, permissions, exemptions, extensions etc. and to give such other applications, writings, undertakings as may be required for more effective lodging and admitting the execution and registration of the said Deed of Mortgage and other ancillary documents entered into / to be entered into by and between the Mortgagee, TCDLLP, Simtools, Voltas and LEBPL, as the case may be.
3. AND WE DO HEREBY agree to ratify and confirm all and whatever our said Attorney shall do or cause to be done by virtue of these presents.



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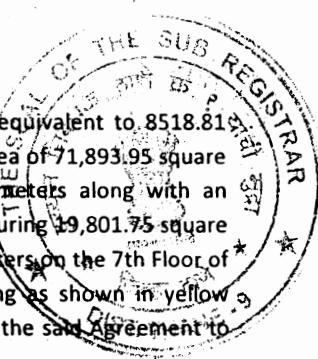
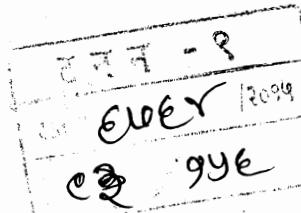
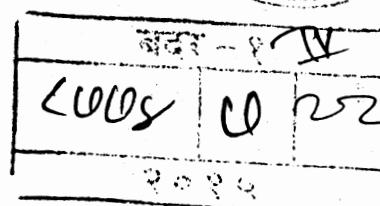
SCHEDULE

Unit shall mean the following:

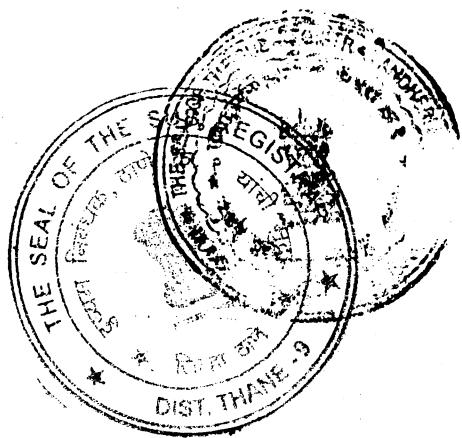
- (i) Unit: Entire 7th Floor of Wings A and B
- (ii) Floor: 7th Floor A and B wing
- (iii) Type of Unit: IT/ITES Unit
- (iv) Carpet Area: Aggregate of 91,695.70 square feet equivalent to 8518.81 square meters, consisting of carpet area of 71,893.95 square feet equivalent to 6679.17 square meters along with an exclusive right to use an area admeasuring 19,801.75 square feet equivalent to 1839.64 square meters on the 7th Floor of Wings 'A' and 'B' of the said Building as shown in yellow colour on the floor plans annexed to the said Agreement to Sell.
- (v) Project: i Think Techno Campus, Pokhran Road No. 2, Off Eastern Express Highway, Thane (West), 400607
- (vi) Shares: 38,917 fully paid up equity shares of Simtools bearing distinctive numbers 180080 to 201876, 20080 to 25079, 100080 to 100279, 60 to 69, 101580 to 106079, 117080 to 119579, 106080 to 108569, 461560 to 461609, 461610 to 461659, 461660 to 461709, 461710 to 461759, 286080 to 287079, 262080 to 263079, 299430 to 299529, 298930 to 299029, 298630 to 298649 and comprised in Share Certificate Nos. 15, 24 and 29 together with all proportional amounts, deposits and other monies including the shareholder's contribution lying to the credit of LEBPL, if any in the books and records of Simtools free from all encumbrances of whatsoever nature, absolutely and forever.

[Signature Page Follows]

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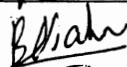
In Witness Whereof We have hereunto set and subscribed our hands to these presents on this
23rd day of September, 2015.

SIGNED AND DELIVERED BY THE)
Within named "TCDLLP")
TRILOKESH CITY DEVELOPERS LLP)
Through its Designated Partners)

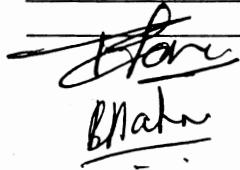
1. Kirti Vishwanath Kedia
(Partner)

✓ Pragna Kirti Kedia being the
Managing Trustee JSK Private Trust
(Partner)

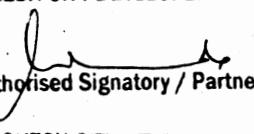
In the presence of:

SIGNED AND DELIVERED BY THE)
Within named "ATTORNEY")
Mr. Rajesh Hodge)
in the presence of:

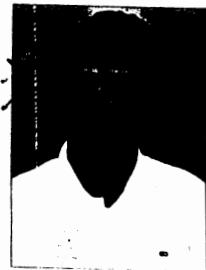


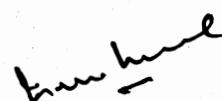

) For TRILOKESH CITY DEVELOPERS LLP


Authorised Signatory / Partner

) For TRILOKESH CITY DEVELOPERS LLP


Authorised Signatory / Partner





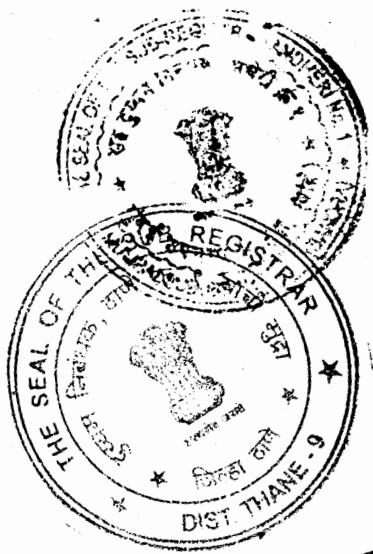
Before me,

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TRILOKESH CITY DEVELOPERS LLP

C-109 Hind Saurashtra Industrial Estate, 85/86, M.V.Road, Marol Naka, Andheri (East) Mumbai 400 059

Certified True Copy of the resolution passed at the meeting of Designated Partners of TRILOKESH CITY DEVELOPERS LLP held on September 8th 2015. At the registered office of the LLP at C-109 Hind Saurashtra, Industrial Estate, 85/86, M.V.Road, Marol Naka, Andheri (East) Mumbai 400 059.

"Resolved that permission of the Designated Partners be and hereby given to purchase commercial property at 7th Floor of Wings A and B of i Think Techno Campus, Pokhran Road No. 2, Off Eastern Express Highway, Thane (West), 400607."

"Resolved further that permission of the Designated Partners be and hereby given to raising Debt for Financing Purchase of the above mentioned commercial property."

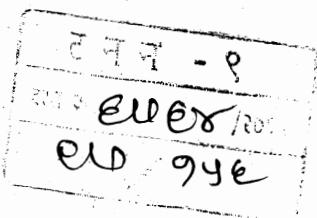
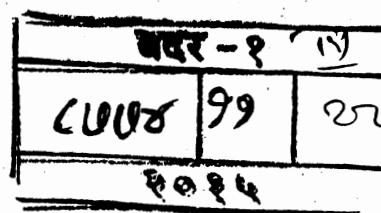
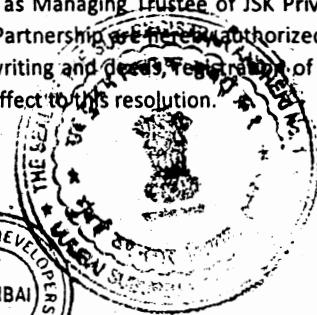
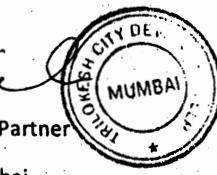
"Resolved further that permission of the Designated Partners be and hereby given to mortgage the above mentioned commercial property with Aditya Birla Finance Limited, raising Debt for Financing Purchase of the above mentioned commercial property."

"Resolved further that either Mrs. Pragna Kirti Kedia representing as Managing Trustee of JSK Private Trust or Mr. Kirti Kedia, Designated Partner of the Limited Liability Partnership are hereby authorized to sign, execute and submit such applications, requisite documents, writing and deeds, registration of the mortgage deed as may be deemed necessary or expedient to give effect to this resolution."

For and behalf of TRILOKESH CITY DEVELOPERS LLP

Designated Partner

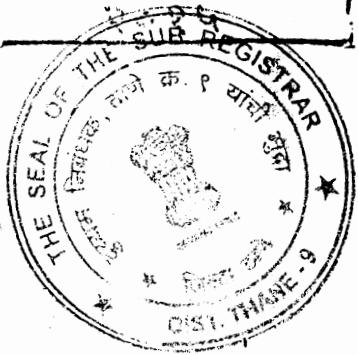
Place: Mumbai





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GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Registrar Maharashtra, Mumbai
Everest , 100 , Marine Drive , Mumbai - 400002, Maharashtra, INDIA

FORM 16

[Refer Section 12(1)(b) of the LLP Act, 2008]

CERTIFICATE OF INCORPORATION



LLP Identification Number: AAE-5663

I hereby certify that TRILOKESH CITY DEVELOPERS LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008.

Given at Maharashtra this Thirteenth day of August Two Thousand Fifteen



Registrar ,Maharashtra, Mumbai

Note: The corresponding form has been approved by Arya Jayant Pyarelal, Assistant Registrar and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 36(3)(ii) of the Limited Liability Partnership Rules, 2009

The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in). MCA Ex/2094

Mailing Address as per record available in Registrar office:

TRILOKESH CITY DEVELOPERS LLP
C 109,HIND SAURASHTA INDUSTRIAL ESTATE, 85/86, M.V. ROAD, MAROL
NAKA, ANDHERI (EAST) ,
MUMBAI - 400059,
Maharashtra, INDIA

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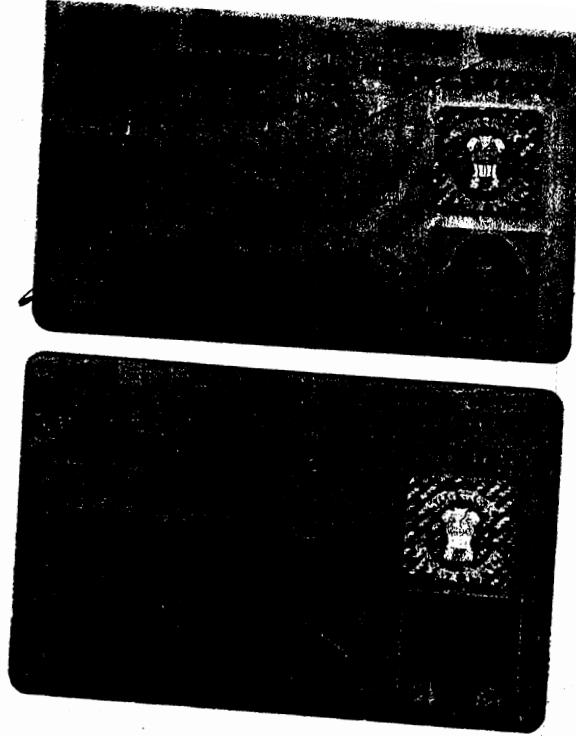


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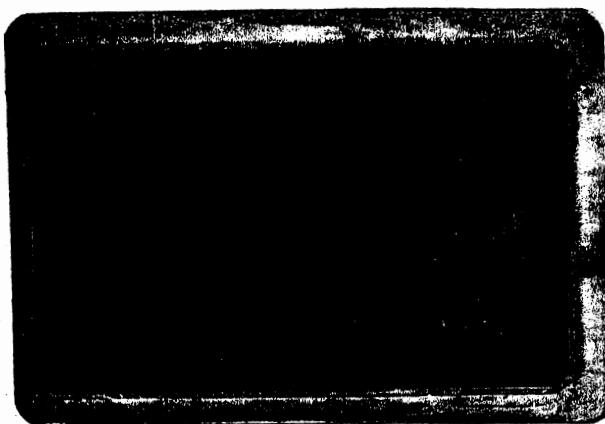
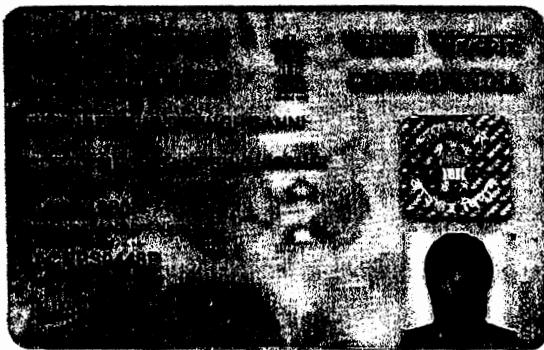
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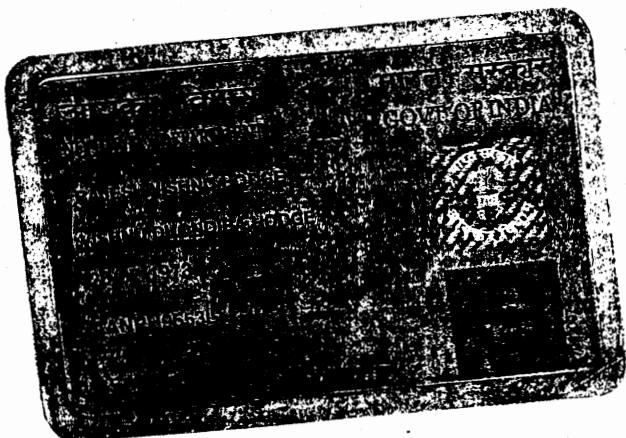
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2014		

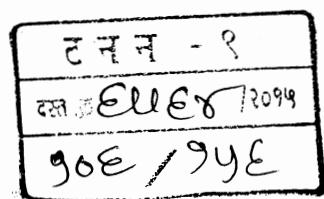
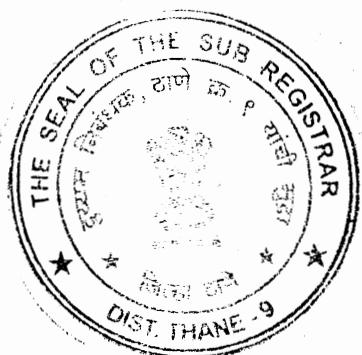
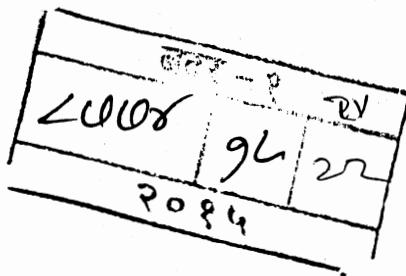




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बुधवार, 23 सप्टेंबर 2015 1:26 म.नं.

दस्त गोषवारा भाग-1

वदर1

दस्त क्रमांक: 8774/2015

दस्त क्रमांक: वदर1 /8774/2015

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेने मुद्रांक शुल्क: रु.500/-

द. नि. मह. द. नि. वदर1 याचे कार्यालयात

पावती: 11579

पावती दिनांक: 23/09/2015

अ. क्र. 8774 वर दि. 23-09-2015

सादरकरणाराचे नाव: विलोकेश सिटी डेव्हलपर्स एल एल पी चे भागीदार कीर्ती विश्वनाथ - केडिया

रोजी 1:24 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 460.00

पृष्ठांची संख्या: 23

दस्त हजर करणाऱ्याची सही:

एकुण: 560.00

भ. दुश्यम निवासी, अधीक्र. क्र.-१
मुंबई उपनगर जिल्हास. दुश्यम निवासी, अधीक्र. क्र.-१
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: कुलमुखत्यारपत्र

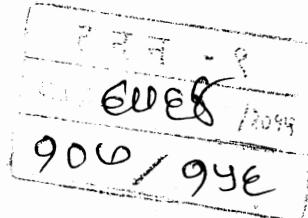
मुद्रांक शुल्क: (48-अ) जेव्हा एकाच संव्यवहाराच्या संबंधात एका किंवा अधिक दस्तऐवजांनी नोंदणी करण्यात्या एकमेव प्रयोजनासाठी किंवा असे एक किंवा अधिक दस्तऐवज निष्पादित केल्याचे कबूल करण्यासाठी केला असेल तेव्हा

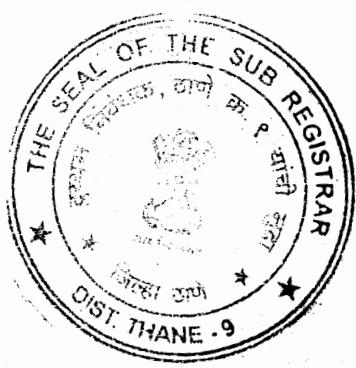
शिक्का क्र. 1 23 / 09 / 2015 01 : 23 : 50 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 23 / 09 / 2015 01 : 25 : 07 PM ची वेळ: (फी)



वदर - १	
1008	29/09/2015
29/09/2015	2015





टंकन - ९
दस्त क्र. १८४ / २०७५
१०८ / १९४६



दस्त गोषवारा भाग-2

23/09/2015 1 28:19 PM

बदर1

दस्त क्रमांक:8774/2015

दस्त क्रमांक :बदर1/8774/2015

दस्ताचा प्रकार :-कुलमुख्यारपत्र

अनुक. पक्षकाराचे नाव व पता

1 नाव:त्रिलोकेश मिटी हेळ्हलपर्म एन एल पी चे भागीदार कीर्ती विश्वनाथ - केडिया
पता:प्लॉट नं: ऑफिस सी-109, माला नं: -, इमारतीचे नाव: हिंद भौताक्ष, इंडस्ट्रियल ईस्टेट, , ब्लॉक नं: अधेरी पूर्व, रोड नं: 85/86, पम. वी. रोड, मारोल नाका, महाराष्ट्र, मुंबई.
पत्ता नंबर:

पक्षकाराचा प्रकार

कुलमुख्यार देणार
वय :-52

2 नाव:गजेश - होडगे
पता:ऑफिस सी-109, -, हिंद भौताक्ष, इंडस्ट्रियल ईस्टेट, होल्डर, अधेरी पूर्व, 85/86, पम. वी. रोड, मारोल नाका, ज़.व. नगर, MAHARASHTRA, MUMBAI, Non-Government.
पत्ता नंबर:AANPH9553L

पांवर ऑफ अटांरी
वय :40
स्वाक्षरी:-

पत्ता:शांप न 8 धीरज रिजन्मी बोरीवली पूर्व मुंबई
पिन कोड:400066

2 नाव:विरेंद्र सहानी - -

वय:35

पता:शांप नं 8 धीरज रीजन्मी बोरीवली पूर्व
पिन कोड:400066

स्वाक्षरी



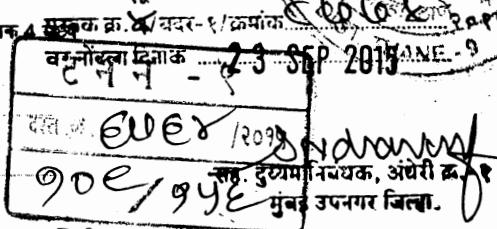
शिक्का क्र.4 ची वेळ:23 / 09 / 2015 01 : 26 : 30 PM

शिक्का क्र.5 ची वेळ:23 / 09 / 2015 01 : 26 : 46 PM नोंदणी पुस्तक

सह. दुर्घाम प्रिलेक्ट, अधेरी क्र. १

मुंबई उपनगर ज़िल्हा

EPayment Details.



sr. Epayment Number

1 MH003768527201516E

Defacement Number

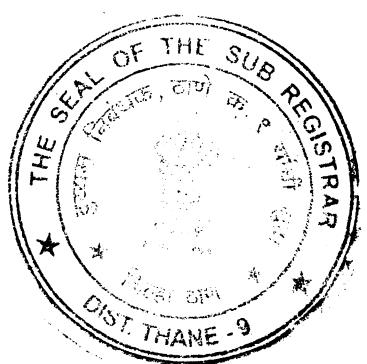
0002308141201516

8774 /2015

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

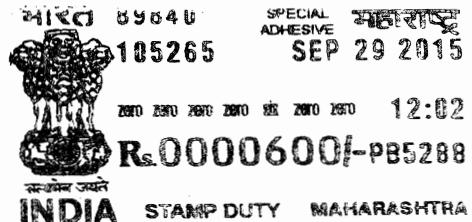


टनन - १
दस्तावेज़ १०६८ / २०९९
९९० / १५८

For M.D.C.C. BANK LTD.
Fort Branch

Mr. A. V. TAWDE
Authorised Signatory
Mumbai District Central
Co-operative Bank Ltd., Fort Branch,
"Mumbai Bank Bhavan",
24/26, A.N. Road, Fort, Mumbai - 400001.

INDEMNITY BOND



TRILOKESH CITY DEVELOPERS LLP

C-109, Hind Saurashtra Industrial Estate,
85/86, M.V. Road, Marol Naka,
Andheri (East), Mumbai – 400059

LODHA ELEVATION BUILDCON PRIVATE
LIMITED

412, Floor- 4, 17G Vardhaman Chamber,
Cawasji Patel Road, Horniman Circle,
Fort, Mumbai—400001

SIMTOOLS PRIVATE LIMITED

412, Floor- 4, 17G Vardhaman Chamber,
Cawasji Patel Road, Horniman Circle,
Fort, Mumbai—400001

VOLTAS LIMITED

Voltas House 'A', Dr. Babasaheb Ambedkar Road
Chinchpokli, Mumbai – 400 033 - 9

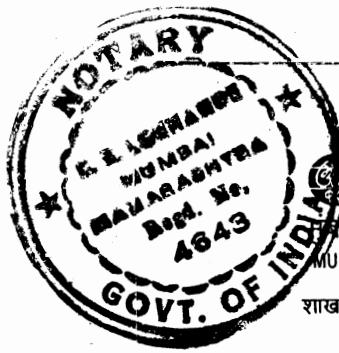
To

The Joint Sub Registrar Thane

Sub: - MORTGAGE DEED submitted to you for registration

Sir,

We hereby confirm that we have not given possession of the said property being mortgaged to ADITYA BIRLA FINANCE LIMITED vide the captioned document. We further confirm that we will not give possession of



No. 69577

खातेदाराची प्रत / Party Copy

मुद्रित जिल्हा मध्यवर्ती सहकारी बँक मर्यादित
MUMBAI DISTRICT CENTRAL CO-OPERATIVE BANK LTD.

शाखा/ Br. Fort

दिनांक/Date ०९/०९/२०१५

मुद्रांक शुल्क/Stamp Duty ₹. 600/-

सेवा आकारणी शुल्क ₹. 10/-

Service Charges _____ 10/-

No. of Document _____ 1

एकूण / Total ₹. 610/-

अक्षरी रूपये/ Amount in words _____

Six Hundred and
Ten only.

मुद्रांक शुल्क भरणाऱ्याचे नाव / Name of stamp duty

paying party Tukroresh City
Developers LLP.

पैन नं. / Pan No. _____

पत्ता /Address & Tel. No. 66253500

समोरच्या पक्षकाराचे नाव /Name of counter party

व्यवहाराच्या उद्देशाचे कारण /Purpose of transaction

Indemnity Bond.

धनदेश/ पे ऑर्डर ज्या बँकाचा काढला आहे त्या बँकाचे नाव

व शाखा Name of the Drawee Bank & Branch

डीडी / पे ऑर्डर / चेक नं.

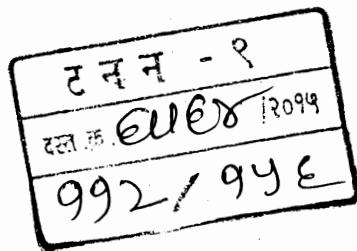
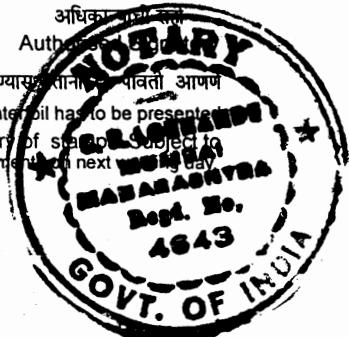
D.D./P.O./Cheque No. if any _____

अधिकारी/Official

रोखपाल/ Cashier Authorised Officer

मुद्रांक केलेले दस्तऐवज घेण्यासाठी तानाचा यावती आणि

आवश्यक आहे./ This counterfoil has to be presented
at the time of delivery of stamp. Subject to
Delivery of stamp document on next business day.



the properties being mortgaged unless the security becomes enforceable in terms of the said MORTGAGE DEED.

Thanking You

Rajesh Hodge
TRILOKESH CITY DEVELOPERS LLP

P. R. Kesarkar
Pandhari
LODHA ELEVATION BUILDCON PRIVATE LIMITED

P. R. Kesarkar
Pandhari
SIMTOOLS PRIVATE LIMITED

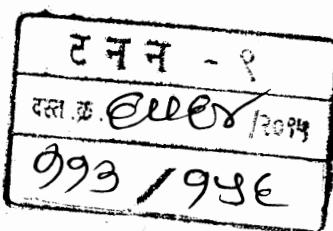
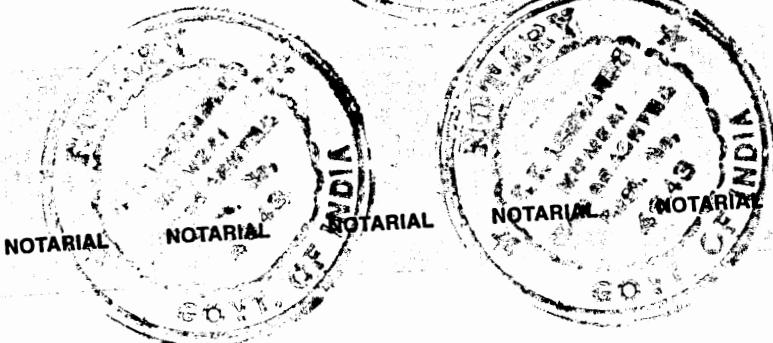
P. R. Kesarkar
Pandhari
VOLTAS LIMITED



BEFORE ME
S. R. LOKHANDE,
NOTARY
MUMBAI - (MAHARASHTRA)

29 SEP 2015

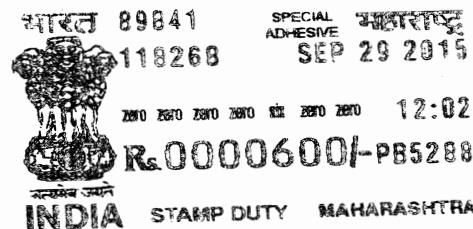
NOTED & REGISTERED
Sr. No.....1009.....9.....
Dated.....29 SEP 2015.....





टनन - ९
दरम. क्र ६८६८४/१०९५
९९४/१९४६

For M.D.C.C. BANK LTD. (Mumbai Central
Fort Branch) "Aditya Bank Ltd., Fort Branch,
"Mumbai Bank Bhawan",
207, Dr. D.N. Road, Fort, Mumbai - 400001.
D. ESTD. W.C.R. 1029/03/05/1197-1200
Mr. A. V. TRAKUN INDEMNITY BOND
Authorised Signatory



ADITYA BIRLA FINANCE LIMITED

Indian Rayon Compound,
Veraval, Gujarat - 362266



To

The Joint Sub Registrar Thane

Sub:- MORTGAGE DEED submitted to you for registration

Sir,

We hereby confirm that we have not taken possession of the said property mortgaged to us vide captioned document. We further confirm that we will not take possession of the properties mortgaged to us unless the security becomes enforceable in terms of the said MORTGAGE DEED.

Thanking You,

For ADITYA BIRLA FINANCE LIMITED

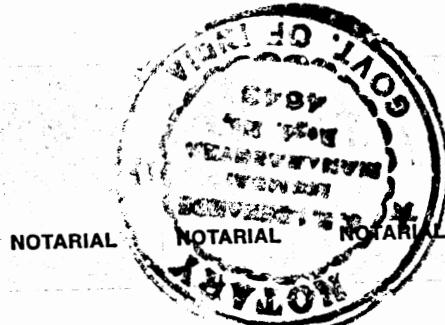
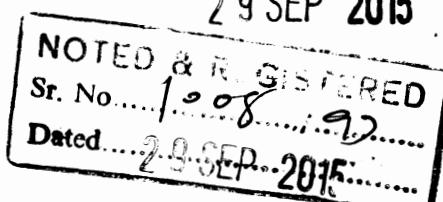
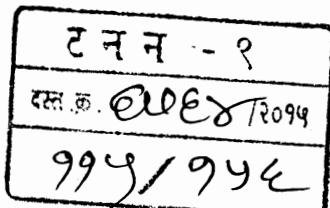
FOR ADITYA BIRLA FINANCE LIMITED

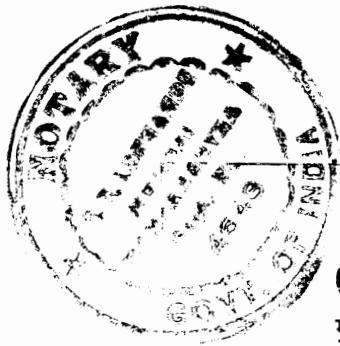
Deepak Jain
Deepak Jain
Director/Authorized Signatory

Jogesh Limbachya
Jogesh Limbachya
Authorised Signatory

S. R. LOKHANDE
BEFORE ME
S. R. LOKHANDE
NOTARY
MUMBAI - (MAHARASHTRA)

29 SEP 2015





No. 69578

खातेदाराची प्रत / Party Copy

मुंबई जिल्हा मध्यवर्ती सहकारी बँक मर्यादित
MUMBAI DISTRICT CENTRAL CO-OPERATIVE BANK LTD.

शाखा/ Br. *fort*

दिनांक/Date 29/9/15

मुद्रांक शुल्क/Stamp Duty ₹ 600/-

सेवा आकारणी शुल्क ₹ 10/-

Service Charges 10/-

No. of Document 1

एकूण / Total ₹ 610/-

अक्षरी रूपये/ Amount in words Six Hundred
and Ten Rupees Only

मुद्रांक शुल्क भरणाऱ्याचे नाव / Name of stamp duty
paying party *Aditya Beda Finance
Ltd.*

पैन नं. / Pan No. _____

पता /Address & Tel. No. 66253500

समोरच्या पक्षकाराचे नाव / Name of counter party

व्यवहाराच्या उद्देशाचे कारण /Purpose of transaction

Indemnity Bond

धनादार/ पे.ओ.डी.र यज्ञ बँकचा काढला आणि तय बँकचे नाव

व शाखा Name of the Drawee Bank & Branch

29 SEP 2015

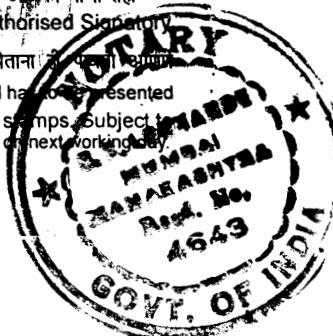
दंडना / पे.ओ.डी.र / चेक नं.

D.D./P.O./Cheque No. if any

FOR DRAWER *Authorised Signatory*
रोखपाल/ Cashier

मुद्रांक केलेले दस्तऐवज घेण्यास येताना नोंदवा आणि
आवश्यक आहे./ This counterfoil has to be presented
at the time of delivery of stamps. Subject to
Delivery of stamp documents on next working day.

ट न न - ९
दस्त. क्र. <u>४८६५८</u> /१०७५
<u>११६ / ११६</u>





CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF ADITYA BIRLA FINANCE LIMITED AT THEIR MEETING HELD ON MONDAY, 23RD APRIL, 2012 AT BOARD ROOM, 18TH FLOOR, ONE INDIABULLS CENTRE, JUPITER MILL COMPOUND, SENAPATI BAPAT MARG, 841, ELPHINSTONE ROAD, MUMBAI – 400013

"RESOLVED THAT any two of the following persons

Rakesh Singh
Sanjay Miranka
Maneesh Yadav
Anil Phalod

K G Ajmera
Navin Gupta
Sekhar Mosur
Sujatha Sudheendra

Be and are hereby authorized to sign sanction / renewal / enhancement / amendment/ adhoc letters, any other letter of similar nature, legal documents, interest reset letter, agreements, deeds, declarations, documents, application(s), lien marking instruction(s), lien release instruction(s), invocation of lien instruction(s) Debit/ Credit notes, Balance confirmation letter / No Dues Certificates, and other documents and to take all such actions as may be required from time to time including getting the agreements, securities registered / hypothecated / lien marked and vice versa in the name and / or in favour of the Company for securing its interest on securities and / or properties and to do all such things as may be necessary for the aforesaid purpose."

"RESOLVED FURTHER THAT any two of the following persons—

Director(s)
Chief Executive Officer
Chief Financial Officer
Sanjay Miranka
Maneesh Yadav
Anil Phalod

Navin Gupta
Sekhar Mosur
Sujatha Sudheendra

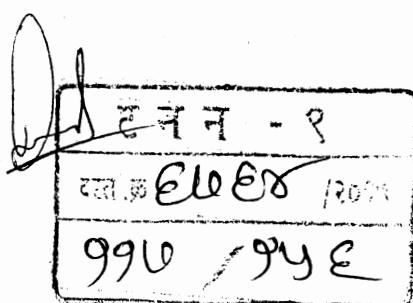
of the Company, acting jointly, be and are hereby authorized to give instructions for changing the signatories including authorizing additional signatories or deleting the name of any one or more from the list of authorized signatories without any further approval from the Board/ Finance Committee of the Board."

"RESOLVED FURTHER THAT the authority so delegated shall remain in force not later than the tenure of the employment of either the aforesaid signatories or the delegatee's.

"RESOLVED FURTHER THAT a copy of this resolution certified as true copy by any one of the Directors or by CEO or CFO or Company Secretary or any of the aforesaid signatories be furnished to the said banks /such parties/ companies /institutions /depository participants etc and they be requested to act thereon."

for **ADITYA BIRLA FINANCE LIMITED**

[Signature]
MUTHIAH GANAPATHY
COMPANY SECRETARY

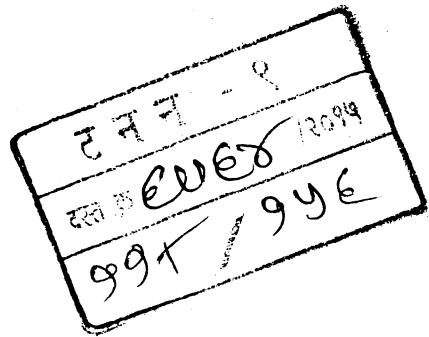
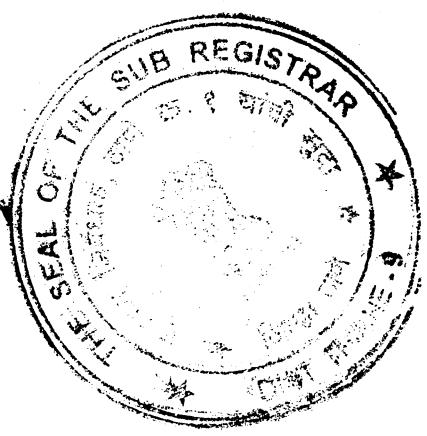


Aditya Birla Finance Limited

One Indiabulls Centre, Tower 1, 18th Floor, Jupiter Mill Compound, 841, Senapati-Bapat Marg, Elphinstone Road, Mumbai 400 013

Tel.: +91 22 43567000 Fax: +91 22 43567266

Regd. Office: Indian Rayon Compound, Veraval, Gujarat - 362266





LETTER OF AUTHORITY

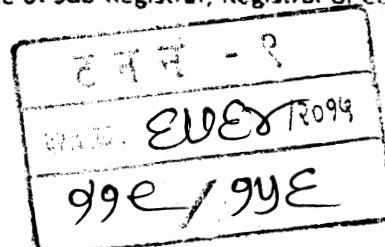
By virtue of the resolution passed by the Board of Directors of Aditya Birla Finance Ltd (hereinafter referred as "Company") at their meeting held on 23rd April, 2012, Mr. Sekhar Mosur, (Executive Vice President) & Mr. Maneesh Yadav (Sr. Vice President) have been empowered to authorize any person or persons for the better and more effectively doing, effectuating, executing and performing Company's business and affairs. We therefore, hereby authorize jointly ANY TWO Authorised Signatories as provided for in the Annexure, to do, perform and concur in all or any of the following acts and things:

CATERGORY 1 – TO ACT WITHOUT ANY APPROVAL

1. To sign or execute and deliver all contracts, receipts, deeds, charges, mortgages, documents and instruments of whatsoever nature as may be required to be executed for the sole purpose of creation of charge in favour of Company.
2. To execute and register any document on behalf of the Company as may be required at the office of Sub-Registrar, Registrar of Companies or any other appropriate authorities.
3. To do all other acts, as may be necessary usual and expedient, in connection with and relating to mortgage and pledge related documents including but not limited to agreements, receipts, deeds, letters relating to lien marking and others, loan agreements (not limited to Facility Agreement, Loan cum Pledge Agreement, Memorandum of Entry) on behalf of the Company.
4. To execute and deliver all contracts, indemnities and similar other documents with respect to Escrow Account and Depository Participant Account in the usual course of business of the Company.
5. To collect title documents and any other documents from other Banks/Financial Institutions in case of Business Transfer.
6. To do all such other acts or things as may be considered incidental or conducive to the attainment of the above objects or any of them.

CATERGORY 2 – TO ACT WITH NECESSARY APPROVAL

With appropriate approval from Credit Risk and Operations/Business as mentioned in Letter of Authority dated April 24, 2015 executed by Chief Executive Officer of the Company, to release charge, sign or execute and deliver all contracts, deeds, charges and instruments of whatsoever nature as may be required to be executed and register the same at the office of Sub-Registrar, Registrar of Companies or any other appropriate authority to satisfy the charge.

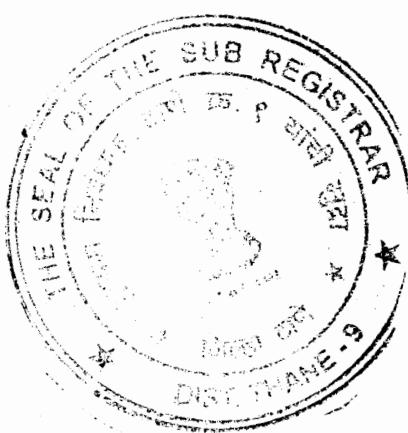


Aditya Birla Finance
One Industrial Centre, Tower 1, 18th Floor
Tajter Mill Compound, 841, Terekut, Rajkot, Gujarat
Ephrasane Road, Mumbai - 400 011

Regd. Office: Plot No. Indian Rayon Compound, Veraval, Gujarat 362 266 |IN-U65990GU1991PLC064603



+91 22 43567000
+91 22 43567266
www.adityabirlafinance.com
www.abtsg.com



ट न न - ९
दस अप्रैल 1921
१२० / ९४६

ADITYA BIRLA



FINANCE

CATEGORY 3 – NOT AUTHORISED TO ACT

The Authorised Signatory (ies) are not authorized

- a. to exercise any of the above mentioned authority singly.
- b. to sign or execute or exercise any authority without carrying the original Identity Card provided by the Company.
- c. to release charge on any immovable/movable property created vide hypothecation, pledge, mortgage, charge, lien, pawn etc in favour of the Company without appropriate approval from Credit Risk and Operations/Business.
- d. to do all other acts other than mentioned in Category 1 and Category 2.

RATIFICATION AND DELEGATION

1. The Company undertakes to ratify and confirm any act or documents whatsoever that the Authorised Signatory-Attorney shall do or lawfully cause to be done, in good faith, by virtue of this letter of authority.
2. The Authorised Signatory cannot sub-delegate the power and authority granted to him/her under this document to any other person or persons.

DURATION

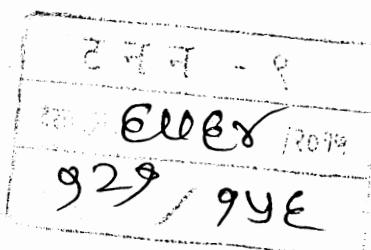
The authority under this letter shall be effective from April 1, 2015 and supersede all the earlier authority given to the signatories mentioned in the Annexure and cease upon the earliest of:

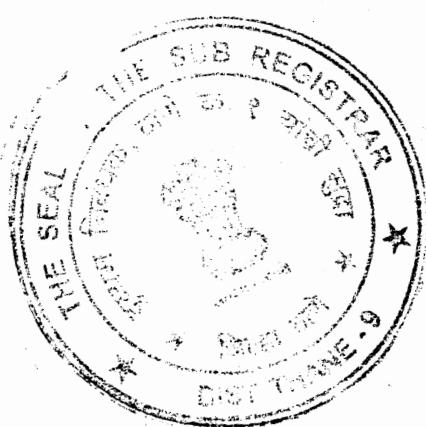
- a. the signatory ceasing to be employed by the Company; or
- b. revocation of authority by the Company; or
- c. on March 31, 2017.

Dated on this 4th May, 2015
For Aditya Birla Finance Ltd

Sekhar Mosur
Executive Vice President

Maneesh Yadav
Sr. Vice President





ट्रॉक - १
दस्तावेज़ EX-1094
९२२४४६

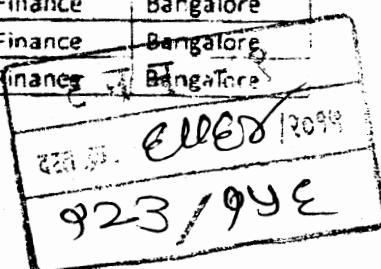
ADITYA BIRLA



ANNEXURE

LIST OF AUTHORIZED SIGNATORIES

S No.	Name	E Code	Function	Location
1	Heena Keswani	063324	Capital Market	Ahmedabad
2	Amit Bajpai	167132	Capital Market	Ahmedabad
3	Arun Padmanabha Bhat	004095	Capital Market	Bangalore
4	Rakesh Kumar Singh	054236	Capital Market	Bangalore
5	Sameer Gupta	083030	Capital Market	Chandigarh
6	Ashwin Jayasingh	070146	Capital Market	Chennai
7	Abdul Khader U	168770	Capital Market	Chennai
8	Suresh Babu Pasam	090592	Capital Market	Hyderabad
9	Amber Maheshchandra Chaurasia	048369	Capital Market	Indore
10	Sandeep Tiwari	205795	Capital Market	Indore
11	Nirmal Kumar Nosaria	001742	Capital Market	Kolkata
12	Ramkrishna Kulshreshtha	021537	Capital Market	Kolkata
13	Amit Lal	072100	Capital Market	Kolkata
14	Jitendra Singh Rathore	026839	Capital Market	Mumbai
15	Mehul Rameshbhai Shah	050079	Capital Market	Mumbai
16	Deepa Lohana	071495	Capital Market	Mumbai
17	Jasmine Koli	089856	Capital Market	Mumbai
18	Rohan Kapadekar	090288	Capital Market	Mumbai
19	Darshan Garali Siddalingappa	121271	Capital Market	Mumbai
20	Foram Anil Patel	141364	Capital Market	Mumbai
21	Avinash Singh Jadon	199487	Capital Market	Mumbai
22	Ashish Bhola	028502	Capital Market	New Delhi
23	Mayank Chand	090598	Capital Market	New Delhi
24	Rahul Singh	141707	Capital Market	New Delhi
25	Adarsh Srivastava	197973	Capital Market	New Delhi
26	Jayant Kharade	097046	Capital Market	Pune
27	Saman Agarwal	198962	Capital Market	Raipur
28	Narendra Ramgopal Sharma	121365	Corporate Finance	Ahmedabad
29	Ram Mohan M G	1751	Corporate Finance	Bangalore
30	Vedavyas V Nadgauda	114048	Corporate Finance	Bangalore
31	Rahul Ravindranath	120498	Corporate Finance	Bangalore
32	Ashish Kumar Nimodia	167266	Corporate Finance	Bangalore
33	Shivkumar Shivshankar	170786	Corporate Finance	Bangalore



11



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ADITYA BIRLA

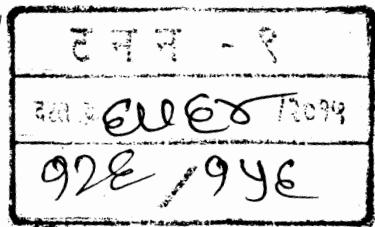
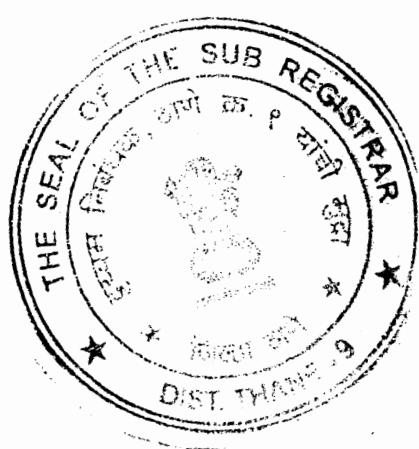


34	Megavannan Vengatesan	42655	Corporate Finance	Chennai
35	Thangadurai Selvaraj	124317	Corporate Finance	Chennai
36	Gopi T K	124182	Corporate Finance	Chennai
37	Vajarala Hemambar	1768	Corporate Finance	Hyderabad
38	Amlan Sen	34551	Corporate Finance	Kolkatta
39	Rohan Shroff	89906	Corporate Finance	Kolkatta
40	Sanjeeb Sahu	31268	Corporate Finance	Mumbai
41	Madhav Harshad Mehta	86130	Corporate Finance	Mumbai
42	Rakesh Subhash Pingulkar	90992	Corporate Finance	Mumbai
43	Murugesh Rangaswamy Gounder	114863	Corporate Finance	Mumbai
44	Venkatraman Iyer	117270	Corporate Finance	Mumbai
45	Abbas Firdos Chinwala	124314	Corporate Finance	Mumbai
46	Abhay Kishore Parekh	187678	Corporate Finance	Mumbai
47	Hitesh Ramesh Popli	188591	Corporate Finance	Mumbai
48	Sangram Bhalla	067411	Corporate Finance	Mumbai
49	Anuj Mehta	118325	Corporate Finance	New Delhi
50	Tushar Agarwal	114851	Corporate Finance	New Delhi
51	Rohan Prabhakar Karhale	114026	Corporate Finance	Pune
52	Sanket Agrawal	141576	Corporate Finance	Pune
53	Shekhar Suresh Sharma	111224	Mortgages	Ahmedabad
54	Akhil Katre	120061	Mortgages	Ahmedabad
55	Prashant Balkrishna Mahale	121716	Mortgages	Ahmedabad
56	Jasmin Ashokbhai Thakkar	122669	Mortgages	Ahmedabad
57	Yogesh Chaturbhaji Patel	122798	Mortgages	Ahmedabad
58	Souigata Goswami	97390	Mortgages	Bangalore
59	Renuka Prasad C	105784	Mortgages	Bangalore
60	Naresh Gurappa	107864	Mortgages	Bangalore
61	Namrata Baheti	119985	Mortgages	Bangalore
62	Praveen Prakash Walvekar	120827	Mortgages	Bangalore
63	Pratick Agarwala	122973	Mortgages	Bangalore
64	Vijaya Kotegar	172846	Mortgages	Bangalore
65	Amit Ahuja	99371	Mortgages	Chandigarh
66	Sanjeev Singh Bisht	102303	Mortgages	Chandigarh
67	Kaushik Kumar Khanna	119790	Mortgages	Chandigarh
68	Ashish Rao	120312	Mortgages	Chandigarh
69	Suresh Madderi Jyothi	114586	Mortgages	Chennai
70	Sk Khalid Quadri	122268	Mortgages	Chennai
71	Ravi Surendra Gadale	191687	Mortgages	Chennai
72	Chila Venu	114942	Mortgages	Hyderabad

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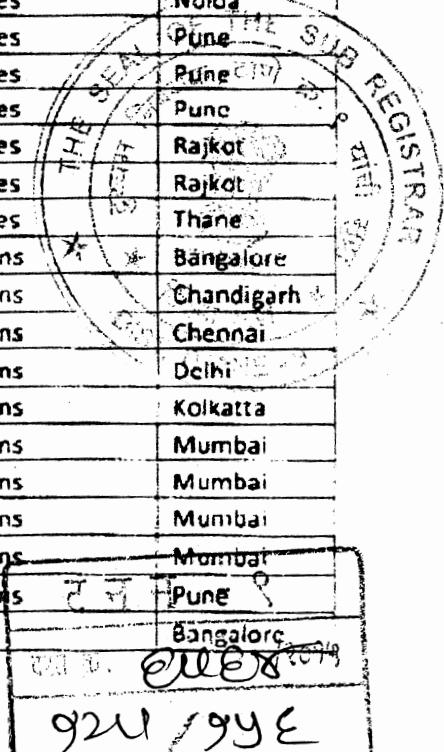
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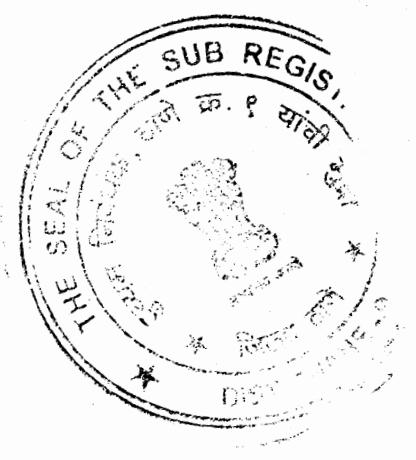


ADITYA BIRLA



73	Muralikrishna Tharigopulla	180845	Mortgages	Hyderabad
74	Himanshu Wadher	96756	Mortgages	Mumbai
75	Chandraprakash Agarwal	96995	Mortgages	Mumbai
76	Himanshu Panchmatiya	99395	Mortgages	Mumbai
77	Yogeshi Keshavlal Limbachiya	109620	Mortgages	Mumbai
78	Raj Yogesh Palan	119669	Mortgages	Mumbai
79	Ruchit Ketan Mehta	120110	Mortgages	Mumbai
80	Wilson Manwel D'monte	168088	Mortgages	Mumbai
81	Jagannath Markand Bisoyi	170790	Mortgages	Mumbai
82	Kamlesh Suresh Solanki	179021	Mortgages	Mumbai
83	Deepak Sunderlal Jain	182355	Mortgages	Mumbai
84	Vaibhav Pradip Mangrulkar	120183	Mortgages	Nagpur
85	Atul Tiwari	96998	Mortgages	New Delhi
86	Parveen Vats	109797	Mortgages	New Delhi
87	Nidhi Gupta	118278	Mortgages	New Delhi
88	Amrinder Singh	120948	Mortgages	New Delhi
89	Tareez Akhtar	121368	Mortgages	New Delhi
90	Rahul Bhaskar	121619	Mortgages	New Delhi
91	Vishal Kumar Swaroop	123671	Mortgages	New Delhi
92	Gaurav Dhingra	180782	Mortgages	New Delhi
93	Arvind Saxena	111580	Mortgages	Noida
94	Manoj Kumar Singh	122092	Mortgages	Noida
95	Indresh Phaltankar	99372	Mortgages	Pune
96	Premangshu Bhowmick	120182	Mortgages	Pune
97	Devendra Tulshidas More	170145	Mortgages	Pune
98	Rupeshi Rasiklal Jajal	120944	Mortgages	Rajkot
99	Yatin Lalitbhai Padiya	123561	Mortgages	Rajkot
100	Dipesh Vasudeo Joshi	121445	Mortgages	Thane
101	Shreenivas Ramechandra Hegde	118277	Operations	Bangalore
102	Pardeep Singh Palwal	123736	Operations	Chandigarh
103	Dilip A	120480	Operations	Chennai
104	Tapas Jana	116944	Operations	Delhi
105	Tarimal Kumar Dey	179051	Operations	Kolkata
106	Manish Prakash Yadav	190921	Operations	Mumbai
107	Kadayam Sekar	72870	Operations	Mumbai
108	Sachin Kamat	72102	Operations	Mumbai
109	Prahlad Samra	4089	Operations	Mumbai
110	Arvind Mahadev Ambre	181747	Operations	Pune
111	Mohit Ramesh Sachdev	182066	Risk	Bangalore



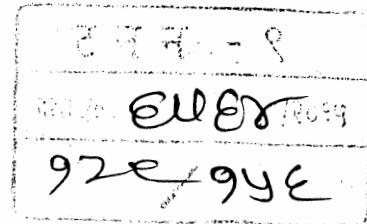
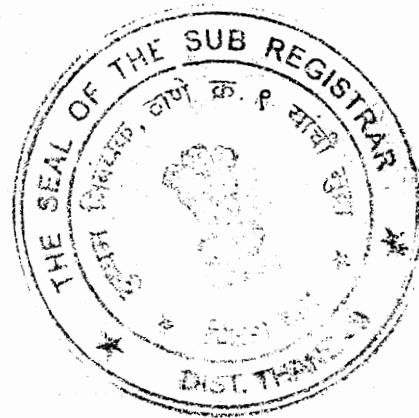


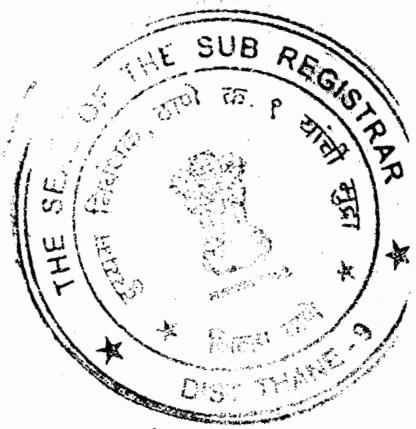
ADITYA BIRLA

FINANCE

112	Alok Bansal	71769	Risk	Chandigarh
113	Prasad Jayant Dandekar	113838	Risk	Mumbai
114	Javraj Natwar Panchal	116945	Risk	Mumbai
115	Nupur Saxena	120479	Risk	Mumbai
116	Aswini Kumar Gouda	165938	Risk	Mumbai
117	Nitin Lata	117272	Risk	New Delhi
118	Mohit Mohan Vasu	121787	Risk	New Delhi
119	Swapnil Awasthi	122294	Risk	New Delhi
120	Mithun Kumar Mandal	188221	Risk	Noida
121	Aviral Hariom Gupta	120415	Risk	Pune

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प्रकाशन - १
दिनांक १०/१२/२०१९
१०३०/११५६

TRILOKESH CITY DEVELOPERS LLP

C-109 Hind Saurashtra, Industrial Estate, 85/86, M.V.Road, Marol Naka, Andheri (East) Mumbai 400 059

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF DESIGNATED PARTNERS OF TRILOKESH CITY DEVELOPERS LLP HELD ON SEPTEMBER 21ST 2015 AT THE REGISTERED OFFICE OF THE LLP AT C-109 HIND SAURASHTRA, INDUSTRIAL ESTATE, 85/86, M.V.ROAD, MAROL NAKA, ANDHERI (EAST) MUMBAI 400 059.

"RESOLVED THAT permission of the Designated Partners be and is hereby granted for the purchase of a commercial property, being the entire 7th Floor of Wings A and B of i-Think Techno Campus, Pokhran Road No. 2, Off Eastern Express Highway, Thane (West), 400607 from Lodha Elevation Buildcon Private Limited.

RESOLVED FURTHER THAT permission of the Designated Partners be and is hereby granted for raising of Debt from Aditya Birla Finance Limited and/or any other bank or financial institution as the Designated Partners may think fit, in their absolute discretion, for financing the purchase of the above mentioned commercial property and for the said purpose the LLP and the Designated Partners be and hereby grant their permission for the mortgage of the above mentioned commercial property with Aditya Birla Finance Limited and/or any other bank or financial institution, as the case may be, for securing the Debt being raised for financing the purchase of the above mentioned commercial property.

RESOLVED FURTHER THAT the draft of the Agreement to Sell, the Deed of Mortgage and other transaction documents as placed before the Designated Partners be and is hereby approved and the Designated Partners and Mr. Rajesh Hodge, an authorized representative of the LLP, be and are hereby severally authorized to negotiate, amend, alter, modify sign, seal, execute, deliver and submit the Agreement to Sell, the Deed of Mortgage and all other incidental and ancillary transaction documents including all such applications, requisite documents, writing and deeds as may be deemed necessary or expedient to give effect to the aforesaid transaction.

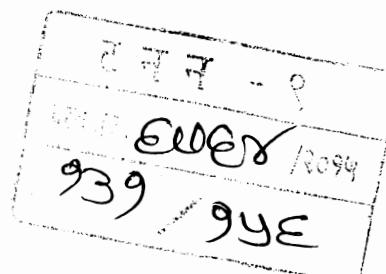
RESOLVED FURTHER THAT the Designated Partners and Mr. Rajesh Hodge, an authorized representative of the LLP be and are hereby severally authorized to present, apply for and lodge in the office of the jurisdictional Sub-Registrar of Assurances at Thane and to admit execution of said Agreement to Sell, the said Deed of Mortgage and other ancillary documents and register the same and to do all acts and things necessary for effectively registering the said Agreement to Sell, the said Deed of Mortgage and other ancillary documents entered into or executed in relation to the aforesaid transaction.

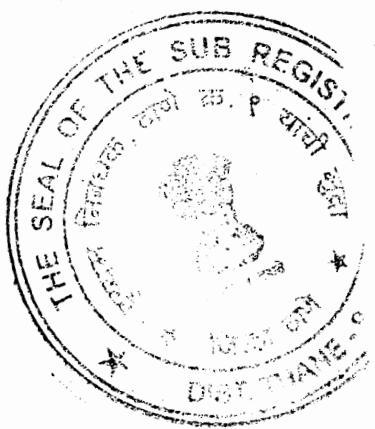
Certified to be true,

For and behalf of
TRILOKESH CITY DEVELOPERS LLP

Designated Partner

Place Mumbai





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दस्तावेज़ No. १०८५ / २०९४
९३२/९४६

TRILOKESH CITY DEVELOPERS LLP

C-109 Hind Saurashtra, Industrial Estate, 85/86, M.V.Road, Marol Naka, Andheri (East) Mumbai 400 059

Certified True Copy of the resolution passed at the meeting of Designated Partners of TRILOKESH CITY DEVELOPERS LLP held on September 8th 2015. At the registered office of the LLP at C-109 Hind Saurashtra, Industrial Estate, 85/86, M.V.Road, Marol Naka, Andheri (East) Mumbai 400 059.

"Resolved that permission of the Designated Partners be and hereby given to purchase commercial property at 7th Floor of Wings A and B of i Think Techno Campus, Pokhran Road No. 2, Off Eastern Express Highway, Thane (West), 400607."

"Resolved further that permission of the Designated Partners be and hereby given to raising Debt for Financing Purchase of the above mentioned commercial property."

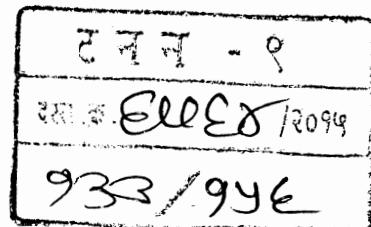
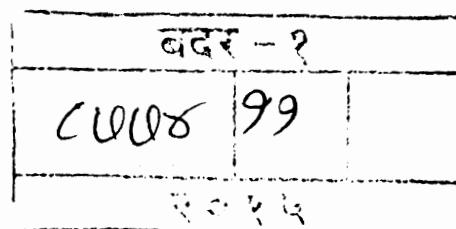
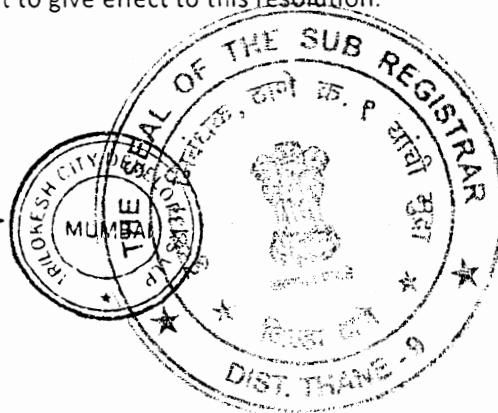
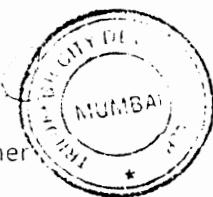
"Resolved further that permission of the Designated Partners be and hereby given to mortgage the above mentioned commercial property with Aditya Birla Finance Limited, raising Debt for Financing Purchase of the above mentioned commercial property."

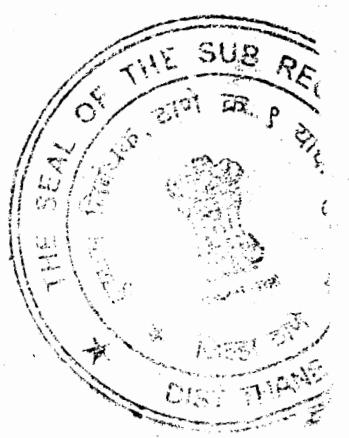
"Resolved further that either Mrs. Pragna Kirti Kedia representing as Managing Trustee of JSK Private Trust or Mr. Kirti Kedia, Designated Partner of the Limited Liability Partnership are hereby authorized to sign, execute and submit such applications, requisite documents, writing and deeds, registration of the mortgage deed as may be deemed necessary or expedient to give effect to this resolution."

For and behalf of TRILOKESH CITY DEVELOPERS LLP

Designated Partner

Place: Mumbai





ट्रॅक - १
दिनांक / २००५ २००५/८६
९३८/९४६



भारत सरकार-कॉर्पोरेट कार्य मंत्रालय
कम्पनी रजिस्ट्रार कार्यालय, गुजरात, दादरा एवं नगर हवेली

कम्पनी अधिनियम, 1956 की धारा 18(3)

राज्य परिवर्तित करने के संबंध में, कम्पनी विधि बोर्ड के आदेश के पंजीकरण से संबंधित प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U65990GJ1991PLC064603

मैसर्स ADITYA BIRLA FINANCE LIMITED

ने अपने विशेष विनिश्चय द्वारा, इसके पंजीकृत कार्यालय को महाराष्ट्र राज्य से गुजरात राज्य में रथानान्तरित करने के निमित्त अपने संगम-ज्ञापन के प्रावधानों में परिवर्तन कर लिया है और इस परिवर्तन की पुष्टि

company law board ,mumbai, MUMBAI

के दिनांक 15/03/2011 के आदेश द्वारा किए जाने पर,

मैं, यह सत्यापित करता हूँ कि उक्त आदेश की सत्यापित प्रतिलिपि को आज पंजीकृत कर लिया गया है।

मेरे हस्ताक्षर द्वारा अहमदाबाद में, यह प्रमाण-पत्र, आज दिनांक तीस मार्च दो हजार ग्यारह को जारी किया जाता है।

GOVERNMENT OF INDIA - MINISTRY OF CORPORATE AFFAIRS

Registrar of Companies, Gujarat, Dadra and Nagar Havelli

SECTION 18(3) OF THE COMPANIES ACT, 1956

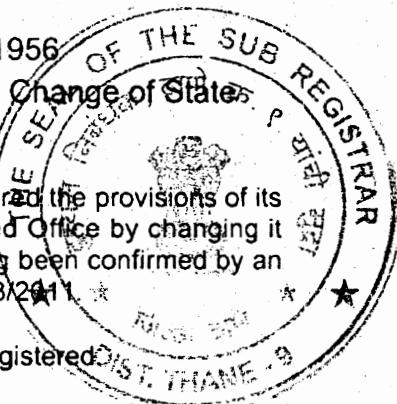
Certificate of Registration of Company Law Board order for Change of State

Corporate Identity Number : U65990GJ1991PLC064603

M/s ADITYA BIRLA FINANCE LIMITED having by special resolution altered the provisions of its Memorandum of Association with respect to the place of the Registered Office by changing it from the state of Maharashtra to the Gujarat and such alteration having been confirmed by an order of company law board ,mumbai, MUMBAI bearing the date 15/03/2011.

I hereby certify that a certified copy of the said order has this day been registered.

Given under my hand at Ahmedabad this Thirtieth day of March Two Thousand Eleven.



(RAJESH KUMAR DALMIA)

उप कम्पनी रजिस्ट्रार/ Deputy Registrar of Companies

गुजरात, दादरा एवं नगर हवेली

Gujarat, Dadra and Nagar Havelli

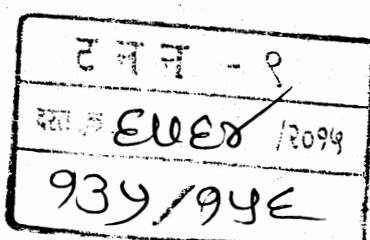
कम्पनी रजिस्ट्रार के कार्यालय आमलेख में उपलब्ध पत्राचार का पता :

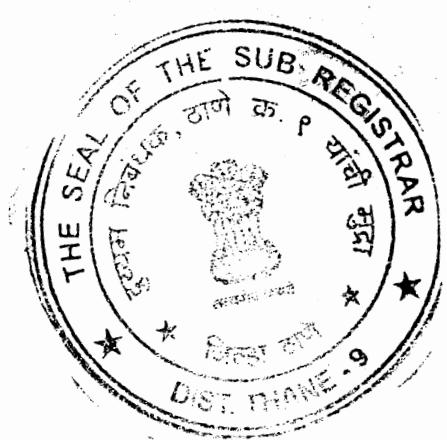
Mailing Address as per record available in Registrar of Companies office:

ADITYA BIRLA FINANCE LIMITED

Indian Rayon Compound,, Veraval - 362266,

Gujarat, INDIA





ट.स.न - १
दाता का नाम <i>EDEX</i> /३०४९
७३५/१४६

Non-Deposit taking Company.

भारतीय रिजर्व बैंक

गैर-बैंकिंग पर्यवेक्षण विभाग

अहमदाबाद क्षेत्रीय कार्यालय

RESERVE BANK OF INDIA

DEPARTMENT OF NON-BANKING SUPERVISION
AHMEDABAD REGIONAL OFFICE



पंजीकरण प्रमाण पत्र

CERTIFICATE OF REGISTRATION

(जनता की जमाराशियां स्वीकार करने के लिए वैध नहीं)
(Not valid for accepting Public Deposits)

संख्या

No. N-01-00500

भारतीय रिजर्व बैंक अधिनियम, 1934 की धारा 45 ज्ञ के द्वारा भारतीय रिजर्व बैंक को प्रदत्त शक्तियों का प्रयोग करते हुए अादित्य बीरला फाइनेंस लिमिटेड
भारिला द्वारा 12 फरवरी, 1991 को जारी किया गया पूर्णपत्र संख्या 01-00500 के लिए उपलिखित कारोबार प्राप्त करने / करते रहने के लिए यह

पंजीकरण प्रमाण पत्र

जारी किया गया।

In exercise of the powers conferred on the Reserve Bank of India by Section 45 IA of the
Reserve Bank of India Act, 1934

ADITYA BIRLA FINANCE LIMITED

is hereby granted

Certificate of Registration B-13-01163 dated February 12, 1999
to commence / carry on the business of non-banking financial institution without accepting
public deposits subject to the conditions given on the reverse.

मेरे हस्ताक्षर के अधीन अजरूर दो हजार रुपये की रो

तारीख को जारी किया गया।
ट रु. - १

this Ninth

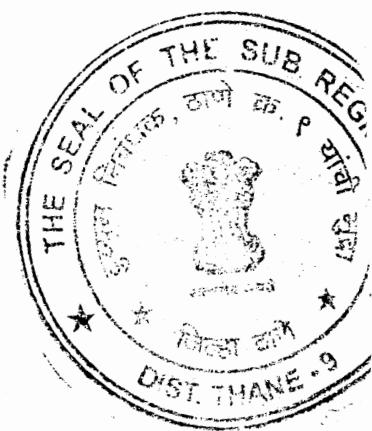
Given under my hand at
day of August

Two Thousand

Eleven
930/946



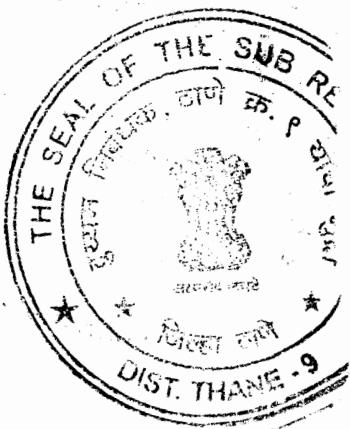
(महाप्रबंधक / उष्म महाप्रबंधक) 10/81/1
General Manager / Deputy General Manager



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ल. न. ६०६४/२०९
१३८/१९४६

<p>1. पंजीकरण प्रमाणपत्र अथवा उसको प्रमाणित प्रतिलिपि आपकी कंपनी के पंजीकृत कार्यालय में तथा अन्य कार्यालयों, शाखाओं में, यदि कोई हों, प्रदर्शित की जायेगी।</p>	<p>1. The Certificate of Registration or a certified copy thereof shall be kept displayed at the Registered Office and other offices, branches, if any, of your company.</p>
<p>2. आपकी कंपनी को पंजीकरण प्रमाणपत्र भारतीय रिजर्व बैंक अधिनियम, 1934 के अध्याय III बी के अंतर्गत निर्धारित समस्त शर्तों तथा मानदंडों का निरंदर पालन किये जाने की शर्त के अधीन जारी किया जा रहा है।</p>	<p>2. The Certificate of Registration is issued to your company subject to your continued adherence to all the conditions and parameters stipulated under Chapter III B of the Reserve Bank of India Act, 1934.</p>
<p>3. आपकी कंपनी को बैंक द्वारा जारी तथा उस पर यथालागू नियमों, दिशानियतें / अनुदेशों, आदि की अपेक्षाओं का पालन करना होगा।</p>	<p>3. Your company shall be required to comply with all the requirements of the Directions, guidelines / instructions, etc. issued by the Bank and as applicable to it.</p>
<p>4. यदि आपकी कंपनी प्रत्यक्ष या परोक्ष रूप से विज्ञापनों आदि में यह दर्शाना चाहती है कि उसके पास भारतीय रिजर्व बैंक द्वारा जारी किया गया पंजीकरण प्रमाण पत्र है तो इस तरह के विज्ञापन में निम्नानुसार विवरण अनिवार्य रूप से शामिल किया जाना चाहिये :-</p>	<p>4. If your company desires to indicate directly or indirectly in any advertisement, etc. that the company is having a Certificate of Registration issued by the Reserve Bank of India, such advertisement should invariably contain a statement as under :</p>
<p style="text-align: center;">“कंपनी के पास भारतीय रिजर्व बैंक अधिनियम, 1934 की धारा 45 इकाई के अंतर्गत भारतीय रिजर्व बैंक द्वारा जारी दिनांक <u>२५ अक्टूबर, २०११</u> का वैध पंजीकरण प्रमाण पत्र है। तथापि भारतीय रिजर्व बैंक कंपनी की वित्तीय सुदृढ़ता की वर्तमान स्थिति अथवा कंपनी द्वारा दिये गये किसी विवरण अथवा प्रतिवेदन अथवा व्यक्त की गयी किसी राय की सत्यता के लिए और कंपनी द्वारा जमाराशियों की अदायगी / देयताओं के उन्मोचन के लिए कोई जिम्मेदारी अथवा गारंटी स्वीकार नहीं करता।”</p>	<p style="text-align: center;">“The company is having a valid Certificate of Registration dated <u>August 9, 2011</u> issued by the Reserve Bank of India under Section 45 IA of the Reserve Bank of India Act, 1934. However, the RBI does not accept any responsibility or guarantee about the present position as to the financial soundness of the company or for the correctness of any of the statements or representations made or opinions expressed by the company and for repayment of deposits / discharge of liabilities by the company.”</p>
<p>5. आपकी कंपनी को जनता की जमाराशियां स्वीकार करने / रखने की अनुमति नहीं है।</p>	<p>5@. Your company is not allowed to accept / hold public deposits.</p>
<p>6. *आपकी कंपनी को जनता से फिलहाल कोई भी जमाराशि स्वीकार नहीं करनी चाहिए। दो वर्ष की अवधि तक परिचालन में रहने के बाद यदि कंपनी जनता से जमाराशियां जुटाना चाहे तो वह दो वर्ष के लेखा-परीक्षित तुलन पत्र और किसी मान्यता प्राप्त साख निर्धारण एजेंसी से योग्यादी जमाराशियों के लिए साख निर्धारण (क्रेडिट रेटिंग) के साथ बैंक से अनुरोध कर सकती है। आपकी कंपनी हमसे विशिष्ट अनुमोदन प्राप्त करने के बाद ही जनता की जमाराशि स्वीकार करेगी।</p>	<p>6*. Your company must not accept any public deposits for the time being. After the company has been in operation for a period of two years, if it intends to raise public deposits, it may approach the Bank with the audited Balance Sheets for two years and a credit rating for fixed deposits from one of the recognised rating agencies. Your company will accept public deposits only after obtaining specific approval from us.</p>
<p>7. गैर बैंकिंग वित्तीय कंपनी के रूप में कारोबार प्रारंभ करने की तारीख से बैंक को अवगत कराया जाये।</p>	<p>7. The date when your company has commenced has commenced business as a non-banking financial institution may be advised to the Bank.</p>
<p>उन कंपनीयों पर लागू, जिहें उनके बोर्ड के इस संकल्प के आधार पर पंजीकरण प्रमाणपत्र जारी किया गया है कि वे भारतीय रिजर्व बैंक की लिखित पूर्वानुमति के बिना जनता की जमाराशियां स्वीकार न करें।</p>	<p>Applicable to companies, to whom Certificate of Registration has been issued on the basis of their Board Resolution not to accept public deposits without prior written permission of RBI.</p>

* जनवरी १९९७ को या उसके बाद निगमित नयी कंपनियों पर



ट. नं. - १
दस्ता. ३ अग्रेस १०७५
१९४०/१९४६

LODHA ELEVATION BUILDCON PVT. LTD.

Lodha Excelus, N.M Joshi Marg, Mahalaxmi, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE DIRECTORS OF THE COMPANY ON 28TH SEPTEMBER, 2015

"RESOLVED THAT in connection with the availment of loan of Rs. 59 crores by Trilokesh City Developers LLP ("TCDLLP") from Aditya Birla Finance Limited w.r.t purchase of the premises situated on the 7th floor of A and B Wings ("Units") of I - Think Techno Campus from the Company, consent of the Board be and is hereby accorded to enter into Mortgage Deed as a Co-Mortgagor ("the Deed") with TCDLLP, Simtools Private Limited, Voltas Limited and Aditya Birla Finance Limited for the facility being availed by TCDLLP as per terms and conditions prescribed in the draft Mortgage Deed, as placed before the meeting;

RESOLVED FURTHER THAT a charge be created in favour of Aditya Birla Finance Limited on the Units of I - Think Techno Campus and that the Units would be mortgaged with underlying rights available to the Company on 38917 equity shares of Simtools Pvt Ltd held by the Company.

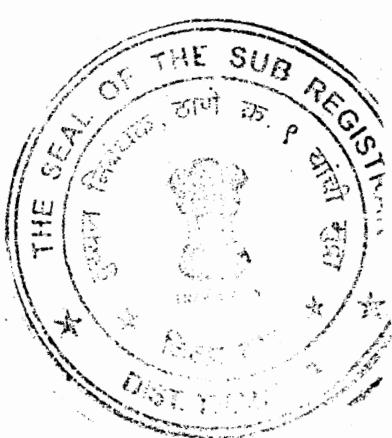
RESOLVED FURTHER THAT the draft of the Deed along with ancillary documents, as tabled at the meeting, be and is hereby approved and that the Directors of the Company and Mr. Surendran Nair and Mr. Maninder Chhabra, Authorised Signatories be and are hereby severally authorized to negotiate, re-negotiate, finalize, settle and accept variations in transaction terms of the Deed and to sign and execute the Deed and such other documents as may be required to be executed for the purposes aforesaid and to do all such acts and things as may be required to do be done to give effect to the above resolution;

RESOLVED FURTHER THAT the Directors of the Company and aforesaid Authorised Signatories of the Company be and are hereby severally authorised to do all such acts and things as may be necessary to complete the registration of the above stated documents with the Sub-Registrar of Assurances and / or such other authority as may be required;

RESOLVED FURTHER THAT the Common Seal of the Company, if required be affixed to all such documents, undertakings or writings as may be required to be executed under the Common Seal in presence of any one of the signatories authorized above in accordance with the provisions of Articles of Association of the Company, who shall sign the same in token thereof;

RESOLVED FURTHER THAT any of the Director be and is hereby authorized to file the requisite particulars relating to Charge/Modification / Satisfaction of Charges with the Registrar of Companies, Mumbai, Maharashtra within the time prescribed by law therefore;





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१८६८ १८७५
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LODHA ELEVATION BUILDCON PVT. LTD.

Lodha Excelus, N.M Joshi Marg, Mahalaxmi, Mumbai 400 011, India

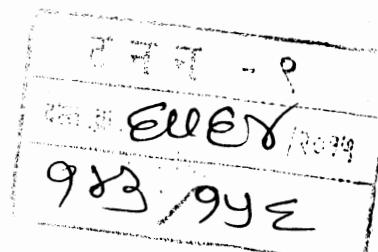
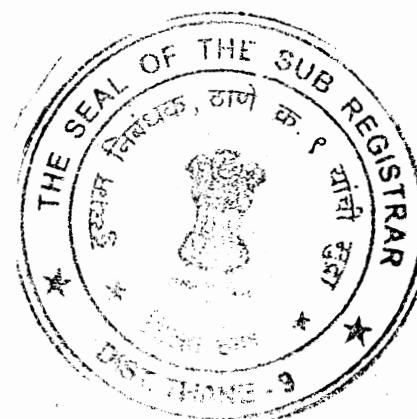
RESOLVED FURTHER THAT in accordance with the provisions of Section 21 of the Companies Act, 2013, Directors of the Company be and are hereby severally authorized to issue a 'true copy' of this resolution to the concerned authorities / parties as may be necessary and they be authorized to act thereon."

For Lodha Elevation Buildcon Private Limited

Rameshchandra Chechani
Director
(DIN: 05179363)



Date: 28th September, 2015





२५५ - १
२०१५/२०१६
३४८ / १५४८

SIMTOOLS PVT. LTD.

Lodha Excelus, N.M Joshi Marg, Mahalaxmi, Mumbai 400 011, India

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE DIRECTORS OF THE COMPANY ON 28TH SEPTEMBER, 2015

"RESOLVED THAT in connection with the availment of loan of Rs. 59 crores by Trilokesh City Developers LLP ("TCDLLP") from Aditya Birla Finance Limited w.r.t purchase of the premises situated on the 7th floor of A and B Wings ("Units") of I - Think Techno Campus from the Company, consent of the Board be and is hereby accorded to enter into Mortgage Deed as a Co-Mortgagor ("the Deed") with TCDLLP, Lodha Elevation Buildcon Private Limited, Voltas Limited and Aditya Birla Finance Limited for the facility being availed by TCDLLP as per terms and conditions prescribed in the draft Mortgage Deed, as placed before the meeting;

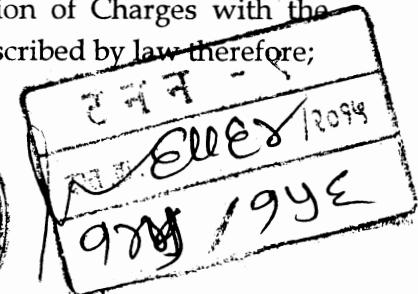
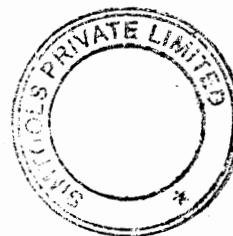
RESOLVED FURTHER THAT a charge be created in favour of Aditya Birla Finance Limited on the Units of I - Think Techno Campus and that the Units would be mortgaged with underlying rights available to the Company on 38917 equity shares of the Company;

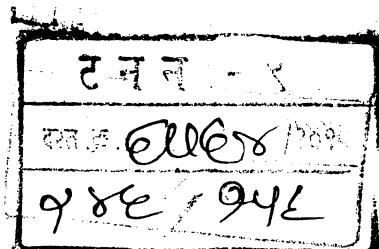
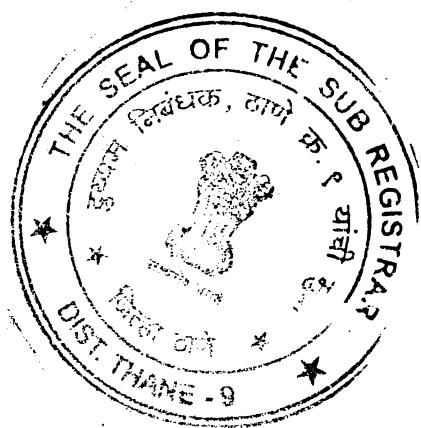
RESOLVED FURTHER THAT the draft of the Deed along with ancillary documents as tabled at the meeting, be and is hereby approved and that the Directors of the Company and Mr. Surendran Nair and Mr. Maninder Chhabra, Authorised Signatories be and are hereby severally authorized to negotiate, re-negotiate, finalize, settle and accept variations in transaction terms of the Deed and to sign and execute the Deed and such other documents as may be required to be executed for the purposes aforesaid and to do all such acts and things as may be required to be done to give effect to the above resolution;

RESOLVED FURTHER THAT the Directors of the Company and aforesaid Authorised Signatories of the Company be and are hereby severally authorised to do all such acts and things as may be necessary to complete the registration of the above stated documents with the Sub-Registrar of Assurances and / or such other authority as may be required;

RESOLVED FURTHER THAT the Common Seal of the Company, if required be affixed to all such documents, undertakings or writings as may be required to be executed under the Common Seal in presence of any one of the signatories authorized above in accordance with the provisions of Articles of Association of the Company, who shall sign the same in token thereof;

RESOLVED FURTHER THAT any of the Director be and is hereby authorized to file the requisite particulars relating to Charge/Modification / Satisfaction of Charges with the Registrar of Companies, Mumbai, Maharashtra within the time prescribed by law therefore;





SIMTOOLS PVT. LTD.

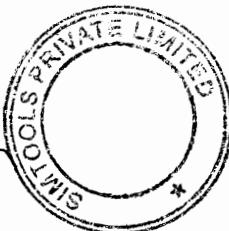
Lodha Exclus, N.M Joshi Marg, Mahalaxmi, Mumbai 400 011, India

RESOLVED FURTHER THAT in accordance with the provisions of Section 21 of the Companies Act, 2013, Directors of the Company and Ms. Anshu Agarwal, Authorized Signatory of the Company be and are hereby severally authorized to issue a 'true copy' of this resolution to the concerned authorities / parties as may be necessary and they be authorized to act thereon."

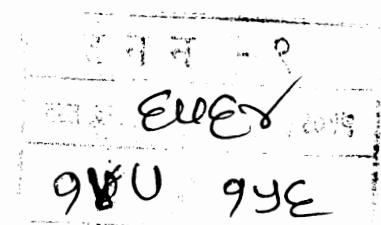
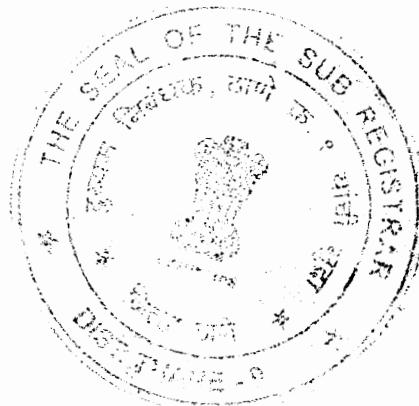
For Simtools Private Limited

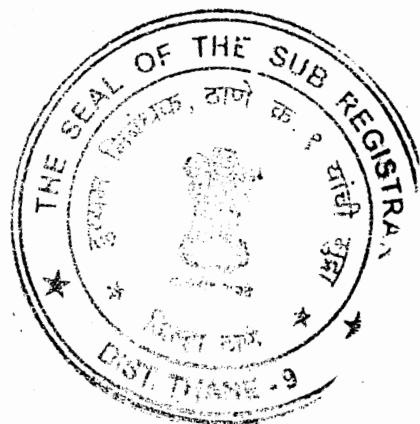

Surendra Shah

Director
(DIN: 02254080)



Date: 28th September, 2015

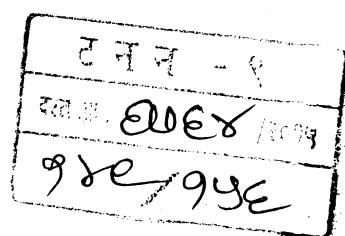
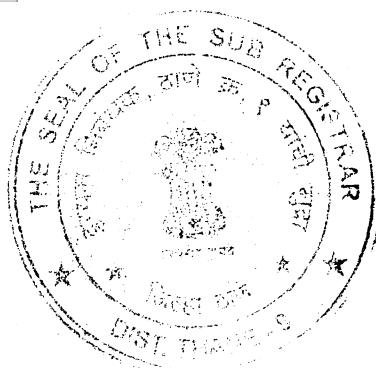


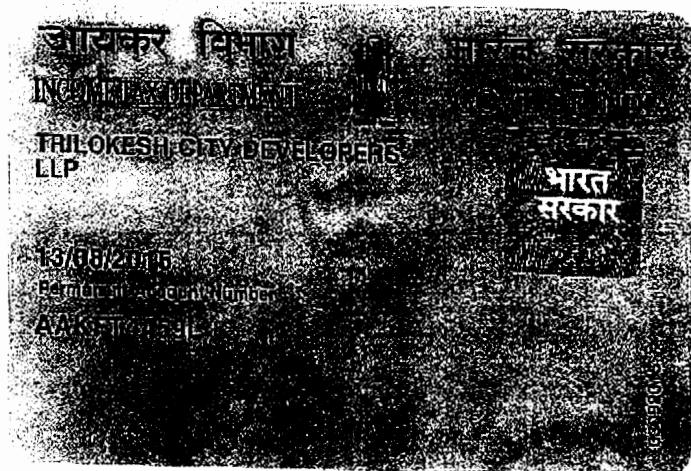


ट न र - ९

३०६८८१२०९८

१९४८/१९४९





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

YOGESH LIMBACHIYA

KESHAVLAL LIMBACHIYA

18/11/1982

Permanent Account Number

ADPPL6822M

Signature



आयकर विभाग

INCOME TAX DEPARTMENT

DEEPAK S JAIN

SUNDERLAL SUNDARLAL JAIN

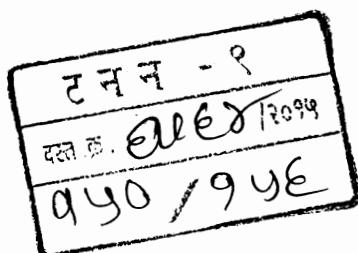
07051984

Permanent Account Number

AFUPJ3553Q

Signature

भारत सरकार
GOVT. OF INDIA



NBFC



Deepak Jain
Employee No BG 182355

Holder

Issuing Authority



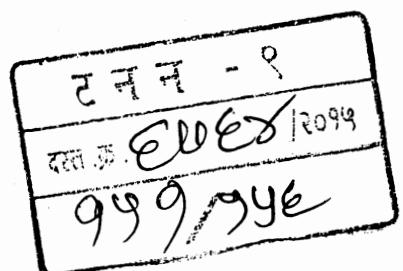
NBFC



Yogesh Limbachiya
Employee No BG 109620

Holder

Issuing Authority



आयकर विभाग
INCOME TAX DEPARTMENT
SIMTOOLS PRIVATE LIMITED

भारत सरकार
GOVT. OF INDIA



27/02/1934
Permanent Account Number
AAECS1757M

02062006

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

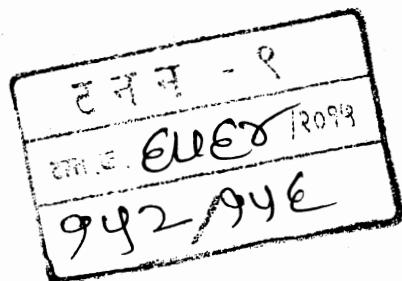
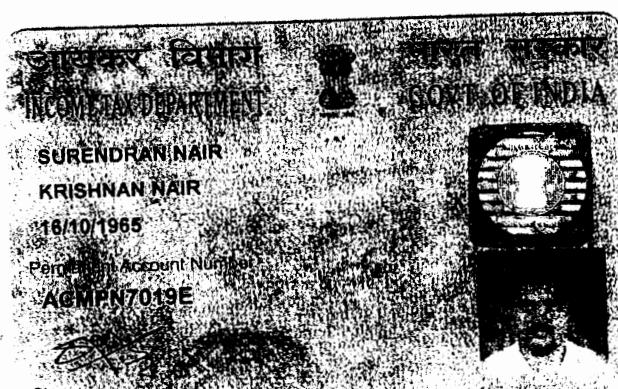


LODHA ELEVATION-BUILDCON
PRIVATE LIMITED

13/03/2007
Permanent Account Number

AABOL 20/2007

03/04/2007





भारत सरकार
Unique Identification Authority of India

नोंदविण्याचा क्रमांक / Enrollment No 1034/90051/54365

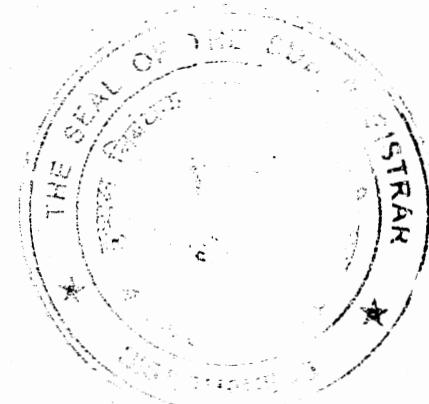
To,
साकेत रवींद्र लोहिया
Saket Ravindra Lohia
A-002, Shravan Srishti CHS Ltd
Srishti Residential Complex, Sector-5
Mira Road East
Thane
Mira Road Thane Thane
Maharashtra 401107
9820347511

1004/2015

Ref. 3359 / 16D / 669012 / 669090 / P



SE655690607FT



आपला आधार क्रमांक / Your Aadhaar No. :

4376 6211 2630

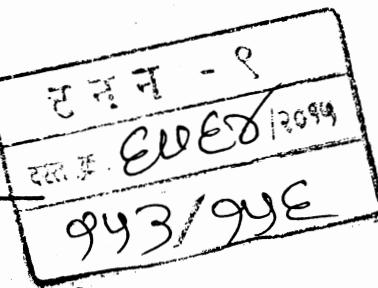
आधार - सामान्य माणसाचा अधिकार



साकेत रवींद्र लोहिया
Saket Ravindra Lohia
जन्म तारीख / DOB : 31/10/1987
पुरुष / Male



4376 6211 2630



आधार - सामान्य माणसाचा अधिकार

मंगळवार, 29 सप्टेंबर 2015 5:59 म.नं.

दस्त गोषवारा भाग-1

टनन 9

दस्त क्रमांक: 6764/2015

दस्त क्रमांक: टनन 9 /6764/2015

७९४१९५६

बाजार मुल्य: रु. 00/-

मोबदला: रु. 59,00,00,000/-

भरलेले मुद्रांक शुल्क: रु. 10,00,000/-

द. नि. सह. द. नि. टनन 9 यांचे कार्यालयात

पावती: 7241

पावती दिनांक: 29/09/2015

अ. क्र. 6764 वर दि. 29-09-2015

सादरकरणाराचे नाव: . . त्रिलोकेश सिटी देवेलापर्स एल एल पी
तरफे पार्टनर कीर्ती केडिया तरफे कुलमुखत्यारधारक राजेश होडगे

रोजी 5:57 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

दस्त हजर करणाऱ्याची सही:

दस्त घासाळ्याशिल्लक रु. ९९२०

एकुण: 32000.00

पावती क्र. ८२५३ दि. ३०।०९।२०१५

भाष्याचे वक्तुळ

Sub Registrar Thane 9

सह दुर्योग निबंधक वर्ग २ ठाणे क्र. ९

दस्ताचा प्रकार: गहाणखत

मुद्रांक शुल्क: व) जेल्हा उपोक्त प्रमाणे कब्जा दिलेला नसेल किंवा देण्याचे कबूल केले नसेल तेव्हा

शिक्का क्र. 1 29 / 09 / 2015 05 : 57 : 03 PM ची वेळ: (मादरीकरण)

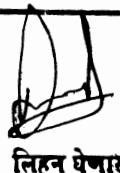
शिक्का क्र. 2 29 / 09 / 2015 05 : 57 : 58 PM ची वेळ: (फी)

Sub Registrar Thane 9

सह दुर्योग निबंधक वर्ग २ ठाणे क्र. ९

प्रमाणित करण्यात येते की, सदर दस्तऐवजात जोडलेले पूरक
कागदपत्रे ही असल व खरी आहेत. तथापि खोटी / बनावट
आढळून आल्यास नोंदणी अधिनियम 1908 चे कलम 82
अन्वये होणाऱ्या कारबाईस आम्ही व्यक्तीश: जबाबदार राह.

P.R.Karsh
लिहून देणार



लिहून देणार





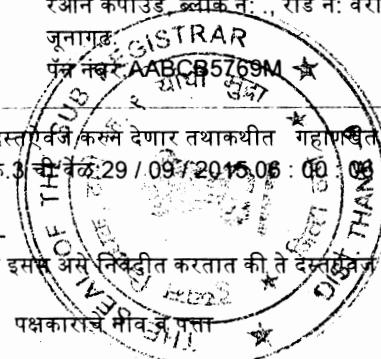
29/09/2015 6 03:11 PM

दस्त क्रमांक :टनन9/6764/2015

दस्तावच प्रकार :-गहाणखत

9441946

अनु क.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:... त्रिलोकेश सिटी देवेलपर्स एल एल पी तर्फे पार्टनर कीर्ति केडिया तर्फे कुलमुखत्यारधारक राजेश होडगे पत्ता:प्लॉट नं: सी-109, माळा नं: .., इमारतीचे नाव: हिंद सौराष्ट्र इंडस्ट्रियल ईस्टेट, ब्लॉक नं: 85/80, रोड नं: एम.वी. रोड, मरोल नाका, महाराष्ट्र, मुम्बई. पैन नंबर:AAKFT4459L	कर्ज घेणार वय :-40 स्वाक्षरी:-		
2	नाव:.. लोढा एलिवेशन बिल्डकोन प्राईवेट लिमिटेड तर्फे कर्ज घेणार कुलमुखत्यार धारक सुरेंद्र नायर तर्फे कुलमुखत्यार पंढरीनाथ केसरकर पत्ता:प्लॉट नं: 412, माळा नं: 4, इमारतीचे नाव: 17जी वर्धमान चंबर, ब्लॉक नं: होर्निमन सर्कल, रोड नं: कावसजी पटेल रोड, फोर्ट, महाराष्ट्र, मुम्बई. पैन नंबर: AABCL2917M	वय :-43 स्वाक्षरी:-		
3	नाव:.. सीमटुल्स प्राईवेट लिमिटेड तर्फे कुलमुखत्यार धारक सुरेंद्र नायर तर्फे कुलमुखत्यार पंढरीनाथ केसरकर पत्ता:प्लॉट नं: 412 , माळा नं: 4, इमारतीचे नाव: 17जी वर्धमान चंबर, ब्लॉक नं: होर्निमन सर्कल, रोड नं: कावसजी पटेल रोड, फोर्ट, महाराष्ट्र, मुम्बई. पैन नंबर:AAECS1757M	कर्ज घेणार वय :-43 स्वाक्षरी:-		
4	नाव:.. वोल्टास लिमिटेड तर्फे कुलमुखत्यार धारक सुरेंद्र नायर तर्फे कुलमुखत्यार पंढरीनाथ केसरकर पत्ता:.., वोल्टास हाऊस 'ए', .., डॉ. बाबासाहेबाम्बेडकर स्वाक्षरी:- रोड, चीचपोकली, कोट्टणे एक्सःआप्सो, MAHARASHTRA, MUMBAI, Non Government. पैन नंबर:	कर्ज घेणार वय :-43 स्वाक्षरी:-		
5	नाव:.. आदित्य विरला फायनान्स लिमिटेड तर्फे ब्रांच मॅनेजर दीपक जैन पत्ता:प्लॉट नं: .., माळा नं: .., इमारतीचे नाव: इंडियन रेझॉन कंपाउंड, ब्लॉक नं: .., रोड नं: वेरावळ, गुजरात, जूनागढ. पैन नंबर:AABCB5769M	कर्ज घेणार वय :-31 स्वाक्षरी:-		
6	नाव:.. आदित्य विरला फायनान्स लिमिटेड तर्फे रिलेशनशिप मॅनेजर योगेश लिंबाचिया पत्ता:प्लॉट नं: .., माळा नं: .., इमारतीचे नाव: इंडियन रेझॉन कंपाउंड, ब्लॉक नं: .., रोड नं: वेरावळ, गुजरात, जूनागढ. PISTRAR पैन नंबर:AABCB5769M ★	कर्ज घेणार वय :-32 स्वाक्षरी:-		
वरील दस्तऐवजी करून देणार तथाकथीत गहाणखत, चा दस्त ऐवज करून दिल्याचे कबुल करतात.				
शिक्का क्र.3 ची दिनांक:29 / 09 / 2015, 06 : 00 AM				
ओळख:- खालील इसास असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात				
अनु क.	पक्षकाराचे नीव व पत्ता	छायाचित्र	अंगठ्याचा ठसा	
1	नाव:साकेत . लोहिया वय:28 पत्ता:ए 002 श्रावण सृष्टि सी एच एस एल मीरा रोड ठाणे पिन कोड:401107			



ओळख:-

खालील इसास असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु पक्षकाराचे नीव व पत्ता

- नाव:साकेत . लोहिया वय:28 पत्ता:ए 002 श्रावण सृष्टि सी एच एस एल मीरा रोड ठाणे पिन कोड:401107

स्वाक्षरी

पत्ता: Pheart Mumbai
पिन कोड: 400001

स्वाक्षरी
Sub Registrar



शिक्का क्र.4 ची वेळ: 29 / 09 / 2015 06 : 01 : 19 PM

शिक्का क्र.5 ची वेळ: 29 / 09 / 2015 06 : 01 : 36 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Thane क्र. १
सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

EPayment Details.

sr.	EPayment Number
1	MH003869290201516M
2	MH003868984201516M

Defacement Number
0002378070201516
0002378069201516

6764 /20

Know Your Rights as Registrants

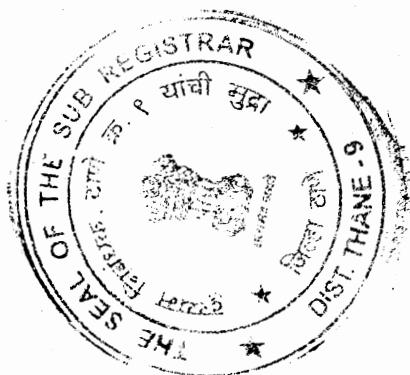
- Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
- Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

ट न न - ९
दस्त क्र. ६५६४ /२०१५
९५६/९५६

प्रमाणित करण्यात येते की या दस्ता
मध्ये एकूण पाने ९५६ आहेत
पुस्तक क्रमांक ९ वर
६५६४ काढावर लोंदला

Sub Registrar
सह दुय्यम निबंधक वर्ग २, ठाणे ९
तारीख २० सप्टेंबर २०१५





29/09/2015

सूची क्र.2

दुर्घम निबंधक : दु.नि. ठाणे 9

दस्त क्रमांक : 6764/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) पांचपाखाडी

(1) विलेखाचा प्रकार	गहाणाखत
(2) मोबदला	590000000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापान, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: ए व वी विंगच्या संपूर्ण 7 व्या मजला, एकून क्षेत्रफळ 91,695.70 चौ फूट म्हणजे 8518.81 चौ झीटर, आई थीक टेक्नो कॅपस, पोष्यवरण रोड नं. 2, ऑफ ईस्टर्न एक्स्प्रेस हायवे, ठाणे(वेस्ट), 400607((Survey Number : 74/ P, 75/1, 75/2 and 76/P ;)) इतर हक्क : 2) 91695.70 चौ.फूट पोटखराब क्षेत्र : 0 NA
(5) क्षेत्रफळ	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-. . त्रिलोकेश सिटी देवेलापर्स एल एल पी तर्फे पार्टनर कीर्ती केडिया तर्फे कुलमुखत्यारधारक राजेश होडगे वयः-40; पत्ता:-प्लॉट नं: सी-109, माळा नं: .., इमारतीचे नाव: हिंद सौराष्ट्र इंडस्ट्रियल इंस्टीट, ब्लॉक नं: 85/86, रोड नं: एम.वी. रोड, मरोल नाका, महाराष्ट्र, मुम्बई. पिन कोड:-400059 पैन नं:-AAKFT4459L 2): नाव:-. . लोढा एलिवेशन बिल्डकोन प्राईवेट लिमिटेड तर्फे कुलमुखत्यार धारक सुरेंद्र नायर तर्फे कुलमुखत्यार पंढरीनाथ केसरकर वयः-43; पत्ता:-प्लॉट नं: 412, माळा नं: 4, इमारतीचे नाव: 17जी वर्धमान चंबर, ब्लॉक नं: होर्निंगमन सर्कल, रोड नं: कावसजी पटेल रोड, फोर्ट, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पैन नं:-AABCL2917M 3): नाव:-. . सीमटुल्स प्राईवेट लिमिटेड तर्फे कुलमुखत्यार धारक सुरेंद्र नायर तर्फे कुलमुखत्यार पंढरीनाथ केसरकर वयः-43; पत्ता:-प्लॉट नं: 412, माळा नं: 4, इमारतीचे नाव: 17जी वर्धमान चंबर, ब्लॉक नं: होर्निंगमन सर्कल, रोड नं: कावसजी पटेल रोड, फोर्ट, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पैन नं:-AAECS1757M 4): नाव:-. . वोल्टास लिमिटेड तर्फे कुलमुखत्यार धारक सुरेंद्र नायर तर्फे कुलमुखत्यार पंढरीनाथ केसरकर वयः-43; पत्ता:-. ., वोल्टास 'ए', .., डॉ. बाबासाहेबास्वेडकर रोड, चींचपोकली, कॉटॉन एस्क्यू:आण्यो, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400033 पैन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-. . आदित्य बिरला फायनान्स लिमिटेड तर्फे ब्रांच मैनेजर दीपक जैन वयः-31; पत्ता:-प्लॉट नं: .., माळा नं: .., इमारतीचे नाव: इंडियन रेझॉन कंपाउंड, ब्लॉक नं: .., रोड नं: वेरावळ, गुजरात, जूनागढ. पिन कोड:-362266 पैन नं:-AABCB5769M 2): नाव:-. . आदित्य बिरला फायनान्स लिमिटेड तर्फे रिलेशनशिप मैनेजर योगेश लिंबाचिया वयः-32; पत्ता:-प्लॉट नं: .., माळा नं: .., इमारतीचे नाव: इंडियन रेझॉन कंपाउंड, ब्लॉक नं: .., रोड नं: वेरावळ, गुजरात, जूनागढ. पिन कोड:-362266 पैन नं:-AABCB5769M
(9) दस्तऐवज करून दिल्याचा दिनांक	29/09/2015
(10) दस्त नोंदणी केल्याचा दिनांक	29/09/2015
(11) अनुक्रमांक, खंड व पृष्ठ	6764/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1000000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनामाठी विचारात घेतलेला तपशील:- मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील

दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- : b) When possession is not given

सह दुर्घम निबंधक वर्गे २ ठाणे क्र ९

